

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

Judy Hartman, 11 State Street ~ Sign

Present: Judy Hartman, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/19/13.

Discussion: The applicant stated that she is proposing installing a directory sign on the brick portion of the front façade of the building located at 11 State Street. She submitted photographs and documentation with the dimensions, material, and location for the proposed sign.

Findings of Fact:

- ◆ The proposed sign is the same size and color as other existing signs on the building.
- ◆ The installation of the sign will not cover or damage any architectural features of the building.

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; Daniele – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 4, 2013.

Cenie Caparelli, 56 Rand Place ~ Garage door & windows

Present: Cenie Caparelli, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/12/13.

Discussion: The applicant stated that she is proposing (1) replacement of the deteriorating garage door with a steel door, and (2) replacement of three wooden double-hung windows with Anderson vinyl windows .

Chairperson Zachman explained that this house is a postwar, tract-style house, for which there is more flexibility in replacement materials. Substitute materials are allowed for alterations as long as the quality of the materials is equal to or better than the original component, and the style is compatible with the original component or others in the neighborhood. He further commented that the reduction in glass from the installation of the proposed windows would be greater than what is appropriate for this style house. He stated that the Infinity window by Marvin provides the least amount of encroachment on the glass area and fits the proper glass proportion. He further stated that the Marvin Infinity window is made of fiberglass and has more structural strength than the Anderson vinyl windows.

Findings of Fact:

- ◆ The house is a postwar, tract-style house, built in 1952.
- ◆ Substitute materials are allowed for alterations as long as the quality of the materials is equal to or better than the original component, and the style is compatible with the original component or others in the neighborhood.
- ◆ The existing garage door is a masonite and wood 1960's style door, and does not possess a significant architectural style.
- ◆ The proposed garage door matches the existing door that is being replaced.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve (1) the installation of Marvin Infinity, insert-style replacement windows, and (2) the replacement of the existing garage door with a steel garage door with flat recessed panels.

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

John Clark, 10 Schoen Place ~ Glass Door

Present: John Clark

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/4/13.

Discussion: The applicant stated that he and his partners are seeking approval from the Village Boards 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 proposing installing a 6-foot tall sliding glass window on the canal side of the building. The window will replace the existing three double-hung windows on the building. The applicant presented examples of other similar windows on Village businesses. The applicant is also proposing replacing the existing landing and relocating the existing air-conditioning unit.

Chairperson Zachman stated that this would be an adaptive re-use of the property. He further noted that the Design Guidelines encourage businesses to create maximum visibility into interior spaces.

Findings of Fact:

- ❖ The proposed glass door is in conformance with the agricultural/industrial past use history of the building.
- ❖ This would be an adaptive re-use of the property.

- ❖ The Design Guidelines encourage businesses to create maximum visibility into interior spaces.
- ❖ Removal of the landing will not alter any significant architectural features of the building.
- ❖ Moving the existing air-conditioning unit will have no impact on the site.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the proposal for installation of the sliding glass door, as submitted, with three color options: black, bronze, or dark bronze, with the outside of the opening cased in trim that matches the existing windows and doors on the building, and the stairs to match the stairs at the Jembetat Gallery.

Vote: McBride – yes; Zachman – yes; Daniele – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on December 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 an addition of the house located at 5 Elmbrook Drive. At the November 4th APRB meeting, Board members stated concerns with removing the window and creating a void, which would exacerbate the length of that side of the addition.

Chairperson Zachman stated his opinion that removal of the window will not change the character of the house in a significant manner. He also pointed out that the area where the window is located on the house is 70 or 80 feet from the street, and is minimally visible from the public way. Member Daniele stated her approval of the proposal to remove the window.

Findings of Fact:

- ❖ The proposal is for removal of the existing window on the eastern facing portion of the house.
- ❖ The window is located on a rear side addition, which is not original to the house.
- ❖ The window is minimally visible from the public way.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the proposal for removal of the window on the east rear façade on the addition, as submitted.

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

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 8:30 pm.

Linda Habeeb, Recording Secretary