

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

**PRESENT:**

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

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

Member Lanahan called the meeting to order at 7:05 pm.

**Conflict of Interest Disclosure**

Member Lanahan asked if any of the Board members had a conflict of interest with any of the applications before the Board, and board members indicated that they had no conflicts of interest to report.

**Joe Cipolla, 9 South Main Street (The Lounge) ~ Sign**

**Present:** Joe Cipolla, Business owner, Josh Poulakis

**Application: Submitted, date-stamped, and Building Inspector reviewed on 12/1/16.**

**Discussion:** The applicant is requesting approval for a sign that is installed on the front of the business located at 9 South Main Street. He stated that the sign is made of aluminum and fits into the framed sign space on the front of the building.

***Findings of Fact:***

- The applicant is requesting approval for an installed sign on the business at 9 South Main Street.
- The sign is made of aluminum and matches the sign on the adjacent business.
- The sign is not covering any significant architectural features of the building.

**Motion:** Member Lanahan made a motion, seconded by Member McBride, to approve the application for the installed sign at 9 South Main Street, as submitted.

**Vote:** McBride – yes; Lanahan – yes; Latshaw – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on March 6, 2017.**

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**Paul Zachman, 15 Elmbrook Drive, Breezeway**

**Present:** Paul Zachman, Boardwalk Design, Inc.; Jack Heisman, Homeowner

**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. At the 2/6/17 APRB meeting, 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 applicant presented a revised drawing with the addition of larger windows to improve transparency, while retaining the appearance of a breezeway. He stated that the windows are wood-framed, painted to blend with the house. There is a sill element under the windows. Member Lanahan suggested that while the arch at the top of the windows is a significant defining feature of the house, the windows have a different appearance that doesn't match the windows on the house. It was noted that the windows are set back from the corner of the house.

***Findings of Fact:***

- The owners are proposing enclosing an existing open/roof-covered breezeway connection from the house to the garage.
- The revised drawings have the addition of larger windows to improve transparency, while retaining the appearance of a breezeway.
- The materials are traditional materials that match the existing house.

**Motion:** Member Lanahan made a motion, seconded by Member McBride, to approve the application for enclosing the breezeway.

**Vote:** **McBride** – yes; **Lanahan** – yes; **Latshaw** – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on March 6, 2017.**

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**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. At the 2/6/17 APRB meeting, Board members noted that the proposed volume and proportion of the addition are appropriate, but that the applicant needed to provide complete plans showing the window details and the rooflines.

The applicant presented revised drawings showing the rooflines and the specifications for the proposed windows. The windows will be Trimline, all-wood, double-hung, Liberty windows, with no cladding. Member Lanahan noted that the west elevation is not visible from the public way, and the north and south elevations are minimally visible.

***Findings of Fact:***

- The applicant presented a drawing for a simple roofline for the house.
- The windows will be all-wood windows, not clad with vinyl or aluminum.
- The house is minimally visible from the public way.

**Motion:** Member Lanahan made a motion, seconded by Member McBride, to approve the revised application, as submitted.

**Vote:** McBride – yes; Lanahan – yes; Latshaw – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on March 6, 2017.**

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**Lloyd Theiss, 23 Washington Rd. ~ Garage door**

**Present:** Lloyd Theiss, Homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 2/13/17.**

**Discussion:** The applicant stated that he is proposing replacing the original, nonfunctional garage doors with overhead steel garage doors. He submitted the specifications for the proposed carriage house-style garage doors. Board members pointed out that the doors need to have a flat finish, with no faux-grain surface.

**Findings of Fact:**

- The existing carriage house-style garage doors are not functional.
- The applicant is proposing replacing the doors with steel overhead garage doors with strap hinges and handles.
- The proposed door will fit in the existing opening.
- The proposed door will have a flat finish, with no faux wood grain surface, subject to the approval of the APRB.

**Motion:** Member Lanahan made a motion, seconded by Member McBride, to approve the application for replacement garage doors, as submitted, with the amendment that the finish of the garage doors is subject to APRB approval.

**Vote:** McBride – yes; Lanahan – yes; Latshaw – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on March 6, 2017.**

The applicant also explained that the existing house has non-original asbestos shingles on the porch. He stated that he wants to remove the shingles and either repair the clapboard underneath, or replace the clapboard with wood clapboard that matches the house.

**Motion:** Member Lanahan made a motion, seconded by Member McBride, to amend the application to allow either removal of the asbestos shingles and repair of the clapboard underneath, or replacement of the clapboard with wood clapboard that matches the house.

**Vote:** McBride – yes; Lanahan – yes; Latshaw – yes. **Motion carried. This decision was filed in the Office of the Village Clerk on March 6, 2017.**

**ADJOURNMENT:** There being no further business, Member Lanahan adjourned the meeting at 8:15 pm.

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Linda Habeeb, Recording Secretary