

**Village of Pittsford  
Architectural and Preservation Review Board  
Monday August 6, 2012 at 7:00 PM**

**PRESENT:**

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

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

**John & Angeline Roberts, 54 Sutherland Street ~ Pergola**

**Present:** John & Angeline Roberts, homeowners

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/23/12.**

**Discussion:** The applicants presented a proposal for a vinyl garden pergola to be installed by the rear entryway of their house, located at 54 Sutherland Street. Chairperson Zachman noted that cedar would be a more appropriate material for this type of structure. Board members stated that the pergola should be a simple style that is compatible with the style of the house.

***Findings of Fact:***

- ◆ The proposed structure will not be attached to the house.
- ◆ The pergola will be installed in the rear of the house and will be only partially visible from Jefferson Road.
- ◆ The house is a painted masonry block home.
- ◆ The proposed structure is compatible with the design of the house.
- ◆ The structure will not cover or damage any significant architectural features of the house.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of a wood pergola, constructed to resemble the submitted photograph, with the option to modify the end profiles.

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 6, 2012.

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**Linda Sterber, 22 Boughton Avenue ~ Fence & door**

**Present:** Linda Sterber, homeowner

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/30/12.**

**Discussion:** The applicant stated that she is proposing installing a picket fence along the front of the property located at 22 Boughton Avenue. The applicant submitted documentation and photographs indicating the proposed location, dimensions, and material for the fence.

**Findings of Fact:**

- ◆ The proposed fence will be made of wood and painted white.
- ◆ The fence is an appropriate style for the house and neighborhood.
- ◆ The proposed fence will be 3 feet in height.

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

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2012.

The applicant is also proposing installation of a bilco-style basement door on the south side of the house. She stated that currently, the only access to the basement is from inside the house, through a small door located under the stairway to the second floor. She explained that the rear and the north side of the house would not be practical locations for installation of a basement door. She stated that the door will be made of steel and powder coated to resemble a paint finish.

**Findings of Fact:**

- ◆ The proposal is for installation of a bilco-style door on the south side of the house, which is located on a corner lot.
- ◆ The proposed location is not the front façade of the house.
- ◆ There is no other practical location to install the door.
- ◆ The proposed door is an appropriate style door for the house.
- ◆ The door will be made of steel and powder coated to resemble a paint finish.
- ◆ There will be landscaping to mitigate the view of the door from the public way.

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

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2012.

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**Yitzi Hein, 21 Lincoln Avenue ~ Enclose porch**

**Present:** Yitzi Hein

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/24/12.**

**Discussion:** The applicant is proposing installing a wood picket fence at the house located at 21 Lincoln Avenue. He stated that the style of the proposed fence will be the same as the fence located at the neighbor's house across the street. He submitted a survey map indicating the location for the proposed fence.

**Findings of Fact:**

- ◆ The fence will be a wood, painted, picket fence with a gate.
- ◆ The posts will be cut off at the top rail.
- ◆ The fence will extend from the barn to the furthest extension where the house meets the sidewalk, as shown on the survey map.

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

**Vote:** McBride – yes; Zachman – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2012.

The applicant stated that he is seeking information regarding a proposal to enclose the porch on the west side of the house, and installing a deck and railing on the roof, to create a play area for children. Chairperson Zachman stated that it would not be appropriate to enclose the historic porch on this house. Board members discussed various alternatives, such as adding a porch extension. This portion of the application will remain open, so the applicant can investigate various options.

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**The Erie Grill at the Del Monte Lodge, 41 North Main Street ~ Renovations**

**Present:** Christopher Lopez, Mark Pandolf, Architects

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/20/12**

**Discussion:** Mr. Lopez stated that the proposed renovations to the Erie Grill include: the reconfiguration of the dining areas, bar, and west entrance. At a previous APRB meeting, board members stated that creating a stronger visual connection between the Erie Grill and the canal setting could be of benefit. The applicants presented revised plans, with two concepts: one to differentiate the addition from the existing building, and one to match the existing building.

**Findings of Fact:**

- ◆ The existing building is a 1998 addition in the post-modern style.
- ◆ The proposed addition does not damage or destroy any significant architectural features of the building.
- ◆ The orientation of the addition extending out from the gable end façade is shifting to correlate with parallel orientation to canal.
- ◆ The existing retaining wall and arborvitae hedge along the property line to the south end just prior to the start of the proposed addition and its new orientation will help define the specific view-scape from the interior of the space.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to grant lead agency status to the Planning Board for the SEQR process.

**Vote:** Zachman – yes; McBride – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2012.

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve Plan G2, with the conditions that:

1. The side windows on both sides of both additions will be solid recessed EFIS, preserving the column, architrave, and water table detail;
2. The glass windows in the front will be transparent glass above and spandrel glass below, to be compatible with the interior use of the addition; and
3. The approval is subject to Planning Board approval and issuance of a SEQR negative declaration.

**Vote:** Zachman – yes; McBride – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2012.

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**Paul Zachman, 5 Stonegate Lane ~ Porch roof**  
**Present:** Paul Zachman, Boardwalk Design

**Application: Submitted, date-stamped, and Building Inspector reviewed on 7/19/12.**

**Discussion:** Mr. Zachman stated that the owners are proposing installing two porch roof structures over existing open decks. Also proposed is installation of a fence. The porches are located in the rear of the house and are minimally visible from the public way. The material will be wood, to match the existing house. He presented documentation and photographs indicating the proposed location and materials for the roofs.

**Findings of Fact:**

- ◆ The house is a Colonial style house, built in 1984.
- ◆ The porches are located in the rear of the house and are minimally visible from the public way.
- ◆ The porch columns will incorporate elements from the columns on the front of the house.
- ◆ The material will be wood, painted to match the existing house.
- ◆ The glass in the gables is an appropriate material for this era of house.
- ◆ The new skylights will match the existing skylights in the house.

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for installation of two porches, as submitted, subject to Planning Board approval for an area variance for the east porch.

**Vote:** McBride – yes; Lanahan – yes; Huot - yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on August 6, 2012.

The applicant is also proposing replacing the deteriorating fence on the west side of the property. Board members stated that the proposed fence is more transparent, and would be an improvement to the existing fence.

**Findings of Fact:**

- ◆ The proposed fence is appropriate for this style of house.

- ◆ The fence will be made of cedar.
- ◆ The fence is on the west side of the property

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the application for installation a fence, as submitted.

**Vote:** McBride – yes; Lanahan – yes; Huot - yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on August 6, 2012.

**Member Items:**

**Motion:** Chairperson Zachman made a motion, seconded by Member McBride, to approve the 4/2/12 minutes, as drafted.

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

**Motion:** Member Huot made a motion, seconded by Member McBride, to approve the 6/4/12 minutes, as drafted.

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

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

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Linda Habeeb, Recording Secretary