

**VILLAGE OF PITTSFORD
HISTORIC PRESERVATION BOARD
REGULAR MEETING**

Monday, March 20, 2023, at 5:30 PM

PRESENT:

Chairperson: Jeff Pollock (absent)
Members: Virginia Searl
Kendra Evans
Christopher Dabroski (absent)
Daniel Olson (acting Chair)

Village Attorney: Jeff Turner
Building Inspector: Steve Lauth (absent)
Recording Secretary: Meghan Arscott

CALL TO ORDER

Motion by Member Evans, and seconded by Member Searl, to open the HPB Meeting for March 20, 2023.

Vote: Searl – yes; Evans – yes; Olson – yes; *Motion Passes.*

CONFLICTS OF INTEREST DISCLOSURE

Board members indicated that they had no conflicts of interest to disclose.

The attorney announces to the applicants that they are entitled to a full board being present. Three votes are needed to pass a vote. Three board members are present.

• **74 North Main Street – Window Replacement (continued)**

Present: Ivica Bratic (contractor), Eduardo Torrado (owner)

Application was submitted, date-stamped, and reviewed by the Building Inspector on 03.02.23.

The applicant returned to the Board after previously being approved for replacing all of the windows on the home with wood windows (wood for wood). The applicant partially installed windows with an aluminum-clad exterior and wood interior. The applicant has returned for approval to replace all wood windows around the house, with the exception of the three windows on the exterior of the home. He is seeking approval for clad exterior windows on the rear of the home due to the lack of visibility from the street.

Motion by Member Searl, and seconded by Member Evans to approve the application of windows at 74 North Main Street as submitted with the following condition and clarification of the application – The grill patterns will match the previously existing windows on the home (photographic evidence of the grills are on the historical photos), with the following condition – the simulated divided lights will be simulated by using the manufactures 7/8” muntin on the outside of the insulated glass, the interior side of the insulated glass, and between the two panes of insulated glass. The windows approved today are not part of the original application. The trim-line custom, wood windows that were submitted by the applicant at this meeting are approved.

Vote: Searl – yes; Evans – yes; Olson – yes; *Motion Passes.*

FINDINGS OF FACT: The window replacement complies with the Village’s ordinance and design standards. They are reversible. They represent no negative impact on the resource. The windows

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were reviewed by one of the Village's designated window experts, and he determined the windows to not be in sufficiently good condition to be retained.

When the Building Inspector views the rear of the home, the determination will be given if clad windows can be installed on the rear, as they will not be visible. Otherwise, all-wood windows will be installed on the rear of the home.

- **24 Locust Street – Heat Pumps**

Present: Melissa Valley (attorney), Katie McCormick (owner)

Application was submitted, date-stamped, and reviewed by the Building Inspector on 03.06.23

The applicant is seeking a Certificate of Appropriateness for heat pumps that were recently installed at 24 Locust Street.

The Landmark Society has been approving heat pumps in other historical villages, but they suggest painting the exterior heat pump pipes/downspouts to match the house.

There is no separate section in the Village's design standards, in regard to guidance, that speaks to gutters and downspouts.

Motion by Member Searl, and seconded by Member Evans to approve the application as submitted with the condition that the ducting/piping be painted to match the house as soon as the weather permits.

Vote: Searl – yes; Evans – yes; Olson – yes; *Motion Passes.*

FINDINGS OF FACT: No adverse impact to the structure, and it is removable.

- **19 State Street - Sign**

Present: Gina Audin (business owner)

Application was submitted, date-stamped, and reviewed by the Building Inspector on 03.09.23

The applicant is seeking approval to replace the current sign with an oval-shaped, dibond (aluminum material) sign, mounted by screws, and 36" by 84" in size.

Motion by Acting Chair Olson, and seconded by Member Searl to approve the sign.

Vote: Searl – yes; Evans – yes; Olson – yes; *Motion Passes.*

FINDINGS OF FACT: The sign is in compliance with the code, and there is no negative impact.

- **5 State Street – INFORMATION ONLY**

Present: Chuck Mancini (applicant), Ryan Kelly (architect)

The applicant presents his vision for La Fabrica, Cycle Café. He is here to provide as much information as possible to receive feedback before submitting applications. As potentially being the first licensed location of La Fabrica, outside of Spain, the requirements are to be in a location with a historical feel and have an outdoor courtyard. It must have outdoor seating to hold 40 or more customers and

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greenery. The plan aligns with the Village's comprehensive plan for walkability and greenery. The applicant would like for the patio to be used year-round by using radiant heated cobblestones.

The architect discusses the renderings he brought to the board: the types of materials to be used, the two entryways, one being ADA compliant, and the raised patio. The patio will be raised due to the sloped parking lot and to appropriately take care of the drainage.

Member Searl is concerned about the masonry materials, being proposed, and if they would complement or try to match the exterior of 5 State Street. Picking a material could be difficult. She is also concerned about the size of the entryway pillars and the masonry wall.

Member Olson suggests reviewing Section 6 of the Business District Standards in order to incorporate some of these elements into their plan.

MINUTES

Minutes tabled.

Motion by Member Olson, and seconded by Member Evans to close the HPB Meeting for March 20, 2023.

Vote: Searl – yes; Evans – yes; Olson – yes; *Motion Passes.*

Meghan Arscott, Recording Secretary

Further detailed information about this specific meeting is available on the website.