

**Village of Pittsford
Architectural and Preservation Review Board
Monday January 6, 2014 at 7:00 PM**

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan
	William McBride
	Maria Huot
	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.

Vanessa Mastrodonato, 45 Schoen Place ~ Sign

Present: Vanessa Mastrodonato, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/18/13.

Discussion: The applicant is seeking approval for an installed sign on her business, which is located at 45 Schoen Place. She stated that the sign is the same sign that was installed on the previous business, in the same dimensions, and remounted in the same location.

Findings of Fact:

- ❖ The proposed sign is the same size and is 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.

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; Daniele – yes. Motion carried.
This decision was filed in the Office of the Village Clerk on January 6, 2014.

Peter Messner, 19 Monroe Avenue ~ Sign

Present: Peter Messner, Business owner

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

Discussion: The applicant is proposing installation of a free-standing sign to be located at the entrance of the business located at 19 Monroe Avenue. The applicant received a variance from

the Zoning Board for installation of the sign, contingent on the APRB's approval of the style and material for the sign. The applicant stated that the sign will be installed 3½ feet off the ground, and the posts will be pressure-treated wood with box trim. The applicant submitted documentation and photographs of the sign, indicating the dimensions, material, and location for the sign. Board members expressed concern with the posts being too wide for the proportions of the sign.

Findings of Fact:

- ❖ The applicant was granted a variance for the free-standing sign.
- ❖ The installation of the sign will not cover or obstruct any architectural features of the building.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of the free-standing sign, to be 3½ feet in height, the posts to be a painted P.T. 4x4 with routed edge, and the concrete collar to be elevated 2-3 inches off the ground.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele – yes. Motion carried. This decision was filed in the Office of the Village Clerk on January 6, 2014.

Kenie Caparelli, 56 Rand Place ~ Windows
Present: Kenie Caparelli, Homeowner

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

Discussion: At the previous APRB meeting, the Board approved the replacement of three wooden double-hung windows with Marvin Infinity, insert-style replacement windows for the house located at 56 Rand Place. The applicant is seeking approval to replace three fixed picture windows with the same Marvin Infinity, insert-style replacement 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.
- ❖ These windows will be replaced with the same Marvin Infinity insert-style windows that were previously approved by the Board.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for replacement of three windows with Marvin Infinity insert-style windows, as submitted.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes; Daniele – yes. Motion carried. This decision was filed in the Office of the Village Clerk on January 6, 2014.

Linda Brisbane/Marty Martina, 30 Locust Street ~ Door

Present: Linda Brisbane & Marty Martina, homeowners

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

Discussion:

House:

Discussion: The applicants stated that they are proposing replacement of the existing wood siding and corner boards on the south and east sides of the house with fiber cement lap siding to match the north and west sides of the house. They stated that the house was painted in 2009 and showed signs of peeling on the east and south sides and corner boards by the next year. The recent replacement of the roof on the main house has revealed further significant damage to the siding pieces that butt up against each side of the two porch roofs and both sides of the box bay roof. They further stated that they had planned to salvage/re-use the wood siding removed during the recent addition construction; however, several of the boards of sufficient length for patching were water damaged or split near the ends. They do not have sufficient siding material to replace all of the damaged boards on the house, and attempting to patch or replace the areas with new wood siding results in a “patched” effect that is not visually appealing.

Chairperson Zachman stated that the house has catastrophic paint failure, and as a result, wood replacement is not the best solution given the specific conditions that have caused the paint failure.

Findings of Fact:

- ❖ The house has catastrophic paint failure.
- ❖ The house does not have the appropriate vapor barrier to limit moisture movement into the walls.
- ❖ Since the house is a residential home, there is a high intensity of use.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for replacement of the existing damaged siding, as submitted, with the conditions that the corner board is 5/4” with the correct reveal, and the siding is installed with the smooth side out.

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot – yes; Daniele – yes. Motion carried. This decision was filed in the Office of the Village Clerk on January 6, 2014.

Barn:

Discussion: The applicants also are proposing replacement of several pieces of deteriorated siding on the west and south side of the barn, as well as renewal of approval for window removal on the east side. Several pieces of the siding on the south and west sides are deteriorated and will not hold paint, and have large gaps that allow significant water penetration to the interior of the barn. The proposal is to replace the deteriorated siding pieces with painted, shiplap barn wood-style siding to match, as closely as possible, the existing siding.

Findings of Fact:

- ❖ There is no material change from the previous approval with these modifications.
- ❖ The barn siding is damaged and deteriorated.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the repair and replacement of the barn siding with a non-hardwood species of wood where the exterior appearance matches the flush board characteristics of the existing siding, including the upper gable overlapping siding technique characteristic of the original siding installation.

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot – yes; Daniele – yes. Motion carried. This decision was filed in the Office of the Village Clerk on January 6, 2014.

Extension of prior approval for removal of inappropriate windows on the east wall of the barn:

Findings of Fact:

- * There are no changes relative to the original findings and conditions for approval.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to extend the expiration for approval one year..

Vote: McBride – yes; Zachman – yes; Lanahan – abstain; Huot – yes; Daniele – yes. Motion carried. This decision was filed in the Office of the Village Clerk on January 6, 2014.

Remegia Mitchell, 27 Locust Street ~ Addition & Deck

Present: Paul Zachman, Boardwalk Design, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/23/13.

Discussion: Mr. Zachman presented proposed plans for an addition to the kitchen and installation of a deck at the house located at 27 Locust Street. He stated that the deck does not exceed the side setback line, but a portion of the kitchen addition will exceed the side setback line. The Zoning Board granted two variances for this project.

Board members expressed concern with the expanse of the wall of the addition with no windows, and suggested adding a window, the placement of the window to be left to the discretion of the applicant and contractor.

Findings of Fact:

- ❖ There is a randomness to the window pattern on the house.
- ❖ The expanse of the wall of the addition needs to be broken up with a window, as referenced on the plans.
- ❖ The proposed deck is minimally visible from the public way.

Motion: Member Lanahan made a motion, seconded by Member McBride, to approve (1) the amended application for an addition, with the option of constructing the second-story addition, and (2) the installation of a deck, as submitted.

Vote: McBride – yes; Zachman – abstain; Lanahan – yes; Huot – yes; Daniele – yes. Motion carried. This decision was filed in the Office of the Village Clerk on January 6, 2014.

Information only:

Louis De Francesco, 20 North Main Street, Barber pole

Discussion: Mr. De Francesco stated that he is investigating installing an internally-lit barber pole at his Barber shop, located at 20 North Main Street. He stated that his business is located on the lower lever of the building, and is not readily visible from the street.

Board members expressed the opinion that a traditional barber pole is appropriate for this business and will add character to the surroundings.

Larry Weis, 19 South Main Street ~ Siding

Discussion: Mr. Weis stated that the Village issued a violation notice to him regarding the property at 19 South Main Street. The violation is for installation of a faux grain Hardie Board siding, where the approval granted by the APRB was for a smooth-finish board. Mr. Weis stated that he is appearing before the APRB in order to discuss this issue.

He stated that this was not done intentionally; it was an error made by the contractor. He stated that in view of the restorative work that is currently being done on the building, he is of the opinion that this is not a priority issue. He is proposing that in the event that his attempts to remediate the faux wood grain fail, he would defer replacement of the wood grain until he can effect the other necessary repairs to protect the building. That permission must be sought from the Board of Trustees

Board members suggested that Mr. Weis attempt to mitigate the texture of the siding with fillers or primers. The Board generally supports the deferral of the removal of the faux siding so that more pressing repairs can be made.

APRB Meeting
1/6/14

10 Lincoln Avenue:

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

Linda Habeeb, Recording Secretary