

**Village of Pittsford**  
**Architectural and Preservation Review Board**  
**Tuesday September 20, 2016 at 5:00 PM**

**PRESENT:**

**Chairperson:** Maria Huot  
**Members:** William McBride  
Cristina Lanahan (absent)  
Lisa Cove  
Scott Latshaw

**Village Attorney:** Jeff Turner  
**Building Insp.:** Floyd Kofahl  
**Recording Sec.:** Linda Habeeb

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

**Dave & Tina Mattia, 44 Sutherland Street ~ Demolition**

**Present:** Dave & Tina Mattia, Homeowners; Jon Schick, Architect; Betsy Brugg, Woods, Oviatt, Gilman LLP

**Conflict of Interest Disclosure:**

Chairperson Huot asked if anyone had a conflict of interest with the application before them, and no one had a conflict of interest to report.

**Discussion:** Mr. Kofahl stated that at the Board's request, he contacted various agencies requesting assessments on the remediation of the house at 44 Sutherland Street. Three agencies responded, but one has withdrawn. The agencies that submitted assessments are: Comprehensive Mold Management, LLC, and Fisher Associates. He provided board members with documentation about the companies and their proposals to conduct the assessment. Mr. McBride asked Mr. Kofahl if the same company that does the assessment can also do the remediation. Mr. Kofahl said that according to State law, the Village cannot hire the same company to do the assessment and the remediation. The company that does the assessment can make a recommendation of another company to do the remediation. Mr. Kofahl stated that both companies have the experience and are very qualified to do the assessment. He explained that he has worked with Fisher Associates over the years, but he has no personal experience with Comprehensive Mold Management. Mr. Turner pointed out that there is a substantial difference in price: CMM charges \$125 and completes the assessment in one hour, and Fishers charges \$1,700 for a full day.

Mr. Turner asked Mr. Kofahl to give the Board a general description of what is included in the proposals. Mr. Kofahl explained that Fisher Associates lists a complete scope of review, which includes gathering the information they have as to the extent of the mold infestation, and preparing a technical memorandum outlining their site visit and recommendations as to the structure and whether or not it can be remediated. They will not collect samples for laboratory analysis. We have that information in our records. They will not be providing the cost for remediation if a recommendation to remediate is made. However, if such cost estimate is required, Fishers Associates can provide it under a separate agreement. Mr. Kofahl stated that the Trustees will be hiring the company to conduct the analysis. Member McBride asked Mr. Kofahl about

his experience working with Fishers Associates. He stated that they were very comprehensive in the work that they have done with municipalities. He further stated that in his experience, their analyses have proven to be very accurate. Member McBride noted that the companies haven't provided enough detail for the Board to make a determination which company to use. Mr. Kofahl stated that he will ask each company for a full breakdown of the specifics of their procedures.

Chairperson Huot stated that the general consensus is that the Board is not ready to make a decision based on the information that they have received. She stated that they need more information to determine if the house has catastrophic failure. If the determination is that the house cannot be saved, the Board needs findings supporting this determination. If the determination is that the house can be remediated, they want a cost estimate for the required work.

Ms. Brugg, attorney for the applicants, stated that the applicants want to assure that the board hires a qualified company to conduct the analysis. She provided board members with information about a company, AAC Contracting, which she requested that the board consider. She also stated that she didn't agree with the reference in the meeting agenda that conditions at the house have changed after the last analysis by the mold experts. She stated that the only thing that changed is the Building Inspector's report. She said that their experts contend that there has been excessive mold in the house throughout the process. Mr. Kofahl added that one of the applicant's experts took additional photographs showing that the volume had changed from previous site visits.

Member McBride explained that there are two varying opinions as to remediation, so the Board doesn't know objectively whether the house can be remediated under its current conditions. Ms. Mattia stated that there are areas in the house that cannot be accessed, and that there is no guarantee that the mold won't return after remediation. Ms. Brugg commented that there is a new board member at this meeting. Since there is a change in the composition of the board, she expressed that she hopes that the new member has an opportunity to review all the submitted documentation.

Member McBride asked the applicants if they are currently taking any actions to mitigate the spreading of the mold. He asked whether they have dehumidifiers running in the house, and whether the gutters have been cleaned. Ms. Mattia stated that the gutters have been cleaned multiple times. She also stated that they have been told that the mold is so pervasive that nothing can be done to get rid of it. Member McBride said that dehumidifiers might stop the mold from getting worse.

Chairperson Huot stated that the next step is that Mr. Kofahl will gather additional information about the companies discussed, and when board members have this additional information, they will schedule another special meeting to make a decision on this matter as soon as possible. Member Cove stated that if she does not have enough time to review and understand the submitted documentation, she will abstain from voting on this matter.

**ADOURNMENT:** There being no further business, Chairperson Huot adjourned the meeting at 6:48 pm.

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Linda Habeeb, Recording Secretary