

**Village of Pittsford  
Architectural and Preservation Review Board  
Regular Meeting – August 3, 2009 at 7:00 PM**

**PRESENT:**

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

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

**Graham Fennie, 16 N. Main Street ~ Sign**

**Present:** Graham Fennie

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 7/16/09.

**Discussion:** The applicant stated that he is proposing installing a building-mounted sign on the building located at 16 North Main Street. He presented a "mock-up" of the sign and documentation with the dimensions for the sign. He stated that the sign will be made of wood, and will be the same size, and installed in the same location, as the previous sign. Chairperson Zachman stated that the proposed sign conforms to the Zoning Code, per the Building Inspector.

**Findings of Fact:**

- ❖ The proposed sign is a wood sign, stained, with oak, cut-out letters.
- ❖ The sign will be installed on the front of the building adjacent to the front entrance.
- ❖ The proposed sign will not cover or damage any significant architectural features of the building.

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

**Vote:** McBride – yes; Zachman –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 3, 2009.

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**Lawrence Mastrella, 57 Monroe Ave (Realty USA) ~ Sign**

**Present:** Lawrence Mastrella

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 4-22-09.

**Discussion:** This is an open application for a sign. Chairperson Zachman explained that in 2007, the application for a sign was approved by the Zoning Board. The applicant received a building permit from the Building Inspector, and the sign was installed, as approved by the Zoning Board. Chairperson Zachman stated that the applicant should have come before the APRB for approval, prior to installation of the sign. He stated that according to the November 26, 2007 Zoning Board minutes, the fact that APRB approval for the sign was required was discussed at that meeting.

Chairperson Zachman stated that the sign conforms to the Zoning Code, so the issue before the Board is whether the size of the sign letters is appropriate for the residential, Neo-Colonial-style

building. He submitted, for the record, a letter from Katie Eggers Comeau, from the Landmark Society, which stated that "... the sign is appropriately placed on the entablature, and the style of lettering is appropriate to the Colonial Revival style of the building." She further stated in the letter that while the letters seemed appropriately sized when viewed from a moving car, they seem disproportionately large when standing at the gas station across the street. She concluded that, "... since the sign is, in most respects, appropriate to the building and setting... I would not advise the Board to require alterations to the sign. Signage is fairly ephemeral, and letters that are slightly oversized do not constitute a permanent change that will harm the character of the Village, especially as this is a commercial setting across the street from a gas station with quite a bit of signage."

The applicant pointed out that the building is located 33 yards from the railroad tracks, and he stated his opinion that the sign is not intrusive.

Member McBride stated his view that the sign is too intrusive for the residential area in which it is located. Member Daniele stated that, in her opinion, the sign is not intrusive.

Chairperson Zachman stated that an important factor in this case is that the building is located in an area that has primarily vehicular traffic, and not a great deal of foot traffic. He also noted that there are other signs of similar size in the area.

**Findings of Fact:**

- ❖ The building is a commercial office building, built in 1968.
- ❖ The building is a Neo-Colonial-style building, which is located on the fringe of the village, adjacent to railroad tracks.
- ❖ The building is located in an area that has primarily vehicular traffic.
- ❖ The building is located at the gateway to the residential area and has some residential characteristics.
- ❖ There is a service station across the street from the building.
- ❖ The building is set back 40 feet from the houses on the east end of Monroe Avenue.
- ❖ The building shares a driveway with the office park behind it.
- ❖ The lettering is situated on a header beam of the two-story porch overhang, and is not covering or altering any significant architectural features of the building.
- ❖ Two houses in the immediate area of the building were sold after the sign was installed.

**Motion:** Chairperson Zachman made a motion, seconded by Member Daniele, to approve the sign, as installed.

**Vote:** McBride – yes; Zachman –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 3, 2009.

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**Judith Peace, 70 North Main Street ~ Enclosed porch**

**Present:** Judith Peace, homeowner

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** The applicant stated that she is proposing installing a solarium addition over the patio on the southeast rear corner of the house. She submitted documentation indicating the dimensions and materials for the porch. She stated that the exterior features of the addition will match the existing features of the house. It was noted that only the south elevation is visible from the street. She stated that she is proposing either casement windows or double-hung windows for the addition. Board members pointed out that since the other windows on the house are one-over-one, double-hung windows, it would be more appropriate to have this type of window continued on the south elevation of the addition.

**Findings of Fact:**

- ✧ The house was built in 1914.
- ✧ Only the south elevation of the addition will be visible from the public way.
- ✧ The windows and siding are original to the house.

**Motion:** Chairperson Zachman made a motion, seconded by Member Daniele, to approve the application for a solarium addition, with the following conditions:

1. The block foundation will be parged to effect a rough appearance more compatible with the rusticated block on the existing house foundation.
2. The windows on the south elevation will be one-over-one, double-hung windows, as depicted on the revised drawings, dated July 28, 2009.
3. The windows and doors on the south elevation will be nonclad, wood sash doors and windows.
4. All external features will match the house, including window and door trim, siding material and reveal, and eave and soffit trim treatment.

**Vote:** McBride – yes; Zachman –yes; Daniele - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 3, 2009.

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**Michael & Karoline Trojian, 31 W. Jefferson Road ~ Barn renovations**

**Present:** Michael & Karoline Trojian

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 6/24/09.

**Discussion:** This is an open application for renovation of a barn, which is located at 31 West Jefferson Road. The proposed plan is to raise the barn, fix the foundation, replace the structural beams as needed, and renovate the barn to create a two-car garage with a loft over the garage. New doors and windows will be installed, and exterior siding will be applied and stained. Mr. Trojian stated that he had revised the proposed plans to reflect suggestions made by the Board at the July meeting. He presented the revised plans, showing the proposed location of the windows and doors and the dimensions and materials. After some discussion, Chairperson Zachman added a number of additional items to the plans.

Chairperson Zachman stated that the barn is in disrepair, and this proposal would be an example of an adaptive re-use of a structure. He noted that the style of the renovated barn should be simple, and he stressed the importance of retaining the characteristics of the original barn.

**Findings of Fact:**

- ✧ The existing barn is in an advanced state of disrepair
- ✧ A full siding replacement of the vertical siding is required.
- ✧ The original siding appearance will be maintained.
- ✧ This proposal is an adaptive re-use of an older structure for a modern use.
- ✧ The proposal is for conversion to a garage and an upstairs area as a functional space.
- ✧ The windows on the exterior are located in specific locations due to internal framing.
- ✧ All exterior features are in keeping with a modest, utility-type structure.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for renovation of the barn, with the addition of items 15-22 that were added to the schedule of materials.

**Vote:** McBride – yes; Zachman –yes; Daniele - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 3, 2009.

**Member Items:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the June 1, 2009 minutes.

**Vote:** McBride – yes; Zachman –yes; Daniele - yes. ***Motion carried.***

**ADJOURNMENT:** There being no further business, Chairperson Zachman adjourned the meeting at 8:30 pm.

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Linda Habeeb, Recording Secretary