

**Village of Pittsford  
Architectural and Preservation Review Board  
Regular Meeting – February 2, 2009 at 7:00 PM**

**PRESENT:**

<b>Chairperson:</b>	<b>Paul Zachman</b>
<b>Members:</b>	<b>Maria Huot Cristina Lanahan William McBride (absent) Erin Daniele (absent)</b>
<b>Building Inspector:</b>	<b>Skip Bailey</b>
<b>Village Attorney:</b>	<b>Jeff Turner</b>
<b>Recording Secretary:</b>	<b>Linda Habeeb</b>

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

**1. Peter Crooker, 15 Sutherland Street ~ Information only for an addition  
Present: Peter Crooker, Homeowner; Jennifer Ahrens, Architect**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 1-22-09.

**Discussion:** This application is for information only, pending approval of the Zoning Board for area variances. Ms. Ahrens, the architect for the project, presented proposed plans for a rear addition on the house, located at 15 Sutherland Street. She stated that the house was built in 1916, and is an American Four Square, with simple massing. In 1978, a family-room addition was added to the rear of the house, with an enclosed porch and a deck. The proposal is for an addition over the existing rear addition. She stated that the siding and trim are proposed to be a Hardy Plank product that will match the detail and profiles of the original house. The existing siding on the addition, which is a fiberboard, is failing and will be replaced with the Hardy product, and the proposed windows will be Anderson 400-series wood sash, vinyl-clad windows to match the windows in the first floor addition. Chairperson Zachman suggested adding more space between the center mullion on the windows. The applicant is also possibly proposing to add a skylight. Board members explained that if the applicant proposes to add a skylight, it would be preferable that it not be visible from the street. Member Lanahan expressed concern that the rear addition is not cohesive with the house. Board members also noted that there are very few options for placement of an addition on the rear of this house. Chairperson Zachman informed the applicants that when they return with a formal application, they should include details of the porch railing.

The applicants will return to the Board with a formal application at the next meeting, after the February meeting of the Zoning Board.

**2. Dave Gross ~ 25 Boughton Avenue ~ Modification to plans  
Present: Dave Gross, Woodcrafters Construction, Inc.**

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 12-10-08.

**Discussion:** The applicant stated that he is requesting a modification to his previously approved application for an addition. He is proposing eliminating the two upper windows on the north and south sides of the house, and replacing an existing window with a new window to match three other windows on the south elevation. Board members stated that it would be inappropriate to eliminate all the windows on the second floor of the side elevation.

**Motion:** Chairperson Zachman made a motion, seconded by Member Huot, to **approve** the two changes on the previously approved plans for the exterior of the house:

1. The lower front window on the south elevation, which was to be preserved, will be replaced by a new window, the basis for the modification being that it will be an exact match to the other three windows that are being replaced on that elevation, and will be a visual improvement; and
2. Placement of the shorter window in the bathroom as was originally depicted on the plan.

**Vote:** Zachman –yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on February 3, 2009.

### **3. Pittsford Farms Dairy ~ 44 North Main Street ~ Modification to plans**

**Present:** Ron Morgan, Project Manager ; Charles Corby, owner

**Discussion:** The applicants stated that they are requesting modifications to the previously approved application for the new construction at Pittsford Farms Dairy. Mr. Corby stated that they are proposing pulling forward the roofline and extending it across the recessed side entry/connector area on the south side of the new building, and the siding material for the recessed entry/connector area and the south wall of the processing plant will be changed from clapboard to board-and batten. He is also proposing adding a sliding door window cover for the second floor to match the sliding door cover on the first floor level directly below.

**Motion:** Chairperson Zachman made a motion, seconded by Member Lanahan, to **approve** the modifications to the previously approved plan for the exterior of the building:

1. Eliminate the portico roof, and the main roofline will be drawn across the recess between the plant and the Dairy store on the front, to have a continuous drip edge and gutter, with a slight eave wrap around each end where it attaches to the extended portions of the building; the trim and bracketry to match what was previously approved on the other portions of the building; the siding for the recessed side entry/connector area and the south wall of the processing plant will change from clapboard to vertical board-and batten, to match the front retail store building; and
2. Installation of a sliding door window cover for the second floor over the sliding doors installed on the first floor level, which will be built and constructed in the same manner as the lower doors.
3. The applicants have the option of changing the hardiplank siding to vertical board-and batten siding for the walls of the above-described south elevation.

### **4. Thomas Heagerty, 19 Elm Street ~ Windows**

**Present:** Thomas and Cynthia Heagerty, Homeowners

**Discussion:** The applicants stated that they are proposing replacing 13 vinyl replacement windows that are in serious disrepair. They indicated that in many of the windows, the glass has permanent moisture trapped between the panes, and the windows are clouded over. The house has a variety of double-hung windows, which are not original to the house. They stated that Chairperson Zachman had suggested that they contact Rochester Colonial to inquire about a sash replacement kit, the Tilt Pac Double-Hung Replacement Window. Upon further inquiry, they were told by a representative from Rochester Colonial that the company would not install these windows, because the windows do not perform up to their standards. They stated that they are seeking approval to replace the 13 windows with double-hung, wood windows with aluminum cladding, or some other maintenance-free exterior that is within Village Code requirements.

Chairperson Zachman stated that the Board will address the question of what is the appropriate exterior treatment for the sash. He stated that if installed correctly, the Tilt Pac Replacement window would be appropriate. The application will remain **open**, so that the

Board and the applicants can investigate options for finding either a sash replacement or full sash and jamb kit.

**Member Items:**

**Motion:** Chairperson Zachman made a motion, seconded by Member Lanahan, to **approve** the January 5, 2009 minutes.

**Vote:** Zachman –yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on February 2, 2009.

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

Linda Habeeb, Recording Secretary

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