

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday April 1, 2013 at 7:00 PM**

**PRESENT:**

Chairperson:	Paul Zachman
Members:	Cristina Lanahan William McBride Maria Huot Erin Daniele (absent)
Village Attorney:	Jeff Turner
Building Inspector:	John Limbeck
Recording Secretary:	Linda Habeeb

Chairperson Zachman called the meeting to order at 7:05 pm.

**Mona Alongi, 23 Boughton Avenue ~ Front Door**

**Present:** Mona Alongi

**Application: Submitted, date-stamped, and Building Inspector approved on 2/19/13.**

**Discussion:** This is a continuation of an open application for replacement of the front door on the house located at 23 Boughton Avenue. The applicant stated that she has investigated the history of the existing door, as well as replacement doors for review. She presented documentation from the previous owner of the house indicating that the existing front door is not the original door. She stated that the original front door was damaged and has been discarded. She is proposing installing a wood, single-light door, with clear glass.

***Findings of Fact:***

- ◆ The house is a local vernacular, Victorian-era house, built in 1910.
- ◆ The proposal is for installation of a wood replacement front door with clear glass.
- ◆ The applicant presented documentation indicating that the existing front door is not the original front door.
- ◆ The applicant submitted a photograph of a “cottage simple” wood entry door.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a wooden front door, as submitted.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on April 1, 2013.

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**Larry Weis, 19 South Main Street ~ Window replacement**

**Present:** Larry Weis, Owner

**Discussion:** The applicant presented documentation of the details of the standing-seam roof that was approved at the March 4<sup>th</sup> APRB meeting. Chairperson Zachman stated that the color of the roof will be either burnished slate or stealth black. Also at the March meeting, the approval for the front façade re-siding was made subject to removal of some aluminum siding to determine the reveal of the original clapboard. The applicant stated that the reveal is 4½ - 5 inches.

Chairperson Zachman reminded the applicant that they still needed to submit a detailed architectural elevation of the proposed Main Street façade changes as a condition of approval.

The applicant is proposing installation of Anderson replacement windows. Chairperson Zachman stated that the applicant will first need to determine that the existing windows cannot be repaired, and then submit detailed, dimensioned drawings and documentation of the proposed windows for the Board to review. He further stated that the documentation should indicate the size of the existing window openings, and that the proposed units match the size and proportion of the existing windows. He stated that sash replacement is the least invasive method of window replacement.

Chairperson Zachman stated that the application will remain open.

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**Craig Barrese, 58 Monroe Avenue ~ Sign**

**Present:** Craig Barrese

**Application: Submitted, date-stamped, and Building Inspector approved on 3/22/13.**

**Discussion:** The applicant stated that he is proposing installation of a sign underneath an existing sign at the business located at 58 Monroe Avenue. Mr. Limbeck stated that the proposal requires granting of a variance from the Zoning Board prior to obtaining approval from the APRB. Board members stated that the proposed sign is unaesthetic, but that it is not inappropriate for the setting: a service station located along the railroad tracks. Chairperson Zachman stated that the application will remain open pending the applicant's obtaining a variance from the Zoning Board.

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**Mark Madigan, 9 Boughton Avenue ~ Fence**

**Present:** Mark Madigan, homeowner

**Application: Submitted, date-stamped, and Building Inspector approved on 3/13/13.**

**Discussion:** The applicant is proposing installing a three-foot-high picket fence in the front yard of the house located at 9 Boughton Avenue. The fence will be a continuation of an existing fence in the backyard, and will have one gate at the walkway.

**Findings of Fact:**

- ❖ The proposed fence will enclose the front yard.
- ❖ The fence is a continuation of an existing fence in the rear of the property.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the

application for installation of a fence, as submitted, with the condition that the fence will follow the Village Code setback requirements.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 1, 2013.

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**Matthew Wahl, 19 Golf Avenue ~ Siding**

**Present:** Matthew Wahl, homeowner

**Application: Submitted, date-stamped, and Building Inspector approved on 3/18/13.**

**Discussion:** The applicant stated that he is proposing replacing the vinyl siding on his house with Plygem Stone fieldstone. He also presented a proposal for installing a turret structure on the front of the house. Board members suggested that the applicant consider siding the ground floor in the rusticated stone, and using hardie board siding on the upper portion of the house. Chairperson Zachman also explained that the installation of the turret structure would be a departure from what is typically found on this style of house, and would not be appropriate. He further stated that it is generally not appropriate to attempt to replicate a different era of house.

The application will remain open.

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**Dan Licata, 72 North Main Street ~ Window**

**Present:** Mark Madigan, homeowner

**Application: Submitted, date-stamped, and Building Inspector approved on 3/13/13.**

**Discussion:** The applicant is proposing removing a casement window on the rear elevation of the house and replacing it with the same style of window. He is also proposing removal of a door on the rear elevation and siding over the opening with siding matching the siding on the house.

**Findings of Fact:**

- ❖ The window being replaced is a 1970's era casement window with brick molding around it.
- ❖ The window is not an original window.
- ❖ The door is not a significant architectural feature of the house.
- ❖ The rear façade of the house is minimally visible from the public way.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for replacement of the casement window with a wood casement window and removal of the door, and siding over the opening with siding matching the siding material on the house.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on April 1, 2013.

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**Pittsford Canalside Properties, LLC, 75 Monroe Avenue**

**Present:** Chris DiMarzo, Anthony DiMarzo, Mark IV; Mike Rosen, Martin Architectural Group

**Discussion:** Mr. Rosen reviewed changes to the plan that were made in response to comments from the board at the last meeting. In response to comments that the buildings had too much ornamentation, the current plan shows buildings that are simpler in style. The position of the restaurant has been changed, and the architectural style is more sympathetic to the architecture of the Village. The restaurant parking has been relocated behind the restaurant and will be shielded from view. The current proposal has buildings of varying heights, materials, and colors.

Chairperson Zachman stated that the current restaurant proposal is a vast improvement from the previous plan.

Member Lanahan stated that while she appreciates the changes that have been made to the plan, the mass and scale have not been reduced since the APRB made their recommendations to the Board of Trustees, and her opinion is that the mass and scale of the project are not compatible with the Village.

Mr. Rosen stated that the site is not located in the residential portion of the Village, but is instead surrounded by structures, such as a school and office buildings. Chairperson Zachman stated his opinion that the site is uniquely isolated from the Village, and that the project will be compatible with the Village. Member McBride stated that the project should be compatible with the entire Village. He also stated that the applicants haven't submitted the correct drawings for the Board to review mass and scale.

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 9:30 pm.

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Linda Habeeb, Recording Secretary

*APRB Meeting*  
4/1/13

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