

**Village of Pittsford
Architectural and Preservation Review Board
Monday February 4, 2019 at 7:00 PM**

PRESENT:

Members:

William McBride (absent)

Lisa Cove

Ken Morrow

Alternate: Ron Johnson

Village Attorney: Jeff Turner

Recording Secretary: Linda Habeeb

Member Cove called the meeting to order at 7:10 pm. She stated that she will be acting Chairperson for this meeting.

Conflict of Interest Disclosure: Board members had no conflicts of interest to declare.

Sami Mina ~ Fence & Awning

Present: Sami Mina, Business owner; Greg Brayer, Contractor

Application: Submitted, date-stamped, and Building Inspector reviewed on 1/4/19.

Discussion: The applicant stated that he is proposing installing a fence in the rear of the property at 14 South Main Street. He explained that previously, there had been a row of arborvitae planted in the area to screen the parking lot, but the plantings were damaged during snow removal. The proposed fence will be made of cedar and will be 3 feet in height and 30 feet in width. The posts will be 4x4 and will face the owner's side.

Motion: Member Cove made a motion, seconded by Member Johnson, to approve the application for installation of a fence, as submitted.

Vote: Morrow - yes; Cove - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on February 4, 2019.*

The applicant is also proposing installing an awning on the building over the side patio. The awning is a wave valance with a 7-inch drop and black steel posts. The applicant submitted photographs and specifications for the proposed awning.

Findings of Fact:

- The building is a circa 1960 brick colonial revival building.

- Awnings were compatible and widely in use during the time of the building's construction.
- The installation of the awning on the north side will not conceal any significant architectural features of the building.

Motion: Member Cove made a motion, seconded by Member Morrow, to approve the application for installation of an awning, as submitted.

Vote: Morrow - yes; Cove - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on February 4, 2019.*

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**Adam Chodak, 76 South Street ~ Dock**

**Present:** Adam Chodak, Homeowner

**Application:** Submitted, date-stamped, and Building Inspector reviewed on 1/9/19.

**Discussion:** The applicant stated that the proposal is for construction of a dock on the canal. He stated that he has been granted preliminary approval from the Canal Corporation regarding the location and size of the dock. He is proposing using the same design plans as the dock that was built at 15 Austin Park in 2016, for which the APRB granted approval. He stated that the dock will be constructed of pressure-treated wood decking. He also stated that no trees will be removed to build the dock.

**Findings of Fact:**

- The Erie Canal is a National Historic Landmark.
- Docks, including residential docks, have been a normal part of the Village landscape since the third quarter of the nineteenth century.

**Motion:** Member Cove made a motion, seconded by Member Morrow, to approve the application for construction of a dock, as submitted.

**Vote:** Morrow - yes; Cove - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on February 4, 2019.*

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Robert Michaels, 34 - 34½ State Street ~ Additions

Present: Robert Michaels, Homeowner; Jack Sigrist, Architect

Application: Submitted, date-stamped, and Building Inspector reviewed on 12/19/18.

Discussion: This is a continuation of review of an application for small additions to two buildings located at 34 & 34½ State Street. The proposed work and site meet all Village requirements for parking, setbacks, etc. The buildings were not built on the site, but were relocated there from State Street.

At the January meeting, board members expressed concern that the proposed additions were not in character with the Village. Members also requested that the applicant consider using primed pine for the corner boards and exterior trim, instead of Azek, and also using wood decking.

The applicant submitted revised drawings for the Board to review. The roofline of the one-story building at 34½ State Street has been redesigned as follows: the wall on the south elevation is offset by four feet and the size of the addition is reduced. The house now incorporates concepts that closely reflect the cascading architecture that is common in other Pittsford Village additions, and is consistent with the evolutionary manner in which additions were built in the Village.

In response to the Board's architectural consultant, the revised plans include the provision of an offset in all locations where it is practical. In respect to the two-story house, because of the requirement to provide a handicap accessible powder room, the addition cannot be recessed inward 6" because there would not be enough room inside the house to comply with the access requirements for a handicap powder room. An offset is utilized to distinguish the addition from the original structure. Mr. Michaels showed examples of other homes in the Village where it was common practice to use the original corner board of an existing house as a delineator for additions, when the addition is flush with the existing house, as it is on the north elevation of the two-story house at 34 State Street.

Based on recommendations of the board, all exterior trim will be primed pine, instead of Azek, the porch floors will be painted tongue-and-groove wood fir flooring, and all ramp material will be pressure-treated wood instead of Azek. The proposal for the windows has been revised, as described in the specifications submitted for the record.

A letter in support of this application was submitted by Village resident, Peter Brizee.

Motion: Member Cove made a motion, seconded by Member Morrow, to approve the revised plans, with the following changes:

1. The corner window of 34 State Street will match the window on the east elevation of the house at 34½ State Street to consist of one window on the canal side and two windows on the east side..
2. Instead of the French door series of three windows, the applicant will submit plans for a tripartite window arrangement for approval.

Vote: Morrow - yes; Cove - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on February 4, 2019.*

Member Items:

Minutes:

Motion: Member Cove made a motion, seconded by Member Morrow, to approve the 01.03.19 APRB meeting minutes, as drafted.

Vote: Morrow - yes; Cove - yes; Johnson - yes. *The decision was filed in the office of the Village Clerk on February 4, 2019.*

The meeting was adjourned at 9:00 pm.