

Village of Pittsford
Architectural and Preservation Review Board
Monday November 3, 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 7:05 pm.

Lorie Harrington, Ford Field (South Street) ~ Sign, Fence

Present: Nancy Zawacki, Lorie Harrington

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/20/14.

Discussion: The applicants stated that they are proposing the following improvements to the Ford Field complex: relocating the existing outfield fence and adding bunting around the fence for safety and decorative elements; installing new fencing, where applicable, to fill in gaps; and replacing the existing backstop, which is in a state of disrepair.

Chairperson Zachman stated that the applicant has received site plan approval from the Planning Board for the changes. He also noted that the fence in the rear is minimally visible from the public way. The new fence will be the same style fence as the existing fence.

Findings of Fact:

- ✓ The Little League organization has been in operation for over 50 years and is an historic institution.
- ✓ The rear fence is minimally visible from the public way.
- ✓ The replacement backstop is identical to the existing backstop.
- ✓ The relocation of the existing scoreboard will result in a slight reduction in size.
- ✓ The outfield fence will be the same as the existing fence.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for improvements at Ford Field, 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 November 3, 2014.

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**Patrick Amering, 21 State Street ~ Signage**

**Present:** Patrick Amering

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/13/14.**

**Discussion:** Mr. Amering stated that the proposal is for installation of two signs, one for the front of the building and one in the rear, for the building located at 21 State Street. The front sign will be centered between the first and second floor windows. Chairperson Zachman noted that the rear sign is minimally visible from the public way. The applicant stated that he is also proposing vinyl lettering for the door window. Chairperson Zachman explained that since this was not part of the documentation that was submitted with the application, it will need to be reviewed by the Building Inspector to determine if it conforms to Village Code. This part of the application will remain open, to be reviewed after Mr. Limbeck’s determination.

**Findings of Fact:**

- The proposed sign is a quality sign made of carved HDU material with depth and reveal.
- The sign will be centered in the middle of the windows.
- The installation of the sign will not cover or damage any significant architectural features of the building.
- The mounting of the sign will not destroy the siding on the building.

**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; Lanahan – yes; Huot – yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on November 3, 2014.

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Jay Whitbourne, 50 State Street ~ Signage

Present: Jay Whitbourne

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/20/14.

Discussion: Mr. Whitbourne stated that he is proposing installation of directory sign and safety signage at 50 State Street, as required by the Planning Board’s approval of the site plan for 50 State Street. Chairperson Zachman stated that the proposal is for relocation of the directory sign further to the east to assist in the flow of traffic through the complex.

Findings of Fact:

- The directory sign is currently located in an area that will be repurposed as a fire lane.
- The proposal is to mount the sign on the barn-side of a building to the east of the current location.
- The current sign-mounting system is not architecturally significant, and no historic architectural features will be destroyed by mounting the sign on the building.
- The other directional, handicapped, and no-parking signs are generic, purely functional aluminum signs that will be post-mounted and are typically fewer than 2 sq. ft. in size, as indicated on the site plan. There is no need for the Board to render a decision regarding these signs.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for remounting of the existing directory sign at 50 State Street.

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 November 3, 2014.

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**Chase Bank, 31 State Street~ Signage**

**Present:** Jay Hurzey

**Application: Submitted, date-stamped, and Building Inspector reviewed on 10/20/14.**

**Discussion:** Mr. Hurzey stated that he is proposing installation of three signs on the Chase Bank building, located at 31 State Street. One sign will be installed on the front of the building, one on the side, and one in the rear of the building. The applicant stated that a fourth sign, originally part of the application, would have required a variance, so the applicant has decided to remove this sign from the proposal.

***Findings of Fact:***

- The proposal is for installation of three signs.
- The State Street sign will replace an existing sign, and the South Street sign is a new sign.
- Both of these signs will have the Chase corporate logo.
- The installation of the signs will not cover or damage any significant architectural features of the building.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of three signs on the building located at 31 State Street, as submitted, with the South Street sign to be centered over the window it is below.

**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 November 3, 2014.**

**Information only:**

**Pittsford Canalside Properties, LLC, 75 Monroe Avenue**

**Present:** Chris DiMarzo, Bryan Powers, Mark IV; Mike Rosen, Architect; Peter Vars, BMI.

**Discussion:** Chairperson Zachman reviewed the status of project and stated that this is an information-only review of the application for Certificate of Approval for the complex at 75 Monroe Avenue.

Mr. Rosen presented concept plans with elevations for the buildings.

- The first building, Building 6000, is the restaurant on Monroe Avenue, which is a Federal-style building with traditional detailing. He stated that the second floor of the building is residential.
- The second building presented is the clubhouse, one side of which faces the railroad tracks and the other side faces the canal. It has large windows and stone-grey siding with white trim.
- Building 1000 is a significant building in the complex. The lower level is brick, and the upper is siding, creating two distinct looks. It has double-hung windows with exterior applied mullions and balconies facing the canal.
- Building 2000 is a smaller building, 3 modules deep, with stone and siding. The building steps down from 4 stories to 2.
- Building 3000 is the Mill building, which will have massing characteristics similar to the Flour Mill in Schoen Place, converted to residential.
- Building 4000 is four stories high in the middle of the structure and telescopes down. It has brick and siding in contrasting colors and metal roofing.
- Building 5000 will telescope down in depth and height as it nears the far end of the project.

Board members stated that they will need to review scaled elevations of the buildings, with individual buildings dimensioned out. Chairperson Zachman stated that they will also need to see detail of the architectural elements of the buildings. Member Huot expressed a concern with the width of some of the buildings. The Architect and applicant agreed that additional design detailing on the ends of some the building can be improved. Mike Rosen also presented a “Sketch-UP” partial rendering of the project and indicated that he would be able to render the project in its entirety to give the board a three dimensional view of the project from any view angle. The applicant indicated that they will be preparing for a formal application review pending the approval of the final site plan and the granting of applicable variances.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the August 13, 2014 minutes, as drafted.

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

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the September 3, 2014 minutes, as drafted.

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

**Motion:** Member Lanahan made a motion, seconded by Member McBride, to approve the October 15, 2014 minutes, as drafted.

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

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the October 6, 2014 minutes, as drafted.

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

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 9:15 pm.

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Linda Habeeb, Recording Secretary

APRB 11/03/14

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