

**Village of Pittsford
Architectural and Preservation Review Board
Monday November 7, 2016 at 7:00 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.

Conflict of Interest Disclosure

Board members stated that they have no conflicts of interest with any of the applications on the agenda.

Paul Zachman, 35 Rand Place ~ Fence

Present: Paul Zachman, Boardwalk Design, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/24/16.

Discussion: The applicant is proposing replacing the existing stockade fence around the rear yard perimeter of the house located at 35 Rand Place. The proposal is for two types of fences. One fence (Fence A) is the most visible and will be installed on the southeast and northeast sides of the house. The portion of the fence facing the street will have a gate. The other fence (Fence B) will be located in the rear of the house and will have dog-eared and flat pickets. The application will be modified to extend Fence A by two sections behind the front setback of the house, and it will transition from 6 feet high down to approximately 4 feet in height. Documentation with the specifications for the fences and the gate has been submitted for the record.

Findings of Fact:

- The applicant is proposing replacing the existing stockade fence in the rear yard.
- The proposal is for installation of two types of fences.
- Fence A is the most visible and will be installed on the southeast and northeast sides of the house.
- The portion of the fence facing the street will have a gate (see documentation for approved specifications)
- Fence B will be located in the rear of the house and will have dog-eared and flat pickets.
- The application will be modified to extend Fence A by two sections behind the front setback of the house and will transition from 6 feet in height down to approximately 4 feet high.

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of a fence, as revised on 11/7/16.

Vote: McBride – yes; Huot – yes; Latshaw – yes; Cove - yes. Motion carried. This decision was filed in the Office of the Village Clerk on November 7, 2016.

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**James Gribbon, 21 South Street ~ Garage door**

**Present:** James Gribbon, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 9/26/16.**

**Discussion:** The applicant is proposing replacing the existing garage door on his garage with an Amarr Classica steel garage door. He stated that the door is deteriorated and does not provide security. Chairperson Huot explained that the hinges and handles on the proposed door are not an appropriate style for the garage. Board members stated that the texture of the garage door should be smooth, not a faux wood finish. The applicant submitted photographs and details of the proposed garage door.

**Findings of Fact:**

- The house was built circa 1904.
- There is an addition that was later attached to the main structure.
- The proposal is for replacement of the existing garage door with a Precision garage door.
- The door will not have hinges and handles, as they do not fit the style of the main structure.
- The applicant submitted documentation with the specifications of the garage door.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for replacement of the garage door, as submitted, with the exception of the handles and hinges.

**Vote: McBride – yes; Huot – yes; Latshaw – yes; Cove - yes. Motion carried. This decision was filed in the Office of the Village Clerk on November 7, 2016.**

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Craig Miller, 45 Lincoln Ave ~ Garage addition

Present: Craig and Jody Miller, Homeowners

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

Discussion: The applicant is proposing replacing the one-story garage addition with a two-story garage addition, elevating the attached, not original, one-story garage. He stated that the roofing will match the existing asphalt shingle roof. The gutters and leaders will be painted metal to match existing. The siding is 6" painted clapboard to match the existing siding. The applicant presented a sample of the proposed stone to be used for the addition. The windows are fiberglass clad wood Marvin Integrity windows. He will be re-using the existing single garage door. He provided the details of the proposed light fixtures, which are Benner Sconce in an iron finish by Restoration Hardware. Chairperson Huot stated that the mass and scale of the proposed addition are appropriate for the house and surroundings. The applicant submitted documentation with the specifications and details of the proposal.

Findings of Fact:

- The applicant is proposing replacing the one-story garage addition with a two stories addition.
- The existing garage is not original to the main structure of the house.

- The volume and mass of the proposed addition are compatible with the historic character of the house.
- The proposed details and materials will match the existing garage as presented in the documentation submitted with the application.
- The applicant submitted documentation of the specifications for the proposed addition, for which no modifications were made.

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the application for construction of a garage addition, 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 November 7, 2016.**

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**Christopher Williams, 26 S. Main Street ~ Demolition of Barn**

**Present:** Christopher Williams

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 9/6/16.

**Discussion:** The applicant stated that he is proposing demolition of a barn in the rear of the property located at 26 South Main Street. He stated that it is in a state of disrepair, and that the building serves no useful function. He has been contacted by the Village Code Enforcement Officer to properly maintain the barn. He stated that the expense of repairing the barn does not justify any use that it could serve, and that he does not intend to maintain the barn. He explained that demolition of the barn would create more parking for his customers and tenants and would assist with snow removal.

Chairperson Huot explained that in 2007, the APRB denied this demolition request. She asked the applicant whether there has been any change in the situation since the denial. Mr. Williams demonstrated no change in circumstances since that time.

***Findings of Fact:***

1. The barn needs some normal maintenance and repair, but is structurally sound, and is a contributing structure to the character of the Village.
2. The barn offers a visual buffer to the rear views of the commercial use buildings on South Main Street from Church Street.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to **deny** the demolition of the barn, based on the stated findings of fact.

**Vote:** McBride – yes; Huot – yes; Latshaw – yes; Cove - yes. **Motion carried. This decision was filed in the Office of the Village Clerk on November 7, 2016.**

**Minutes:**

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the 8/31/16, 9/20/16, 10/3/16, and 10/10/16 minutes, as revised.

**Vote: McBride – yes; Huot – yes; Latshaw – yes; Cove - yes. Motion carried. This decision was filed in the Office of the Village Clerk on November 7, 2016.**

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Motion: Chairperson Huot made a motion, seconded by Member McBride, to enter attorney-client session at 8:00 pm.

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

Motion: Chairperson Huot made a motion, seconded by Member McBride, to exit attorney-client session at 9:00 pm.

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

ADJOURNMENT: There being no further business, Chairperson Huot adjourned the meeting at 9:00 pm.

Linda Habeeb, Recording Secretary