

**Village of Pittsford
Architectural and Preservation Review Board
Monday October 3, 2016 at 7:00 PM**

PRESENT:

Chairperson: Maria Huot
Members: William McBride
Cristina Lanahan
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.

Conflict of Interest Disclosure

Chairperson Huot asked if anyone had a conflict of interest with any of the applications before them, and Member McBride disclosed that he has a personal and professional relationship with the applicant for 36 Sutherland Street and will recuse himself from that discussion and vote.

Jack Heisman, 15 Elmbrook Drive ~ Fence

Present: Jack Heisman, Homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 9/14/16.

Discussion: The applicant is proposing installing a 4-foot-high aluminum fence in the rear of the yard at 15 Elmbrook Drive. He provided a survey map showing the location for the proposed fence. He also provided photographs and a cutsheet for the fence.

Findings of Fact:

- The applicant is proposing installing a 4-foot-high fence in the rear of the yard located at 15 Elmbrook Drive.
- The fence will be installed aligned with the rear walkway near the north side of the house.
- The fence will be made of aluminum and painted black.
- The fence will be installed inside the property line.
- The Board has approved this style of fence in other locations.

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

Vote: McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes; Cove - yes. Motion carried.
This decision was filed in the Office of the Village Clerk on October 3, 2016.

~~~~~

**Ann Wendland, 6 Green Hill Lane ~ Deck**

**Present:** Dan Visca, Contractor

**Application: Submitted, date-stamped, and Building Inspector reviewed on 9/14/16.**

**Discussion:** The applicant is proposing installing a three-level deck on the rear of the east side of the house. The proposed deck will be made of pressure-treated lumber, and will have a vinyl handrail. Board members explained to the applicant that the proposed vinyl for the handrail is not an appropriate material. The applicant stated that he would be willing to modify the application to propose a pressure-treated handrail. Board members noted that the deck is minimally visible from the public way.

***Findings of Fact:***

- The house is a 1950's Cape Cod style house.
- The applicant is proposing installing a 3-level deck on the rear of the house.
- The deck will be made of pressure-treated lumber.
- The application was revised to propose a handrail made of pressure-treated lumber.
- The applicant submitted the specifications for the deck, with the modification of the pressure-treated handrail.
- The deck is minimally visible from the public way.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of a deck, as revised on 10/3/16 to reflect the modification to the material for the handrail.

**Vote: McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes; Cove - yes. Motion carried.**  
***This decision was filed in the Office of the Village Clerk on October 3, 2016.***

~~~~~

Willard Fehr, 19 Lincoln Ave ~ Garage Door

Present: Willard Fehr, Homeowner: Jason Crane, Roly-Door

Application: Submitted, date-stamped, and Building Inspector reviewed on 8/24/16.

Discussion: The applicant is proposing replacing two garage doors on his garage. He stated that the existing doors are deteriorated and difficult to operate. The proposed garage door is a single 4-layer insulated steel door with a faux composite overlay. Chairperson Huot explained that the APRB has not approved faux wood finishes, and the preference would be for a smooth, painted surface. The applicant explained that only the window panes and a small strip on the door are made of vinyl, and that the majority of the door is steel. Board members expressed an interest in viewing a sample of the faux wood product.

Findings of Fact:

- The house is a Folk House built in 1880.
- The applicant is proposing replacing the existing deteriorated garage doors with an insulated steel garage door.
- The mechanism to operate the door is not working properly.
- The garage is located 110 feet from Lincoln Avenue.
- A board will be placed on the corners of the front façade flush with the siding on the adjacent façade.

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the application, pending submittal and approval of the garage door material.

Vote: McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes; Cove - yes. **Motion carried.**
This decision was filed in the Office of the Village Clerk on October 3, 2016.

~~~~~

**Paul Zachman, 34 Sutherland Street**

**Present:** Paul Zachman, Boardwalk Design

**Application: Submitted, date-stamped, and Building Inspector reviewed on 9/14/16.**

**Discussion:** The applicant is proposing construction of a two-car detached garage at 34 Sutherland Street. The proposed siding for the garage is cedar shingle to match the house. The garage will have an entry door on the side and a wood window in the gable. There will be four Jamestown style wall lights on the garage. The details of the door, windows, and light fixtures have been submitted with the application. One Blue Spruce tree will be removed. The proposed garage is minimally visible from the public way.

***Findings of Fact:***

- The applicant is proposing constructing a 24' x 24' two-car detached garage.
- The siding will be cedar shingles to match the house.
- The details of the garage will match the house.
- The garage will have four lights and a window in the gable.
- The proposal is for installation of a door on the side of the garage.
- The applicant has the option of installing another window on the east side of the garage.
- The garage will be minimally visible from the public way.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for construction of a garage, as submitted, with the option to install a second window on the east elevation of the garage.

**Vote:** McBride – yes; Huot – yes; Lanahan – yes; Latshaw – yes; Cove – yes. **Motion carried.**  
***This decision was filed in the Office of the Village Clerk on October 3, 2016.***

~~~~~

Michael Camarella, 36 Sutherland Street ~ Addition

Present: Michael & Carmela Camarella, Homeowners; Charles Smith, Design Works Architecture

Application: Submitted, date-stamped, and Building Inspector reviewed on 8/24/16.

Discussion: The applicant stated that they are proposing construction of a new structure on the property and two additions on the house. He explained that there is an original attached garage on the north side that will be repurposed as a mudroom and storage. The proposal is to move the single-bay garage to the north. It is a 1½-story structure that will add a bedroom on the second floor. It has been designed to appear as though a porte cochere had been enclosed with an overhead door on both the east and west elevations. The new garage is stepped in one foot from each side of the original structure to clarify the boundaries of new versus original.

The proposal also includes an addition on the east side for a new kitchen and dining area. This addition is two stories and includes a new master bedroom suite on the second floor. There is a one-story screened porch off this addition that faces south and forms a courtyard with the living room wing and a new connector between the living room and the kitchen. A new one-story entry and porch faces the auto courtyard. This addition is stepped in one foot from each side. The roofline is a continuation of the original. There is also a 1½-story hip-roofed carriage house proposed in the northeast corner of the property. It will contain three car bays, storage for garden tools and equipment, a porch, and a room that could contain a bathroom. The additions are designed to be compatible with the massing and materials of the house.

The applicants pointed out that the front elevation of the house will remain intact. Board members questioned the applicants as to the type of windows that are proposed for the addition. Mr. Smith stated that the windows are fiberglass clad wood casement windows with exterior muntins. He said that the windows are similar to aluminum-clad windows. It was noted that new construction allows for alternative materials. Board members stated that the windows should match, as close as possible, the original windows on the house. The siding will be board-and-batten siding. Board members discussed whether the proportions of the garage are appropriate for the main structure. There is also a stucco covering on a wall on the east elevation for purposes of Lacrosse practice. Board members stated that stucco is not appropriate for this structure. The applicant agreed to modify the application to replace the stucco with board-and-batten siding to match the remainder of the wall.

Findings of Fact:

- The proposal is for construction of a new structure on the property and two additions on the house.
- The architecture is designed to be compatible with the massing and materials of the house, but not to replicate the original, as suggested by the Village Building Design Standards and the Secretary of the Interior Standards.
- New construction allows for alternative materials.
- The proposed windows will match, as close as possible, the original windows on the house.

Motion: Chairperson Huot made a motion, seconded by Member Lanahan, to approve the application, as submitted, with the exception of the stucco wall on the east elevation of the garage.

Vote: McBride – abstain; **Huot** – yes; **Lanahan** – yes; **Latshaw** – yes; **Cove** – yes. **Motion carried.**
This decision was filed in the Office of the Village Clerk on October 3, 2016.

Minutes:

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the 9/7/16 minutes, as drafted.

Vote: McBride – yes; **Huot** – yes; **Lanahan** – yes; **Latshaw** – yes; **Cove** – abstain. **Motion carried.**
This decision was filed in the Office of the Village Clerk on October 3, 2016.

ADJOURNMENT: There being no further business, Chairperson Huot adjourned the meeting at 9:30 pm.

Linda Habeeb, Recording Secretary