

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday November 4, 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 7:00 pm.

**Eve Collier, 15 South Main Street ~ Sign**

**Present:** Eve Collier, Business owner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/16/13.**

**Discussion:** The applicant stated that she is proposing replacing the existing sign on the building located at 15 South Main Street with a new sign. She submitted documentation with the dimensions, materials, and location for the proposed sign.

***Findings of Fact:***

- ◆ The proposed sign will be installed in the same location as the previous sign.
- ◆ The installation of the sign will not cover or damage any architectural features of the building.
- ◆ The proposed sign conforms to the Village Zoning Code.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of the sign, 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 November 4, 2013.

\*\*\*\*\*

**Eugene Cardamone, 10 Lincoln Avenue ~ Fence**

**Present:** Eugene Cardamone, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/22/13.**

**Discussion:** The applicant stated that he is proposing replacing the existing metal chain-link fence on the west side of the property with a 3-foot-high board-on-board fence to match the fence in the rear of the property. He submitted photographs and a survey map indicating the location for the proposed fence. Board members expressed concerns about extending a visually

solid fence forward of the front setback of the house. After discussions with the board, the applicant decided to amend his application to extend the proposed fence across the front of the property along the sidewalk and to change the style of fence to a more visually open picket style fence.

**Findings of Fact:**

- ◆ The proposed fence will run up the west property line to the front sidewalk, set back the appropriate distance of the sidewalk per Village Code, and continue eastward along the south front property line and end at the southeast corner of the front porch, and return back to the porch.
- ◆ There will be a gate at the front entry walkway onto the porch.
- ◆ The existing chain-link fence located on the property line will be removed.
- ◆ The proposed fence is a wood picket fence with 4x4 line posts, a minimum of 5/4 x 3 cross rails running along the outside of the 4x4 posts, the posts to be cut off at the top rail line level 30 inches, and the pickets to extend up 6 inches higher, with 2¾" wide pickets spaced 1½" apart.
- ◆ The end posts on the gate positioned at the front walkway will be boxed out 5-inch column posts no higher than 42 inches, with a traditional post cap.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of the fence, as described in the findings of fact.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2013.

\*\*\*\*\*

**Eugene Cardamone, 73 South Main Street ~ Fence**

**Present:** Eugene Cardamone, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/31/13.**

**Discussion:** The applicant stated that he submitted a revised application for modification of the height and the appearance of the fence and columns at the house located at 73 South Main Street. The proposed modifications are: (1) the fencing on the north side of the house will be lowered 8-12 inches, bringing it down near contact with the existing grade, as it is installed on the south side of the house; (2) all of the columns will be reduced in height approximately 12 inches, bringing the bottom of the cap stone just above the top-most feature of the metal fence panels; and (3) the spear tip ornamental detail of the fence will be removed, which would lower the height of the fence, bringing it down to 3' 10½". Board member discussed the existing elevation of the installed fence on to the north of the house and suggested that the installed height be preserved and that the landscape grade below the fence be raised to relate properly to the existing fence elevation.

Chairperson Zachman explained that the Zoning Board approved an area variance for installation of a fence that is taller than the allowed 36" within the front setback of 70' from the front property line, behind the front setback of the house; and a Special Exception Use for installation of a non-wood fence.

**Findings of Fact:**

- ❖ The APRB held a special meeting on site on September 9<sup>th</sup> and provided the applicant recommendations regarding the fence; subsequently, the Zoning Board approved the height of the fence with modifications to the columns.
- ❖ The grade on the north side will be raised to give the fence the same relationship to the grade on the south side.
- ❖ The applicant submitted photographs of the proposed modifications to the fence and of the columns filled in to effect a more natural appearance.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the fence, with the height of the fence lowered by removing the spear tip accents, as submitted, and with the grade raised to give the fence the same relationship to the grade on the north and south sides, with the conditions that: (1) the cap of the columns will be 4 inches in thickness, (2) the overhang will be 1½ inches off the stone façade, and (3) the mortar will be within an inch of the outside face of the stone. The line post treatment will be left open.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2013.

\*\*\*\*\*

**Claudia Groenevelt, 64 State Street ~ Fence**

**Present:** Claudia Groenevelt, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/21/13.**

**Discussion:** The applicant stated that she is proposing modifications to her previously approved plans for fencing and a gate. She is proposing the following changes:

- (1) The 4-foot-high fence along the driveway will have ½” spaces between the boards, instead of the solid board fence that was approved;
- (2) Addition of a one-foot-high lattice top within the four-foot fence height to stylistically match the high board fence on the west property line;
- (3) A modified arbor design; and
- (4) Lighting selections for the arbor.

**Discussion:** Board members discussed various modifications to the style of arbor.

Chairperson Zachman observed that the picture submitted depicting a light fixture hanging from the underside of the curved arbor top was not in correct proportion as to be workable for her proposed 4' fence height. The board made design recommendations modifying the proposed arbor so as to allow enough height below the arbor arch for the mounting of a hanging lantern style light.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the revised application to include a 5' in diameter, 2'6” radius half arch top to be added to the gate posts, which will be extended 6” above the adjacent fence shoulders, and included the design modifications where the 4' fence slopes up to shoulder off at 5' on both sides of the arbor, and the arbor will be dimensioned as described and documented at this meeting; the fence will be

modified to add ½” space between the vertical boards of fence; and all three of the light fixture styles are approved.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2013.

**Kevin Morton, 5 Elmbrook Drive ~ Window**

**Present:** Kevin Morton, Contractor

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/25/13.**

**Discussion:** The applicant stated that he is proposing removing the existing eastern facing window on the house located at 5 Elmbrook Drive. Board members stated concerns with removing the window and creating a void, which would exacerbate the length of that side of the addition. The applicant asked the Board’s opinion about relocating the window to another area on the same side of the house, or lengthening the window.

The application will remain open for the applicant to review these options with the homeowner.

\*\*\*\*\*

**Janice Curran, 33 Boughton Avenue ~ Addition**

**Present:** Janice Curran, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/22/13.**

**Discussion:** The applicant presented a proposal for construction of an addition at the house located at 33 Boughton Avenue. Chairperson Zachman explained to the applicant that the submitted plans are incomplete, and he further provided the applicant a list of the required elements for a complete application to the APRB for an addition.

***Findings of Fact:***

- ❖ The attic window in the house is deteriorated and not functioning.
- ❖ The applicant is proposing installing an historic window to replace the existing window.
- ❖ This proposed style of the window and shutters is appropriate and prevalent in the Village.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the half-circle window, as submitted, with panel-style shutters, as shown in the submitted photograph.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 4, 2013.

**Information only:**

**John Clark, 10 Schoen Place ~ Glass Door**

**Present:** John Clark

**Discussion:** The applicant stated that he and his partners are seeking a special permit from the Board of Trustees to open a microbrewery taproom to be located at 10 Schoen Place. He

further stated that in order to maximize the canal view, he is investigating installing a large glass door on the canal side of the building. Chairperson Zachman stated that this would be an adaptive re-use of the property, and further noted that the Design Guidelines encourage creating maximum visibility into interior spaces. The applicant speculated that the opening would be approximately 12' wide from the floor to normal door height of +/- 7'. The board noted the agricultural/industrial past use history of the building and agreed that conceptually a glass enclosed opening of that scale could work with this particular portion of the building. The applicant agreed to pursue specific window/door design specifications for later APRB review.

**Member Items:**

**Minutes:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride to approve the 7/1/13, 9/4/13, and 9/9/13 minutes as drafted.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot - yes. ***Motion carried.***

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 10:00 pm.

---

Linda Habeeb, Recording Secretary