

**VILLAGE OF PITTSFORD**  
**Historic Preservation Board Special Meeting**  
**Thursday May 16, at 5:30 PM**

**PRESENT:**

**Members:**     **William McBride**  
                  **Lisa Cove**  
                  **Ken Morrow**

**Absent:**        **Mark Harrington**

**Village Attorney:** **Jeffrey L. Turner**

Member McBride called the meeting to order at 5:40 pm. He stated that he will be the acting Chairperson for this meeting.

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

**Lindsey Michaels, 39 State Street** - Demolition of a garage.

**Present:** **Lindsey Michaels**

**Application: Submitted, date-stamped and Building Inspector reviewed on April 26, 2019.**

**Discussion:** The applicant is proposing the demolition of a garage to the rear of the property at 39 State Street. The applicant stated that the garage is not functional for use, as his vehicle will not fit into the garage.

Steve Lauth, the Village Building Inspector, determined that the garage can be repaired, in kind, to prevent it from decaying further. He explained that the applicant can get a building permit if he is repairing and replacing elements of the garage, in kind, even though it is sitting on some of the neighbor's property. The structure can be reinforced with appropriate beams and foundation, as is.

Mr. Robert Michaels stated that:

- No one will insure the garage.
- He did not know the condition of the garage when he bought the property.
- He will not get any reasonable return if the garage is maintained for tenants.
- It would be cost prohibitive to repair or move it.

Mr. Michaels presented three letters that supported demolition of the garage. One is a refusal of insurance coverage from a Mr. Williams (the same person who has the other historic barn he has asked to be demolished). He then asked if the Village will take full responsibility if the garage falls on someone. He expressed to Member Cove that she had her decision made prior to the meeting, and that she doesn't approve of anything he proposes to do with his properties. He further stated that she was being "ridiculous," and that if the garage falls down, he hopes that it falls on her.

***Findings of Fact:***

- The garage is visible from a public way.
- The presence of the garage on the site is a contributing architectural structure to the historic value of the entire lot.
- The garage is indicative of the transition from the Village from the horse drawn era to the automobile era in the sense that the garage is an addition to the property following the

construction of the initial residence, which has also been expanded so as to increase living space.

- The garage was built approximately 50-60 years ago on a wooden foundation. That foundation has deteriorated and is in need of replacement.
- It is possible to remediate the garage in its present location by the addition of a new wooden footer and interior bracing. Such work would prevent further deterioration of the garage and could be performed without a building permit.
- The Village of Pittsford Building Inspector has determined that the garage in its present state is not condemnable.

**Motion:** Member McBride made a motion, seconded by Member Cove, to deny the requested garage demolition.

Vote: McBride-yes; Cove-yes; Morrow-yes. *This decision was filed in the office of the Village Clerk on the 16<sup>th</sup> day of May 2019.*

**Matthew and Kara Ricotta ~ 27 Courtenay Circle**

**Present:** Mathew and Cara Ricotta

**Application:** Submitted, date-stamped, and Building Inspector reviewed on April 26, 2019.

**Discussion:** The applicants propose a single-story addition to an existing mudroom located between the residence and the garage.

***Findings of Fact:***

- The proposed addition is visible from a public way
- The proposed addition will be clearly identifiable as an addition as it is set back approximately one foot from the main residence. The addition is sympathetic to, and will not detract from, the main structure.
- The addition will match the structure in terms of siding and roof shingles and the window on the front of the addition will match existing front windows on the residence.

**Motion:** Member McBride made a motion, seconded by Member Cove, to approve the application for the construction of the proposed addition with the modification that the front window will match the existing front windows on the front of the residence.

Vote: McBride-yes; Cove-yes; Morrow-yes. *This decision was filed in the office of the Village Clerk on the 16<sup>th</sup> day of May 2019.*

The meeting was adjourned at 7:20pm.