



November 17, 2016

Mr. Douglas Rice
29 Carlton Street
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to modify a roof structure on the rear building supporting previously-approved solar panels.

On the premises at: 780 University Avenue
Zoning District: R-2/O-B Medium-Density Residential District
With Boutique Overlay
East Avenue Preservation District

Application Number: A-028-16-17

Record of Vote(s):
J. Dobbs Approved on condition (motion)
C. Carretta Aye (second)
G. Gamm Aye
E. Cain Aye
B. Mayer Aye
D. Beardslee Absent
D. Matthews Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that the wood framing on the south face be covered with sheet metal, rather than left exposed.

In addition to this approval, a building permit is required. This may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

NOV 18 AM 11:13

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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Architect Chris Costanza described the proposal, stating that the wooden framing was installed to tilt the solar panels for optimal sun exposure. To blend the framing into the building, he would enclose it with cementitious siding on the north and west sides, installed in a shiplap pattern. The east side would be left open to allow for airflow, but this side is hidden by the adjacent garage. Louvers on the rear would provide additional ventilation. To improve the appearance of the building, he would reframe the sagging roof overhang on the south side, and install new roof shingles to match those on the house.
- C. Board members expressed a preference to close the +/-3" gap between the wood framing and the solar panels, on the south facing side. Mr. Costanza expressed a preference to retain the gap in order to reduce wind loading on the panels. He stated that, once the back wall is enclosed, the gap would be less sharply defined. Members suggested painting the framing dark to match the panels and roofing, to help unify the appearance. Member Dobbs recommended using sheet metal rather than paint, given that the framing is exposed to the weather.

II. RESOLUTION(S):

The Board found that the proposal is appropriate to the historic visual character of the property and the preservation district on the condition that the wood framing on the south face be covered with sheet metal, rather than left exposed.

III. EVIDENCE:

- A - Application
- B - Minutes of previous hearings
- C - Elevation drawings of garage
- D - Photographs of existing conditions
- E - Appearance by Chris Costanza
- F - Site visits by Board members



November 17, 2016

Mr. Joe Cerami
15 Oxford Street
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a 6'H x 26LF wood fence along the north property line and 22LF along the south line, and a storage shed at the southwest corner.

On the premises at:	15 Oxford Street
Zoning District:	R-2 Medium-Density Residential District East Avenue Preservation District
Application Number:	A-032-16-17
Record of Vote(s):	G. Gamm Approved (motion) E. Cain Aye (second) C. Carretta Aye B. Mayer Aye J. Dobbs Aye D. Matthews Absent D. Beardslee Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a fence permit is required and may be obtained in City Hall room 121B. A copy of the approved plans will be on file there. No permit is needed for the shed.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

2016 NOV 18 AM 11:13

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CITY OF ROCHESTER



I. FINDINGS OF FACT:

A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.

B. Owner Joe Cerami testified that he has had thefts occur on his property, and that he is hoping the fences would help prevent further ones. He stated that he has both neighbors' support to install the fences. The fences would match the one on the south side, with a scalloped top, and would be left to weather. The shed would be used to store garden equipment, and would be less than 10' x 10'.

II. RESOLUTION(S):

The Board found that the fence and shed, as proposed, are appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Site survey map showing fence and shed locations
- C - Catalog sheets of fence and shed
- D - Appearance by Joe Cerami
- E - Site visits by Board members

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PLANNING & ZONING BOARD
CITY OF WASHINGTON



November 17, 2016

Ms. Terri Wood
Lonowood Art Company, Inc.
13504 State Rte. 31 West
Albion, NY 14411

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a ground sign at the southeast corner of the property reading 'Bivona Child Advocacy Center' and measuring 86"W x 79"H.

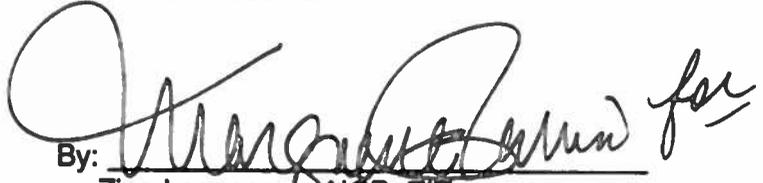
On the premises at:	1 Mt. Hope Avenue
Zoning District:	CCD-R Center City Design River District Individual Landmark
Application Number:	A-033-16-17
Record of Vote(s):	B. Mayer Approve (motion) G. Gamm Aye (second) C. Carretta Aye J. Dobbs Aye E. Cain Aye D. Matthews Absent D. Beardslee Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a sign permit is required and may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 
 Zina Lagonegre, AICP, EIT
 Director of Planning & Zoning

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 CITY OF ROCHESTER
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 Filing Date
 2016 NOV 18 AM 11:13

I. FINDINGS OF FACT:

A. In reviewing applications for certificates of appropriateness for an individual landmark property, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.

B. Terri Wood testified that the proposed sign would be one-sided, carved, and bordered by landscaping. The design, materials and colors would match those of the sign at the main entrance behind the building, but would be about one-fourth smaller. It would have the same post-and-beam style, with the black gusset plates, and would be illuminated by ground lights.

II. RESOLUTION(S):

The Board found that the sign, as proposed, is appropriate to the historic visual character of the landmark property.

III. EVIDENCE:

- A - Application
- B - Site survey map showing sign location
- C - Elevation drawings of sign
- D - Photographs of existing signs
- E - Appearance by Terri Wood
- F - Site visits by Board members

NOV 15 2016



November 17, 2016

Mr. Jerry McCue
21 Mountain Rise
Fairport, NY 14450

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to demolish a garden house and replace with lawn.

On the premises at: 6 Sibley Place

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Application Number: A-034-16-17

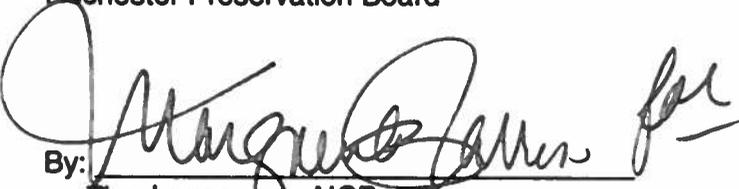
Record of Vote(s):	B. Mayer	Approve (motion)
	G. Gamm	Approve (second)
	C. Carretta	Aye
	J. Dobbs	Aye
	E. Cain	Aye
	D. Matthews	Absent
	D. Beardslee	Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a demolition permit is required and may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: 

Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

2016 NOV 18 AM 11:13
Filing Date:
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I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Owner Jerry McCue testified that he was replacing the roof of the garden house when he discovered the building's deteriorated conditions. He stated that part of the building dates to 1932, and was expanded some time later. He stated that he hopes to construct a new garden house in the future, and would return to the Board with plans. For now, the site would be planted with grass.
- C. John Lembach, speaking for the board of the Park-Meigs Neighborhood Association, stated that the building was horribly built and that its removal would be no loss.

II. RESOLUTION(S):

The Board found that the demolition of the garden house, and its replacement with lawn, is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Site survey map showing building location
- C - Photographs of existing conditions
- D - Letter of support from the Park-Meigs Neighborhood Association
- E - Appearance by Jerry McCue and John Lembach
- F - Site visits by Board members



November 17, 2016

Mr. Mark Stevens
Kollegstown Cornerstone Properties
POB 93031
Rochester, NY 14692

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to replace 27 windows on the second floor.

On the premises at: 524 Mt. Hope Avenue

Zoning District: R-1 Low-Density Residential District
Mt. Hope-Highland Preservation District

Application Number: A-035-16-17

Record of Vote(s):

J. Dobbs	Approved (motion)
B. Mayer	Aye (second)
C. Carretta	Aye
G. Gamm	Aye
E. Cain	Aye
D. Matthews	Absent
D. Beardslee	Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application as submitted.

In addition to this approval, a building permit is required and may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

2016 NOV 18 AM 11:13

Filing Date
CITY OF ROCHESTER
CLERK/COUNCIL OFFICE



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Owner Mark Stevens testified that the windows on the first floor are in good condition and may have been recently replaced. He would try to match these as closely as possible on the second floor, with new Jeld-Wen, custom-sized, aluminum-clad wood windows in a one-over-one configuration. The windows come in 8 colors, and he would choose the color closest to that of the lower windows.
- C. Mike Orman of 554 Mt. Hope Avenue testified that he objects to replacement windows, preferring that older windows be repaired instead. He noted that the 8 windows on the north side are configured two-over-two, not one-over-one. He questioned whether the windows would fill the openings, or whether infill trim would be needed. And he stated that some of the lower windows are almost white, which don't appear appropriate.
- D. Board members stated that the existing windows appear not to be original, and noted that since there is a mix of window types, replacing them all would yield a uniform appearance.

II. RESOLUTION(S):

The Board found that the application is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Site survey map showing building location
- C - Photographs of existing conditions
- D - Quote from Rochester Residential Remodeling
- E - Catalog sheets of windows
- F - Appearances by Mark Stevens and Michael Orman
- G - Site visits by Board members

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November 17, 2016

Dr. Donald Symer
6 Arnold Park
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to install a 10' x 16' wooden shed in the rear yard, with an adjacent landscaped area.

On the premises at: 6 Arnold Park

Zoning District: R-2 Medium-Density Residential District
East Avenue Preservation District

Application Number: A-036-16-17

Record of Vote(s):

E. Cain	Approved on condition (motion)
J. Dobbs	Aye (second)
C. Carretta	Aye
B. Mayer	Aye
G. Gamm	Aye
D. Matthews	Absent
D. Beardslee	Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application ON CONDITION that the siding on the shed is to match the siding on the house.

In addition to this approval, a building permit is required for the shed, due to its size. The permit may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

2016 NOV 18 AM 11:13

Filing Date: 11/17/16
CLERK/COUNCIL OFFICE
CITY OF ROCHESTER

Phone: 585.428.7238 Fax: 585.428.6137

TTY: 585.428.6054

EEO/ADA Employer



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.**
- B. Owner Don Symer testified that the shed would be custom built, have a heavy wood base, and be placed on the driveway pavement, with no foundation. He would install a landscape area adjacent to the shed.**
- C. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support, but asked that the siding match that of the house.**

II. RESOLUTION(S):

The Board found that the application is appropriate to the historic visual character of the property and the preservation district on the condition that the siding on the shed match the siding on the house.

III. EVIDENCE:

- A - Application**
- B - Site survey map and site plan showing shed location**
- C - Photographs of existing conditions and of shed**
- D - Floor plan and elevations of shed**
- E - Letters of support from the Park-Meigs Neighborhood Association and from Julie Reynolds, 10 Arnold Park**
- F - Appearances by Donald Symer and John Lembach**
- G - Site visits by Board members**



November 17, 2016

Ms. Jeanine Klee
26 East Boulevard
Rochester, NY 14610

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to remove a silver maple tree in the rear yard that is damaging the neighbor's garage.

On the premises at:	26 East Boulevard
Zoning District:	R-1 Low-Density Residential District East Avenue Preservation District
Application Number:	A-037-16-17
Record of Vote(s):	G. Gamm Approve (motion) E. Cain Aye (second) C. Carretta Aye J. Dobbs Aye B. Mayer Nay D. Matthews Absent D. Beardslee Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application as submitted.

No further review or permits are required to remove the tree. Our final approval—a Certificate of Zoning Compliance—is enclosed.

Please contact Peter Siegrist at 428-7238 or peter.siegrist@cityofrochester.gov with any questions.

Rochester Preservation Board

By: Zina Lagonegro, AICP, EIT
Director of Planning & Zoning

2016 NOV 18 AM 11:13

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CITY OF ROCHESTER
CLERK/COUNCIL STAFF

Phone: 585.428.7238 Fax: 585.428.6137

TTY: 585.428.6054

EEO/ADA Employer



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Daniel Mejak, presenting for the applicant, stated that the tree is compromising the neighbor's garage. He stated that it is growing immediately adjacent to the building, has grown too large, and has already damaged the gutter.
- C. Member Mayer expressed desire to retain the tree, and remove the gutter.

II. RESOLUTION(S):

The Board found that removing the tree in order to preserve the garage is appropriate to the historic visual character of the property and the preservation district.

III. EVIDENCE:

- A - Application
- B - Site survey map showing tree location
- C - Photographs of existing conditions
- D - Quote by Birchcrest Tree and Landscape
- E - Appearance by Daniel Mejak
- F - Site visits by Board members

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NOV 18 2016 11:13
PLANNING & ZONING BOARD
CITY OF WASHINGTON



November 17, 2016

Mr. Todd Green
16 Strathallan Park
Rochester, NY 14607

NOTICE OF DECISION

In the matter of a request for a Certificate of Appropriateness to extend and pave a driveway, replace a deck with a patio, replace steps, relocate one fence and replace another, rebuild a chimney, and remove two trees.

On the premises at: 16 Strathallan Park
Zoning District: R-3 High-Density Residential District
East Avenue Preservation District
Application Number: A-038-16-17

Record of Vote(s):

Driveway, trees, fence

J. Dobbs Approve on Condition
E. Cain Aye (second)
C. Carretta Aye
B. Mayer Aye
G. Gamm Aye
D. Matthews Absent
D. Beardslee Absent

Chimney, deck, steps, patio

J. Dobbs Approve in concept
E. Cain Aye (second)
C. Carretta Aye
B. Mayer Aye
G. Gamm Aye
D. Matthews Absent
D. Beardslee Absent

Please take notice that at its hearing of November 2, 2016, the Rochester Preservation Board APPROVED your application to extend and pave a driveway, relocate a fence and remove two trees ON CONDITION that the stone and brick edge of the driveway be retained. The Board CONCEPTUALLY APPROVED the changes to the chimney, deck, steps and patio, and requested that you return to a future hearing with further details.

In addition to this approval, a building permit is required to pave the driveway. No permits are needed to remove the trees and relocate the fence. Permits may be obtained in City Hall room 121B. A copy of the approved plans will be on file there.

Rochester Preservation Board

By: Zina Lagonedro
Zina Lagonedro, AICP, EIT
Director of Planning & Zoning

2016 NOV 18 AM 11:13

Filing Date: 2016 NOV 18 AM 11:13
CLERK/COUNCIL OFFICE
CITY OF ROCHESTER

Phone: 585.428.7238 Fax: 585.428.6137

TTY: 585.428.6054

EEO/ADA Employer



I. FINDINGS OF FACT:

- A. In reviewing applications for certificates of appropriateness in a preservation district, the Preservation Board considers quality of design and site development in terms of the relationships to the street, building facades and overall neighborhood character.
- B. Todd Green testified that he plans to renovate and restore the house and improve the landscaping. He would like to begin by removing two trees, which he found to be in poor condition. A large tree at the northeast corner of the house hangs over the neighbor's property, has been poorly maintained, and has rot. An evergreen tree on the south side hangs over his roof, causing mold and potential damage. Its top is missing, and an arborist feels it has less than two years of quality life remaining. Mr. Green would like to remove it and extend the driveway eastward about 20 feet. He would move the fence back, and widen the driveway east of the porch, to hold two cars side-by-side. The driveway would be paved with asphalt. He stated that, with the commercial activity on Strathallan Park, on-street parking is difficult.
- C. Mr. Green stated that he would like to remove a deck on the back of the house and install a patio of either stone or pavers, and a small deck at the northeast corner of house. At the east property line, he would like to plant trees and shrubs to hide the view of the adjacent Chatterbox Club. Along the north property line, he would like to replace a damaged fence in kind. The existing pathways, rear patio, plantings, hot tub, etc. would remain.
- D. Mr. Green stated that the concrete brick of the chimney is deteriorating, and that he would like to either coat the concrete with stucco or rebuild the chimney in clay brick.
- E. John Lembach, speaking for the Board of the Park-Meigs Neighborhood Association, expressed support for the application. He expressed support for extending the driveway as proposed, rather than into the rear yard. To prevent parking in the front yard, he would like the stone and brick walkway along the driveway retained. He expressed a preference for a brick chimney rather than stucco.

II. RESOLUTION(S):

The Board found that the application to extend and pave a driveway, relocate a fence and remove two trees is appropriate to the historic visual character of the property and preservation district on condition that the stone and brick edge of the driveway be retained. The Board found that the changes to the chimney, deck, steps and patio are appropriate in concept, and requested that the applicant return to a future hearing with further details.

III. EVIDENCE:

- A - Application
- B - Site plan
- C - Narrative description of proposed work
- D - Elevations of replacement chimney
- E - Photographs of existing conditions
- F - Letter from the Park-Meigs Neighborhood Association
- G - Appearances by Todd Green and John Lembach
- H - Site visits by Board members