

Village of Pittsford
Architectural and Preservation Review Board
Special Meeting held on Tuesday August 10, 2004 at 10:00 A.M.

PRESENT:

Chairperson: Steve Melnyk
Members: Marcia Watt
Scott Latshaw
Mayor: Bob Corby
Consultant: Ted Bartlett
Recording Secretary: Linda Habeeb

1. Pittsford Flour Mill Project - Schoen Place

Present: Al Longwell, Owner and Developer
Michael Newcomb Jr., Owner
Ted Bartlett, Crawford & Stearns, Architectural Consultant to the APRB

The Board toured the site of the Pittsford Flour Mill with the architectural consultant and representatives of the owner. The proposed plan calls for the grain elevator to be converted into 8 floors of commercial office space, the Flour Mill building to be converted to office space. The Board questioned whether the proposed two-way driveway would affect emergency access.

In addition, the proposed plan would involve the demolition of (1) portions of the Flour Mill, including the office addition and the loading dock; (2) three silos; (3) the concrete block warehouse; and (4) the metal shed attached to the grain elevator.

The sliding access door is not original to the Flour Mill building and is proposed to be removed. The warehouse is a concrete block building which was built around 1915 and has a full basement. The applicants stated that it was necessary to remove the warehouse in order to develop the other buildings. The demolition of the warehouse would add approximately 50 parking spaces. The Board questioned whether or not the shed could be retained and incorporated as part of the new entrance. RG&E owns the property at the end of the property line of the complex.

Consultant's written summary comments will be forthcoming.

2. Simply Crepes - 7 Schoen Place

The Board and the consultant viewed the mechanical equipment in the back of the Simply Crepes restaurant. The Board stated that the Village Code prohibits visible mechanical equipment. Other issues of concern mentioned were: single unit air conditioners in windows, vinyl windows, dumpsters, exposed electrical wires, and noise generated by the mechanical equipment. The Board stated that in spite of the fact that this equipment is located in the back of the building, it is still a public area highly visible from adjacent parking spaces.

A number of possible solutions were discussed, for example, screening the equipment with fencing or relocating the equipment to ground level and screening with fencing. Mr. Bartlett suggested that a letter could be sent to the landlord and the tenants of the building, informing them that they were not in compliance with the Code regulations, and that the Board would be willing to work on solutions to the problems, possibly in conjunction with the Planning & Zoning Board.

Adjournment:

Chairperson Melnyk adjourned the meeting at 11:30 A.M.
Linda Habeeb, Recording Secretary