

Village of Pittsford
Architectural and Preservation Review Board
Monday February 6, 2017 at 7:00 PM

PRESENT:

Chairperson: Maria Huot
Members: William McBride
Cristina Lanahan
Lisa Cove
Scott Latshaw

Village Attorney: Jeff Turner
Building Insp.: Kelly Cline
Recording Sec.: Linda Habeeb

Chairperson Huot called the meeting to order at 7:05 pm.

Conflict of Interest Disclosure

Chairperson Huot asked if any of the Board members had a conflict of interest with any of the applications before the Board. Member Latshaw disclosed that he had had a conversation with the applicant for 10 Schoen Place, but he stated that the discussion would not impair his ability to vote on the application.

Michael Camarella, 36 Sutherland Street ~ Modification to application

Present: Michael Camarella, Homeowner

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

Discussion: The applicant is proposing modifying an application that was previously approved by the APRB. The proposal is for construction of a 4' x 12' addition to the street side of the new attached garage to allow proper fit of a vehicle. Board members noted that this configuration had been approved by the Board in an earlier version of the plans that was later modified.

Findings of Fact:

- The applicant is proposing modifying the application to propose construction of a 4' x 12' addition to the street side of the new attached garage.
- The proposal is the same as the first application submitted to the board that was later modified.
- All materials and details of the addition will be as shown on the plans submitted.

Motion: Chairperson Huot made a motion, seconded by Member McBride, to approve the application for modification of the application, 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 February 6, 2016.**

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**Casey Dunlavey, 10 Schoen Place (Lock 32), Window**

**Present:** Casey Dunlavey, Business owner.

**Application: Submitted, date-stamped, and Building Inspector reviewed on 12/19/16.**

**Discussion:** The applicant stated that the owners are proposing installing the same window that was installed on the canal-side of the building on the street (Schoen Place) side of the building. The window to be installed is the same custom window, and will be installed by the same manufacturer, as the existing window. The proposed window will be 170 inches wide and 80 inches in height. The window will replace three existing double-hung windows on the side of the building. He also noted that they are no longer proposing the deck that is indicated on the application. He stated that there will be two gates and a railing.

Member Huot noted that the double-hung windows are not original to the building. She stated that the windows will provide transparency, which will enhance the vitality of the Village. She also explained to the applicant that he will need to submit the details of the railing and the gate for the record. The application will remain open pending the submittal of the details of the railing and gate.

***Findings of Fact:***

- ✓ The proposal is for installation of a window on the street side of the building.
- ✓ In 2013, the same window was installed on the canal-side of the building.
- ✓ Large sliding openings were present on the buildings during the utilitarian life of the building.
- ✓ The building was originally used to store coal coming from the canal.
- ✓ This change matches the character of the building.

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the application for installation of a window on the business located at 10 Schoen Place, 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 February 6, 2016.**

**Phil Adams, 33 Rand Place ~ Addition**

**Present:** Phil Adams, JEC Construction

**Application: Submitted, date-stamped, and Building Inspector reviewed on 1/17/17.**

**Discussion:** The applicant stated that the owners are proposing constructing a two-story addition on the rear of the house located at 33 Rand Place. The addition will be minimally visible from the public way. Board members noted that the proposed volume and proportion of the addition are appropriate, but that the applicant needs to provide complete plans showing the window details and the rooflines. The application will remain open pending the submittal of the details of the windows and rooflines.

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Paul Zachman, 15 Elmbrook Drive ~ Breezeway

Present: Paul Zachman, Boardwalk Design, Inc.

Application: Submitted, date-stamped, and Building Inspector reviewed on 1/17/17.

Discussion: The applicant stated that the owners are proposing enclosing an existing open/roof-covered breezeway connection from the house to the garage. The front rear walls will be sided and trimmed to match the existing extension of the house. The existing roof and gutters will not be altered.

Board members stated that the existing open breezeway is a distinguishing architectural feature of the house. They expressed concern with closing this area, and suggested that a design with more transparency would be preferable. The Board discussed with the applicant the addition of larger windows to improve transparency, while retaining the appearance of a breezeway.

The application will remain open, and the applicant will revise the plans to present to the board at the next meeting.

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### **Jon Schick, 44 Sutherland Street ~ New construction**

**Application: Submitted, date-stamped, and Building Inspector reviewed on 2/19/16.**

**Discussion:** The applicant stated that the owners are proposing constructing a two-story house with a three-car attached garage. The house will be approximately 3400 square feet and will meet all zoning requirements. Chairperson Huot asked the applicants to explain what elements, in terms of architectural style and materials, the proposal for the new house borrowed from the existing house that honors the neighborhood and the makeup of the Village.

Mr. Schick stated that the mass and scale of the proposed house are consistent with the existing house and that portion of the street. The mass of the proposed house has been mitigated with multiple eave heights. The house is a simple, classic style of home that is similar to other houses in the surrounding neighborhood. The pitch of the roof and the metal roofing on the dormers are similar to other houses on the street. He also noted that the proposed house will be narrower than the existing house, and the setbacks have been maintained.

Mr. Schick stated that the proposed materials are: asphalt roof, with standing seam metal roof on the dormers and front porch, board-and-batten siding on the upper portion with 9-inch exposure below. The windows will be a combination of double-hung casements, and the entry doors will be painted wood. The gutters will be pre-finished half round with full round conductors. The house will be painted white with white windows. Mr. Schick presented samples of alternative materials, such as for the board to consider instead of wood. He stated that there is no discernable difference between these products and wood.

Member Lanahan questioned some of the details, specifically the rail at the entrance of the house, which doesn't match the character of the house. She stated that the board will need to have further discussions about all the details based on the materials approved for the construction of the house.

Chairperson Huot explained that the Board is not familiar with many of the alternative materials proposed by this applicant. She further stated that the Board will need to research these materials, as they have not been used in the Village. The applicant will provide the Board with further information on the proposed materials, and the application will remain open.

### **Minutes:**

**Motion:** Chairperson Huot made a motion, seconded by Member McBride, to approve the 11/7/16, 12/5/16 and 1/9/17 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 February 2, 2016.**

APRB 02.06.17 Mtg.

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

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Linda Habeeb, Recording Secretary