Village of Pittsford Architectural and Preservation Review Board Monday February 1, 2016 at 7:00 PM

PRESENT:

Chairperson: Maria Huot

Members: William McBride

Cristina Lanahan Erin Daniele Scott Latshaw

Village Attorney: Jeff Turner Building Inspector: Floyd Kofahl Recording Secretary: Linda Habeeb

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

Conflict of Interest Disclosure

Chairperson Huot asked if anyone had a conflict of interest with any of the applications before them, and Mr. Turner stated that he has represented the first applicant regarding another matter, but he did not consider this to be a conflict of interest.

Bruce Steele, 21 Courtenay Circle ~ Addition

Present: Terry Masi, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 1/21/16.

Discussion: The applicant is proposing construction of a one-story addition on the rear of the house located at 21 Courtenay Circle. He stated that the deck will be removed, and the trim and siding of the addition will match the house. Board members noted that the addition will be minimally visible from the public way. Member Huot expressed concern with the fact that the overhang of the new structure does not line up with the hip rafters and in consequence, soffits are not of the same size as the actual roof. The applicant stated that he would revise the plans to align the new soffits and fascia with the existing soffits and fascia.

Findings of Fact:

- 1. The applicant is proposing constructing a 16' x 25' addition on the rear of the house.
- 2. The proposed addition will be minimally visible from the public way.
- 3. The existing deck will be removed.
- 4. The windows are not visible from the public way.
- 5. The only change to the submitted application is that the new soffits and fascia will be aligned with the existing soffits and fascia.
- 6. Siding and details of the new addition match the existing structure.

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the application for construction of an addition, with the revisions as stated at this meeting.

Vote: McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes; Daniele - yes. Motion carried. This decision was filed in the Office of the Village Clerk on February 1, 2016.

Peter Messner, 19 Monroe Avenue ~ Solar panels

Present: Peter & Ted Messner, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/19/15. Discussion: The application is a proposal to install solar panels on the building located at 19 Monroe Avenue. The applicants stated that the panels will be more energy efficient and will offset electrical consumption. They stated that the panels will be installed in such a manner that they will be minimally visible from the public way, and the cable conduit will be painted the same color as the building.

Member Huot stated that this is the first application of this type to come before the Board. She stated that there are many issues to consider when proposing to install solar panels on a building in an historic district, such as the visibility of the panels and the impact on the structure. It will be important to install the panels in the least intrusive manner. Mr. Messner explained that the panels will be installed in the rear of the building on the flat roof and on the south-facing pitched roof facing the parking lot. He also explained that the manner of installation of the panels conforms to the Secretary of the Interior's Guidelines for installation of solar panels in historic districts. On the flat roof, the panels will be installed behind the existing HVAC equipment.

Findings of Fact:

- 1. This is the first formal application for installation of solar panels on a structure in an historic district to come before the APRB.
- 2. The building at 19 Monroe Avenue was built in 1961, and the installation will not be out of character with the building.
- 3. The installation of solar panels is not unprecedented in historic districts.
- 4. The panels will be installed in the rear of the building on the flat roof and pitched roof and will not affect the main façade of the building. The panels on the flat roof will not be visible from the public way. The panels on the sloped roof will be installed so that the installation will end well below the roof line of that sloped roof and away from the edge of the roof which is most visible to the public. The panels, when installed, will be partially screened from view by the public by existing roof-mounted utility equipment.
- 5. The panels will be minimally visible from the public way.
- 6. The manner of installation of the panels conforms to the Secretary of the Interior's Guidelines.
- 7. The panels will be installed in a manner that will not alter the integrity of the building and that respects the historic character of the Village.
- 8. There currently is other existing, more invasive visible equipment installed on the building.
- 9. The installation of solar panels is environmentally important as is more fully set forth in the Secretary of the Interior's Guidelines for the Installation of Solar Panels in a Historic District. The solar panels proposed for this building will be installed in a visually

unobtrusive fashion that results in the combination of an environmentally important benefit with a minimally visible method of installation that is in line with the Secretary of the Interior's Guidelines.

- 10. The manner of installation is non-intrusive.
- 11. Future solar panel installation applications will need to be evaluated and considered on a case-by-case basis where those panels will be visible from a public way. It is noted that there are many building locations in the Village where the installation of solar panels would not comply with the guidelines promulgated by the Secretary of the Interior.

Motion: Chairperson Huot made a motion, seconded by Member Daniele, to approve the application for installation of solar panels on the building located at 19 Monroe Avenue.

Vote: McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes; Daniele - yes. Motion carried. *This decision was filed in the Office of the Village Clerk on February 1, 2016.*

Member Items:

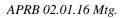
Minutes:

Motion: Chairperson Huot made a motion, seconded by Member Lanahan, to approve the 1/4/16 Minutes, as drafted.

Vote: McBride – yes; Huot – yes; Lanahan – yes; Daniele – abstain; Latshaw - yes. Motion carried.

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

Linda Habeeb, Recording Secretary



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