

**Village of Pittsford
Architectural and Preservation Review Board
Monday April 6, 2015 at 7:00 PM**

PRESENT:

Chairperson: Paul Zachman
Members: William McBride
Cristina Lanahan
Erin Daniele
Maria Huot (absent)

Village Attorney: Jeff Turner
Building Inspector: John Limbeck
Recording Secretary: Linda Habeeb

Chairperson Zachman called the meeting to order at 7:00 pm.

Scott Thyroff, 56 North Main Street ~ Signs
Present: Terry Wood, LonoWood Art Co.

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/10/15.

Discussion: The applicant stated that she is proposing installing two signs at the Pittsford Pub & Grille, located at 56 North Main Street. One of the signs will be installed on the brick wall to the left of the door, and the other sign will be installed on the front fence. The sign on the fence will be installed in the same location as the existing sign. The signs will be made of a high-density urethane (HDU) material and will be 1½ -2 inches in depth.

Findings of Fact:

Chairman Zachman cited the following findings of fact:

- The proposed fence sign will be the same size and will be installed in the same location as the existing sign.
- The signs are made of high-density urethane, which is of sufficient depth and is an appropriate material for this setting.
- The sign to be installed on the brick wall to the left of the door will be smaller than the existing sign.
- The proposed signs comply with Village Code.

Motion: Chairman Zachman made a motion, seconded by member McBride, to approve the application for installation of two carved signs, as submitted.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Daniele - yes. Motion carried. This decision was filed in the Office of the Village Clerk on April 6, 2015.

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**First Presbyterian Church, Bob Collins, 21 Church Street ~ Light**

**Present:** Bob Collins

**Application: Submitted, date-stamped, and Building Inspector reviewed on 3/16/15.**

**Discussion:** Mr. Collins stated that the existing security light located at the Church playground is not compliant with the Village Code, and therefore needs to be replaced. He presented a sample of a dark-sky compliant security light, which will be flush-mounted to the Church building. Chairperson Zachman stated that the style for the proposed light is a nondescript, contemporary light fixture, which is appropriate for this setting. Member Lanahan suggested that the light be mounted in such a manner as to not encroach on the detail of the brick window.

**Findings of Fact:**

Chairman Zachman cited the following findings of fact:

- There is currently a building-mounted light that illuminates the playground for security reasons.
- The applicant is proposing to replace the existing light with a light that complies with the Village Code.
- The existing light will be replaced with an industrial-style light fixture with a downward-facing, dark-sky compliant light.
- The existing light is a nondescript commercial style halogen flood light

**Motion:** Chairman Zachman made a motion, seconded by member McBride, to approve the application for installation of the proposed light fixture, as submitted, with the conditions that the fixture not be mounted to encroach on the arched brick trim that surrounds the window to the right of the light, and that the shield will be removed as part of the installation.

**Vote: McBride – yes; Zachman – yes; Lanahan – yes; Daniele - yes. Motion carried. This decision was filed in the Office of the Village Clerk on April 6, 2015.**

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Adam Hill, 5 Courtenay Circle, ~ Replacement Windows

Present: Adam Hill, Homeowners

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/23/15.

Discussion: The applicant stated that he is proposing replacing three casement windows on the front of his house located at 5 Courtenay Circle. He stated that the existing windows are in a state of disrepair, and he is proposing replacing them with Anderson 400 series, wood sash, vinyl-clad windows in the same size as the existing windows. Chairperson Zachman explained that the house is a postwar house, and this change is considered to be an alteration. Substitute materials are permitted 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 also stated that the existing windows will be completely removed and replaced with new construction installation windows and there will be no reduction in glass area.

Findings of Fact:

Chairman Zachman cited the following findings of fact:

- The house is a postwar, tract-style house, built in 1962.
- The existing windows on the house are casement-style windows.
- The proposed windows are nearly identical, casement-style windows, Anderson 400 series, wood-sash windows with a vinyl, low-sheen cladding finish on the exterior.
- This change is considered to be an alteration, and substitute materials are permitted 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 installation of the proposed windows will not result in excessive glass reduction.
- The windows will be painted a color similar to the trim on the house.

Motion: Chairman Zachman made a motion, seconded by member McBride, to approve the application for installation of the proposed replacement windows, as submitted.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on April 6, 2015.**

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**Bruce Steele, 34 Monroe Avenue ~ Addition**

**Present:** Adam Stetzer, Homeowner; Bruce Steele, Contractor

**Application: Submitted, date-stamped, and Building Inspector reviewed on 1/20/15.**

**Discussion:** Chairperson Zachman explained that the overall concept of the proposed addition was approved, but the Board requested that the applicants provide detailed drawings showing how the porch piers, columns, and railings line up and balance. The applicants presented plans showing these porch details. The applicants also discussed the style of the garage door, and requested that the applicant present a proposal for the doors at the next APRB meeting.

**Findings of Fact:**

Chairman Zachman cited the following finding of fact:

- The overall concept of the addition was approved, and the applicants provided further details of the porch construction, as required by the Board.

**Motion:** Chairman Zachman made a motion, seconded by member McBride, to approve the porch details as presented on the submitted plans.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Daniele - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on April 6, 2015.**

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Remegia Mitchell, 27 Locust Street ~ Addition

Present: Paul Zachman, Boardwalk Design

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

Discussion: Mr. Zachman stated that at the January 6, 2014 meeting of the APRB, the Board approved the overall concept of the construction of an addition at 27 Locust Street. He explained that since more than a year has passed since the approval was granted, it is necessary for the Board to review the proposal again.

Findings of Fact:

Member Lanahan cited the following finding of fact:

- There has been no substantial change in the application or in the character of the neighborhood to require further review of this application.

Motion: Member Lanahan made a motion, seconded by Member McBride, to approve the application for construction of an addition at 27 Locust Street.

Vote: McBride – yes; Zachman – abstain; Lanahan – yes; Daniele - yes. Motion carried. This decision was filed in the Office of the Village Clerk on April 6, 2015.

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**Member items:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 1/20/15 and 3/16/15 minutes, as drafted.

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

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 8:00 pm.