

**Village of Pittsford
Architectural and Preservation Review Board
Monday December 3, 2012 at 7:00 PM**

PRESENT:

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

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

Barbara Willard, 20 Washington Road ~ Fence

Present: Barbara & Steven Willard, homeowner

Application: Submitted, date-stamped, and Building Inspector approved on 11/20/12.

Discussion: The applicant is proposing installing a wood fence along the southwest and northeast property lines at 20 Washington Road. The proposed fence will be 4 feet in height in the front, and higher in the rear, not to exceed 6 feet.

Findings of Fact:

- ◆ The proposed fence is a board-on-board wood fence that will match a partial fence that is currently installed on the property.
- ◆ The style of the proposed fence is a simple style that is appropriate for the setting.
- ◆ The location for the fence is only minimally visible from the public way.
- ◆ The fence in the front of the property will be 4 feet in height, and will extend to greater height in the rear corner of the property.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of the 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 December 3, 2012.

Alyssa Plummer, 72 South Main Street ~ Fence

Present: Jim Beswick, contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/16/12.

Discussion: The applicant is proposing installing a 6-foot-high stockade fence on the south side of the property located at 72 South Main Street. It was noted that the proposed fence will be

minimally visible from the public way. The application included a site map and photograph indicating the location for the proposed fence.

Findings of Fact:

- ❖ The proposed fence is a 6- foot-high fence with standard 1x3 pickets.
- ❖ The fence will be installed on the south property line connected to an existing stockade fence on the east property line.
- ❖ The proposed fence is similar to other fences in the area.
- ❖ There will be no ornamental posts extending beyond the fence panels.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of the 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 December 3, 2012.

Jim Swetman, 4 Elmbrook Drive ~ Generator

Present: Jim Swetman, Home Power Systems

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/5/12.

Discussion: The applicant is proposing installing a standby generator on the east side of the property. He explained that the generator unit cannot be installed in the rear of the house because there is an existing patio and hot tub in that location.

Findings of Fact:

- ❖ The generator unit is proposed to be installed on the east side of the house adjacent to existing air-conditioning units, camouflaged by landscaping installations on the front corner.
- ❖ This is an appropriate area to locate the generator in conjunction with the other mechanicals.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for installation of the generator, as submitted, with the condition that evergreens be planted to the east and northeast to shield the view of the unit from the side.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on December 3, 2012.

Ryan Kinney, 27 East Jefferson Road ~ Porch

Present: Ryan Kinney, homeowner

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/21/12.

Discussion: The applicant is proposing installing a porch (portico) on the front of the house. He submitted a site plan and photographs of the front of the house.

Finding of Fact:

- ❖ The house is a Colonial Revival style house built in 1929.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the 7'x 5' stoop, as submitted, with the condition that all the elements on the existing door surround will be pulled forward, and the front column will assume the same dimensions as the existing pilaster columns surrounding the front entry. The porch floor shall be T&G fir flooring. The elevation of the stoop requires no skirting, railing, or step configuration.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 3, 2012.

John Caselli, 10 East Jefferson Road ~ Addition

Present: John Caselli

Application: Submitted, date-stamped, and Building Inspector reviewed on 10/16/12.

Discussion: The applicant presented final plans for an addition for the house located at 10 East Jefferson Road. He stated that the Planning Board had approved the addition at the November PZBA meeting. The applicant stated that he is proposing removing the vinyl windows on the first floor of the existing house and replacing them with wood windows. The original sashes on the second-floor original windows of the existing house will be preserved. He is also proposing installation of a cross-gable addition in the rear of the house.

Findings of Fact:

- ❖ The addition was reviewed and approved by the Planning Board at the November PZBA meeting.
- ❖ The vinyl replacement windows on the first floor of the existing house will be replaced by wood, primed windows, in the same configuration and style as the new windows in the addition on the rear portion of the house.
- ❖ The original sashes on the second-floor original windows of the existing house will be preserved.
- ❖ All exterior features of the cross-gable addition in the rear of the house will match the existing features in material and appearance.
- ❖ The proposed addition is the appropriate scale, mass, and roofline configuration for the style of house.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for an addition, as revised with red-line modifications on 12/3/12, and with the rear deck withdrawn from the plans.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 3, 2012.

Tracy & Dion Lopes, 8 Stonegate Lane ~ Addition

Present: Dion Lopes, homeowner; John Milne, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 11/16/12.

Discussion: The applicant presented proposed plans for an addition to be constructed over the attached garage at the house located at 10 East Jefferson Road. Chairperson Zachman explained that because the addition exceeds 400 square feet, the plans will have to be approved by the Planning Board, also. The addition will match all the existing exterior features in material, dimension, and proportion.

Findings of Fact:

- ❖ The house is a Georgian Colonial Revival style home, built in 1940.
- ❖ The proposed addition will be constructed on the second floor over an existing attached garage.
- ❖ The proposed addition is appropriate for the house.
- ❖ The addition will match all the existing exterior features in material, dimension, and proportion.
- ❖ The windows will be wood, double-hung windows.
- ❖ No significant architectural features of the existing house will be removed or destroyed.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the application for an addition, with the condition that the windows have exterior applied muntins on the glass, and subject to Planning Board approval.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. ***Motion carried.*** This decision was filed in the Office of the Village Clerk on December 3, 2012.

James Kirchhausen, 5 South Main Street ~ Windows

Present: James Kirchhausen, owner; Paul Bogacki, Rochester Colonial

Discussion: Chairperson Zachman explained that five windows on the second floor on the north side of the building located at 5 South Main Street had non-original, aluminum replacement windows, which the applicant replaced with vinyl replacement windows, prior to receiving APRB approval. The proposal is for replacement of the inappropriate vinyl windows with Marvin Infinity fiberglass pocket-style, double-hung replacement windows.

Findings of Fact:

- ❖ The second floor of the building had aluminum replacement windows, installed circa 1978, which the applicant replaced with inappropriate vinyl replacement windows.
- ❖ When the aluminum windows were installed, extension jambs and other window-opening treatments were put in place that have been integrated into the interior trim of the building, and in removal of the aluminum windows, the existing window sills were damaged.
- ❖ Given the state of the window openings, it would be appropriate to install historically accurate replacement windows that preserve the original glass space in the window openings that existed with the original windows.

Motion: Chairperson Zachman made a motion, seconded by Member McBride, to approve the installation of five Marvin Infinity fiberglass double-hung replacement window units, set to the appropriate size for the existing window openings, subject to submittal of a formal application and supporting documentation.

Vote: McBride – yes; Zachman – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on December 3, 2012.

Paul Zachman, 10 South Street ~ Window

Present: Paul Zachman, Boardwalk Design

Discussion: The applicant stated that the proposal is to relocate the double-hung window on the south wall approximately 3 feet. He presented documentation and a photograph indicating the location for the window. He stated that the siding will be filled in.

Findings of Fact:

- ❖ The relocation of the window will not alter or damage the architecture of the house.

Motion: Member Lanahan made a motion, seconded by Member McBride, to approve the application for relocation of the window, as submitted.

Vote: McBride – yes; Lanahan – yes; Huot – yes. **Motion carried.** This decision was filed in the Office of the Village Clerk on December 3, 2012.

Member Items:

Motion: Chairperson Zachman made a motion, seconded by Member Lanahan, to approve the 11/5/12 minutes, as drafted.

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

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

Linda Habeeb, Recording Secretary