

Village of Pittsford
Architectural and Preservation Review Board
Monday August 5, 2013 at 7:00 PM

PRESENT:

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

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

Sarah McGeough, 34 E. Jefferson Rd ~ Fence

Present: Dave Cameron, co-resident

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/10/13.

Discussion: The applicant stated that he is proposing replacing the existing chain-link fence on the west side of the house with a 4-foot-high chain-link fence, and replacing the existing chain-link fence on the east side of the house with a 6-foot-high wood stockade fence.

Findings of Fact:

- ◆ The proposal is for replacement of the existing chain-link fence on the west side of the house with a 4-foot-high chain-link fence, and replacement of the existing chain-link fence on the east side of the house with a 6-foot-high stockade fence.

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

Vote: McBride – yes; Zachman – yes; Daniele – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 5, 2013.

Rocky Greco, 19 South Main Street ~ Sign

Present: Joe Corney

Discussion: The applicant stated that he is proposing installing a sign over the entrance of the building located at 19 South Main Street. He submitted documentation indicating the location and materials for the proposed sign.

Findings of Fact:

- ◆ The front façade of the building is being renovated, and the building details have been approved by the APRB.
- ◆ The sign will be applied to the remodeled building façade when completed.

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

Vote: McBride – yes; Zachman – yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 5, 2013.

Michael Bonzo, 10 Schoen Place ~ Signs

Present: Michael Bonzo

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/23/13.

Discussion: The applicant proposed installation of a new entry door on the canal side of the building located at 10 Schoen Place. Chairperson Zachman suggested that the door be wood and have the same proportions and appearance as the other existing full glass entry doors to the building. He also noted that the door would require a landing and step to get down to the sidewalk grade. The applicant agreed to return with specific plans for the door and step/landing installation. The APRB will hold open that part of the application.

The applicant then presented a proposal for installation of two signs on the building. He submitted documentation indicating the dimensions, location, and material for the proposed signs.

Findings of Fact:

- ◆ The proposal is for installation of two signs, one on the canal side of the building and one on the street side.
- ◆ The signs will be made of dibond, a durable aluminum material that is an appropriate material for a sign on this building.
- ◆ The installation of the signs will not cover or damage any significant architectural features of the building.
- ◆ The portion of the application for installation of the door will remain open.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of two signs, as submitted.

Vote: McBride – yes; Zachman – yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 5, 2013.

St. Louis Church, 21 Rand Place ~ Fence and lighting

Present: Sally Schrecker, Operations Manager; Kayanne Gsellmeier, LaBella Associates

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/10/13.

Discussion: The applicant stated that the proposal is for: (1) removal of a portion of the brick wall between the public right of way and the 30' setback point, (2) replacement of the existing

stockade fencing along the east-west property line, and (3) replacement and installation of lamps and poles.

Chairperson Zachman noted that the board-on-board replacement fence has more detail than the existing stockade fence and is appropriate for the setting. Board members expressed concern with the height of the proposed lamppost, stating that it is not appropriate for the residential setting. The applicant is proposing lights where the bottom of the fixture is 13' high, and it was the consensus of those at the meeting that 13' was not a good scale for the residential setting. Members suggested that lights in the 8' – 10' range would be more appropriate for the residential setting. It was also mentioned that the end of the school building also had floodlights, adding significant lighting to the area. The applicants suggested that they would be willing to look at the possibility of removing the floodlights attached to the end of the school building as part of their overall lighting proposal. Chairperson Zachman suggested that the applicants investigate other options for the light pole, and return to the Board for further discussion. It was also noted that the proposed lighting plan needs Planning Board approval.

Findings of Fact:

- ◆ There is an existing brick wall that extends to the sidewalk. The end closest to Rand Place is out of plumb because of heaving caused by an adjacent maple tree. The tree is being removed as part of the site plan and the wall cannot be straightened without destruction of the end of the wall.
- ◆ The proposal is to reduce the length of the wall to the 30' setback line of the house to increase visibility for the new walkway. Also noted was the fact that a wall of this height above 3' would not be permitted in the front setback under the current Village Code.
- ◆ A portion of the wall will remain, which will leave a remnant of the wall that ties into the style of the school building.
- ◆ The proposed replacement fence is the same height as the existing stockade fence.
- ◆ The existing stockade fence does not reflect any historical significance and is not a unique example of craftsmanship or materials
- ◆ The proposed replacement fence has more detail and a better aesthetic appearance than the existing fence.
- ◆ The portion of the application for installation of lighting will remain open.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for removal of the brick wall, and replacement of the existing stockade fence with a board-on-board fence, as submitted; the lighting portion of the application will remain *open*.

Vote: McBride – yes; Zachman – yes; Daniele – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 5, 2013.

Phil Hart, 25 Boughton Avenue ~ Enclosed porch

Present: Phil Hart, Patio Enclosures; Mary Bucci, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/23/13.

Discussion: Mr. Hart presented a proposal for installation of an enclosed porch on the rear of the house located at 25 Boughton Avenue. He stated that the proposed porch has a gable-style roof, with white framing and wood posts capped in aluminum, with vinyl windows.

Chairperson Zachman stated that the application as submitted has insufficient information for the Board to review. Commenting on what the applicant did submit, it was suggested that the sunroom exterior be composed of traditional looking trim vs. the capped aluminum finish. There were also concerns about what the apparent roof pitch would look like in the absence of scaled plans. It was noted that most of the proposed porch except for the north side and the top of the gable peak would not be seen from the public way. Given that the gable peak is visible, it was recommended that the gable peak wall not be glass, and be finished with matching siding and trim characteristics of the main house. The application will remain open.

Jack Sigrist, 87 South Main Street ~ Addition

Present: Jack Sigrist

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/22/13.

Discussion: The applicant stated that the proposal is for construction of a first-floor mudroom addition, expansion of a master bath over the new mudroom, relocation of a covered porch, expansion of the existing garage, and expansion of the family room. The proposed addition will be two stories high and cover the area of the existing deck. The applicant stated that he has been granted approvals from the Zoning Board for the nonconforming setbacks.

Findings of Fact:

- ◆ The addition telescopes out the rear of the house with some projections that have setback approvals from the Zoning Board.
- ◆ The proposed attached garage will be located at the far end of the additions in the rear of the house and does not take on the appearance of an attached garage.
- ◆ Removal of the side porch will not result in loss of a significant architectural feature of the house.
- ◆ The front façade of the house will remain unchanged, and the proposed gables are in proportion with the existing features of the house.
- ◆ The double-hung windows will have external muntins applied to the window glass.
- ◆ All exterior siding and trim will match the style, appearance, and material composition of the existing house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for construction of an addition, as submitted.

Vote: McBride – yes; Zachman – yes; Daniele – yes. *Motion carried.* **This decision was filed in the Office of the Village Clerk on August 5, 2013.**

Member Items:

Minutes:

Motion: Chairperson Zachman made a motion, seconded by Member Daniele, to approve the June 3, 2013 minutes as drafted.

Vote: McBride – yes; Zachman – yes; Daniele – yes. *Motion carried.*

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 9:00 pm.

Linda Habeeb, Recording Secretary