

Village of Pittsford
Architectural and Preservation Review Board
Monday January 3, 2011 at 7:00 PM

PRESENT:

Chairperson:	Paul Zachman
Members:	Cristina Lanahan
	William McBride
	Maria Huot
	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.

Richard D'Ambra, 8 Schoen Place (Aladdin's) ~ Installation of mechanical equipment
Present: Richard D'Ambra, Contractor; John Crawford, owner

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/27/10.

Discussion: Mr. D'Ambra stated that they are proposing installing air-conditioning and heating units at the restaurant located at 8 Schoen Place. Board members discussed various locations for the installation of the equipment, and determined that there is no acceptable ground location for the placement of the units, due to high traffic and public use areas surrounding the building. The Board determined that the installation of the equipment vertically on the building would be the most appropriate placement for the units, and they should be painted to match the building.

Findings of Fact:

- The proposal is for installation of air-conditioning and heating units to replace aging equipment that serves the restaurant.
- There is no acceptable ground placement for the units, because the west side of the building is a public use area, and the east side of the building is a high traffic area adjacent to the parking area, which is visible and subject to damage.

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the installation of the equipment as follows:

1. On the east side of the building, the units will be mounted vertically, one over the other, between two existing window openings, with a single conduit feeding up to both units, and painted to match the color of the building; and
2. On the opposite end of the building, two units will be mounted, side-by-side, under the gable peak above the flat roof that wraps around from the porch, and painted to match the color of the building.

Vote: McBride – yes; Zachman –yes; Lanahan – yes; Huot – yes; Daniele - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on January 3, 2011.

Mike Piccirilli, 35 Rand Place ~ Windows

Present: Mike Piccirilli, owner; Paul Zachman, Boardwalk Design, Inc., applicant

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/21/10.

Discussion: The applicants are proposing replacing two sets of casement windows on the south side of the house, located at 35 Rand Place. The windows are not original to the house. Mr. Zachman stated that the existing casement-style windows, with modern brick mold trim, do not match the style of the house. The proposed replacement windows are all-wood, non-clad, double-hung windows, with trim painted to match the other windows on the house. Mr. Zachman submitted documentation of the proposed windows.

Member Lanahan suggested that the proposed width of the individual windows be narrowed, with a wider mull casing added between the units to make up the difference in overall width. This modification would improve the proportions of the individual windows and match more closely the style and configuration of the other original windows of the house.

The applicants are also proposing replacement of an existing basement door, which has a rotted sill and loose and separating door panels. They presented photographs of the existing door and documentation indicating the style and materials of the proposed door. Board members expressed concern with the style of the door, and will hold this portion of the application open for the applicants to present a more appropriately proportioned door.

Findings of Fact:

- The windows to be replaced are not original to the house.
- The windows are casement windows with brick mold, which is not the typical style of the other windows on the house.
- The proposed windows are all-wood, non-clad windows.
- The set of 4 windows will be replaced with 3 windows, and the set of 3 windows will be replaced with 2 windows, with mullions approximately the size of the casement between each window, which follows the pattern of the windows in the front and rear of the house.

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

Vote: McBride – yes; Zachman – abstain; Lanahan – yes; Huot – yes; Daniele - yes. *Motion carried.* This decision was filed in the Office of the Village Clerk on January 3, 2011.

Information only:

Mike Piccirilli, 35 Rand Place ~ Garage

Present: Mike Piccirilli, owner; Paul Zachman, Boardwalk Design, Inc., applicant

Discussion: Mr. Zachman stated that the existing one-car garage on the property is not in a functional location because it is located in very close (6") proximity to the house. He stated that the owner is seeking information from the Board regarding demolition of the current garage, and construction of a two-car garage, which would be located farther back on the property.

Board members stated that the APRB usually does not approve applications to demolish contributing historic buildings in the village. The APRB requires the owner to prove hardship, or that demolition is the only way for the owner to receive a reasonable return on the property. This standard applies to both the main building on a property, as well as any contributing historic outbuildings, such as garages, carriage houses, and barns. Member Huot stated that many village homes have single-car garages that are located in less than ideal places on the property, but that the lack of functionality, or a desire for a larger garage, are not valid reasons to demolish a structure in an historic village.

Board members suggested that the applicants consider relocating the existing garage farther back on the property and building an addition on the garage, thereby preserving the original structure and allowing for a larger, functional garage for the homeowner.

Board members suggested that the applicants contact Historic Pittsford for an evaluation of the garage to determine its historic significance as it relates to demolition.

Member Items:

- The Board discussed possible locations for the exhaust fan for an application for a special use permit to operate a take-out pizza establishment that is before the Board of Trustees for approval.
- Board members discussed the status of the proposed development at 75 Monroe Avenue.
- **Minutes:** December 6, 2010

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the December 6, 2010 minutes, as amended.

Vote: McBride – yes; Zachman –yes; Lanahan – yes. *Motion carried.*

ADJOURNMENT: There being no further business, Chairperson Zachman adjourned the meeting at 9:30 pm.

Linda Habeeb, Recording Secretary