

Village of Pittsford
Architectural and Preservation Review Board
Monday August 4, 2014 at 7:00 PM

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan (absent)
	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.

Richard Brandisi, 7 East Jefferson Road – Basement window

Present: Nick De Risio

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/21/14.

Discussion: The applicant is proposing excavating and installing an escape well and removing an existing basement window and installing an egress window. It was noted that the location for the proposed window is minimally visible, and landscaping in the area will further reduce the exposure of the installation.

Findings of Fact:

- ✓ The existing basement window is below the siding and foundation and partially below grade.
- ✓ The proposed window is a standard generic casement window, which is typical for the era of house.
- ✓ The basement window is not a significant architectural feature of the house.
- ✓ The location for the proposed window is in a green space between the two houses with no driveway.
- ✓ Landscaping minimizes exposure of the installation.
- ✓ All work will be below grade except for one foot of window.
- ✓ The installation will not impact any historic features of the house.
- ✓ The proposed egress window is a requirement of the Village Code for occupied finished basement space.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of an access well and replacement basement window, as submitted, with the condition that a landscaping plan be submitted with the construction plans.

Vote: McBride – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 4, 2014.

Michael Trojian, 31 West Jefferson Road ~ Siding

Present: Michael & Karoline Trojian, Homeowners

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/21/14.

Discussion: The applicants stated that the siding on their house is deteriorated and is exhibiting catastrophic paint failure, and has numerous areas where the siding has been incorrectly repaired or needs replacement. They presented photographs of the house and stated that they are proposing siding the house with hardie board siding.

Chairperson Zachman stated that the standards that the Board would apply to determine if this is a good solution to the problem are whether the siding is in poor condition, with catastrophic paint failure, and no interior vapor barrier. He stated that the applicants have demonstrated that in their situation, installation of cementitious siding would be a good solution to the problem.

Findings of Fact:

- ✓ The house exhibits catastrophic paint failure.
- ✓ There are several areas where the siding has rotted.
- ✓ The era of house has no interior vapor barrier.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the removal of the existing siding and installation of cementitious clapboard, painted, with the smooth side out, and excluding removal of the casing and corner trim eave and soffits, with the condition that the siding match the reveal on the existing house; also, the installer to use a storypole to adjust clapboard spacing to align with window openings to match original siding installation technique.

Vote: McBride – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 4, 2014.

Nancy McGrath, 4 East Jefferson Road ~ Porch steps

Present: Nancy McGrath, Homeowner; John Wegman, Contractor

Discussion: The applicant is proposing replacing three stair treads with pressure-treated boards, in the same size as the existing stairs. Chairperson Zachman explained that since the project is only repairing the existing stairs, and not making any changes, this project does not require APRB approval.

Justin Vlietstra, 19 Boughton Avenue ~ Windows

Present: Robert Corby

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/21/14.

Discussion: Mr. Corby presented a proposal for replacing four existing windows that are not original to the house with new windows that have dimensions and style that approximate the windows that were originally installed in the house. The project also proposes installation of new windows in the additions to the house. Mr. Corby stated that the new windows will be Kolbe wood double-hung windows with exterior trim that matches existing trim as closely as possible. He submitted photographs and a description of the location of each window to be changed, along with the details of the proposed windows.

Findings of Fact:

- ✓ The proposed window changes are on an addition on the west rear side of the house.
- ✓ An appropriate fenestration sketch was submitted for changing out the inappropriate existing windows and doors.
- ✓ Kolbe double-hung wood windows will be installed on the south side of the house.
- ✓ The 1970 historic house survey shows a double window in the front of the house, as is proposed by the applicant.

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

Vote: McBride – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 4, 2014.

AT&T, 11 Schoen Place ~ Collocation of wireless antennas

Present: Doug Dimitroff, Phillips Lytle, LLP; Allan Hinckley

Application: Submitted, date-stamped, and Building Inspector reviewed on 7/21/14.

Discussion: The applicants are proposing the addition/co-location of nine wireless antennas on the building located at 11 Schoen Place. Mr. Dimitroff stated that at the July PZBA meeting, the Board voted to approve AT&T's application for a special permit and site plan.

He further stated that they have made a modification to the original proposal to propose flush-mounting the antennas to the facade of the building, instead of installing them on top of the lower roofline, as was originally proposed. They are also proposing installing a shorter 6-foot antenna, instead of the 8-foot antenna that was originally proposed.

Board members requested that the antennas not be installed in such a manner as to damage the historic original concrete facade of the structure. Mr. Hinkley stated that he would consult with the engineer to determine if it would be technologically feasible to modify the plan so as to install the antennas on the building addition, rather than on the original concrete facade.

Findings of Fact:

- ✓ The proposal is for co-location of cellular antennas on the grain tower.
- ✓ There are existing antennas located on the top of the building.
- ✓ The grain tower is an agricultural, light-industrial-type structure, which is an appropriate location for this type of installation in the Village.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for co-location of the cellular antennas in the location as depicted in Plan A of the revised plans, and if determined not to be technologically feasible, then in the alternative, installation as indicated in Plan B of the revised plan, with the conditions that the antennas be painted a color compatible with the concrete building, and that the arrangement of attachments minimally affect the original concrete facade of the grain tower.

Vote: McBride – yes; Zachman – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 4, 2014.

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 8:45 pm.

Linda Habeeb, Recording Secretary