

**Village of Pittsford
Architectural and Preservation Review Board
Monday April 4, 2016 at 7:00 PM**

PRESENT:

Chairperson: Maria Huot
Members: William McBride
Cristina Lanahan
Erin Daniele (absent)
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 disclosed that she had a previous business relationship with the applicant for 7 State Street and she stated that she will recuse herself from that discussion and vote. All other members stated that they had no conflicts of interest with any of the applications before the board.

Ardis Mangione-Lindley, 7 State Street ~ Sign

Present: Ardis Mangione-Lindley, Business owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 3/11/16.

Discussion: The applicant is proposing installing a building-mounted sign on the front façade of the business located at 7 State Street. She stated that the sign measures 7'6" in length and 22" in height. The proposed sign is made of high-density urethane with a flat background with carved logo and text and external gooseneck lights. The sign will be centered on the architrave between the two pilasters closest to the middle axis of the building and the cornices defining the architrave. She submitted documentation and photographs depicting the proposed sign.

Findings of Fact:

1. The applicant is proposing installing a single-sided, 2-inch deep, high-density urethane building-mounted sign on the building.
2. The proposed sign will have a flat background with carved logo and text and external gooseneck lights.
3. The sign will be installed centered on the architrave between the two pilasters closest to the middle axis of the building and the cornices defining the architrave.
4. The gooseneck lights will be distributed along the total length of the sign: one on the middle and one at each end of the 7' 6" length of the sign.
5. The gooseneck light will be Option #3 in the submitted documentation, and will be installed below the top cornice that defines the architrave not to affect the integrity of the cornice.

Motion: Member Lanahan made a motion, seconded by Member McBride, to approve the application for installation of a sign at 7 State Street, as submitted.

Vote: McBride – abstain; Huot – yes; Lanahan – yes; Latshaw – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on April 4, 2016.**

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**Paul Zachman, 36 Sutherland Street ~ Fence**

**Present:** Paul Zachman, Boardwalk Design; Jeff Holmes, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 3/28/16.**

**Discussion:** The applicant is proposing installing a six-foot-high privacy fence along the south property line of the property located at 36 Sutherland Street. The fence will be made of pressure-treated lumber, and will be stained brown. The fence is composed of 6-8” long panels that are defined by 6 x 6 posts, which will be topped with a copper flashed post cap. The proposed fence is an ornamental fence that is identical on both sides. The applicant submitted documentation and photographs depicting the proposed fence.

**Findings of Fact:**

1. The applicant is proposing installing a six-foot-high privacy fence composed of 6-8” panels that will match the landscape, which is disrupted by trees and shrubs.
2. The proposed fence will be made of pressure-treated wood and will be stained brown.
3. The fence panels are defined by 6 x 6 posts, a 2 x 4 top rail and 5/4 x 3 sub rail on top, 5/4 x 6 bottom rail and ½ back board.
4. The posts will be topped with a copper flashed post cap.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of a fence at 36 Sutherland Street, as submitted.

**Vote:** McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on April 4, 2016.**

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David Gascon, 20 Courtenay Circle ~ Addition

Present: Christine Hennessey, Architect; David Gascon, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 2/12/16.

Discussion: The proposal is for construction of an addition on the rear portion of the house located at 20 Courtenay Circle. The addition will be approximately 747 square feet in size. Since the proposed addition will be over 400 square feet, the applicant is required to receive approval from the Planning Board, which has been done. The applicant appeared before the APRB at the March meeting on an informational basis. Board Members informed the applicant at that meeting that the house is a Ranch-style home, built in 1961, which houses are characterized by simple volumes, with simple roof lines. They suggested revisions to the proposed plans to match the style and volume of the existing house. It was also noted that the addition will be minimally visible from the public way.

Board members reviewed the revised plans, which incorporated the Board’s suggested changes to the roofline. The side gable was removed and the roofline has been simplified.

Findings of Fact:

1. The proposal is for construction of an addition on the rear portion of the house.
2. The roof will match the simple roofline of the original house.
3. The returns will match the returns on the original house.

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the revised plans for construction of an addition at 20 Courtenay Circle.

Vote: McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes. Motion carried. This decision was filed in the Office of the Village Clerk on April 4, 2016.

Member Items:

Liaison Report:

- Mayor Corby reported that the Board of Trustees is considering re-zoning the west side of North Main Street from R4 to R1 to protect the residential use and allow no further expansion of office use on Main Street. He stated that the goal is to keep the commercial district in the center of the Village.
- The Village Board is considering adopting a bed and breakfast overlay district that could be used in several zoning districts. This would allow the Board to dictate eligibility for the bed and breakfast as part of each district.
- Member Corby next discussed current sign legislation that the Board is considering. He stated that one proposal that the Board is considering is allowing projecting signs for businesses. He asked Board members for their input on this type of signage.

Minutes:

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the 3/14/16 minutes, as revised.

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

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

Linda Habeeb, Recording Secretary