

Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – September 27, 2010 at 7:00 PM

PRESENT:

Chairperson:	Remegia Mitchell
Members:	Sally Chamberlin (absent)
	Meg Rubiano
	George Wallace
	Lili Lanphear
Attorney:	Jeff Turner
Building Inspector:	Edward Bailey
Recording Secretary:	Linda Habeeb

Chairperson Mitchell called the meeting to order at 7:05 P.M.

ZONING BOARD

Steven and Sharon Van Slyke, 16 Sunset Blvd. ~ Area Variance

Present: Steven and Sharon Van Slyke

SEQR: Chairperson Mitchell stated that this is a Type II SEQR Action under SEQR § 617.5(c).

The Secretary read the legal notice that was published in the September 17, 2010 edition of the Brighton Pittsford Post: *“Please take notice that a Public Hearing will be held before the Village of Pittsford Zoning Board of Appeals, on Monday, September 27, 2010 at 7:00 pm at the Village Hall, 21 North Main Street, Pittsford, NY, to consider an application made by Mr. & Mrs. Van Slyke, owners of property located at 16 Sunset Blvd., for an area variance to construct an accessory residential storage building in the R-1 Residential District, said structure having a height of 13 feet where 12 feet is permitted, and having an area of 240 square feet where 120 square feet is permitted, pursuant to Chapter 210-9H of the Code of the Village of Pittsford: Dimensional requirements.”*

Discussion: The applicants stated that they are requesting an area variance to allow installation of a wood shed in the rear of the property. The proposed shed will replace a smaller shed that previously was located on the Village/Town property line. The applicants submitted a survey map indicating the proposed location for the shed. It was noted that the shed will be minimally visible from the public way. Member Lanphear expressed concern with the dimensions (12' x 20') of the proposed shed. Chairperson Mitchell pointed out that this property is a unique lot, in that it is very deep, and is located partially in the Town of Pittsford.

Public Hearing Opened: Chairperson Mitchell opened the public hearing at this time.

Public Hearing Closed: Chairperson Mitchell closed the public hearing at this time, as there was no one wishing to speak for or against this application.

Motion: Chairperson Mitchell made a motion, seconded by Member Wallace, to approve the application for an area variance, as submitted.

Vote: Mitchell – yes, Lanphear – yes; Rubiano – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on September 27, 2010.

Findings of Fact:

- ◆ The house is located in the Town of Pittsford, whereas the portion of the property where the shed will be located is in the Village.
- ◆ The proposed shed will be replacing a shed that has been removed.
- ◆ The lot is approximately 34,000 square feet, a large, deep lot.
- ◆ There is no free-standing garage on this property.
- ◆ The proposed shed is only minimally visible from the public way.
- ◆ There are no undesirable changes that will be produced in the character of the neighborhood by granting this area variance.
- ◆ The variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.
- ◆ The benefit sought cannot be achieved by some feasible method other than an area variance.
- ◆ The requested variance is self-created.

PLANNING BOARD

Michael Lebowitz, 21 Lincoln Avenue ~ Subdivision

Present: Michael Lebowitz, Mitchell Pierson Realtors; James Aiello, owner

The Secretary read the legal notice that was published in the September 17, 2010 edition of the Brighton Pittsford Post: *"Please take notice that a public hearing will be held before the Village of Pittsford Planning Board at the Village Hall, 21 North Main Street, Pittsford, New York, on Monday, September 27, 2010 at 7:00 P.M. to consider an application made by Michael Lebowitz, as agent for James Aiello, owner of property located at 21 Lincoln Avenue, for a subdivision, pursuant to Chapter 210-83(B)(3)"Site Plan Approval."*

SEQR: Chairperson Mitchell stated that this is a Type I SEQR Action under SEQR § 617.4(9).

Discussion: Mr. Lebowitz stated that they are proposing to subdivide the existing lot into two separate lots, creating a single-family lot on each of the subdivided lots. He submitted a survey map indicating the location of the proposed lot line change.

Board members expressed concerns with this proposal, in that it would create two substandard lots.

Public Hearing Opened: Chairperson Mitchell opened the public hearing at this time, and the following people spoke:

- **David Wier, 19 Lincoln Avenue**, stated that he has no objection to this proposal.
- **Tom Grant, 17 Lincoln Avenue**, stated that he supports this proposal.
- **Matt Lennarz, 27 Lincoln**, stated that this proposed use of the property would be preferable to a multifamily dwelling, a business, or vacancy.
- **George Dreschler , 31 Lincoln Avenue**, stated that he supports this application.
- **Bill Thomolaris, 24 Washington Avenue**, stated that he supports two single-family lots on this property.

Chairperson Mitchell stated that a coordinated review of the environmental issues raised by this project is required under the SEQR regulations. This review requires a 30-day waiting period prior to the Board's decision. The public hearing will remain open during this time.

Member Items:

- Mayor Corby stated that the Board of Trustees has established a set of guidelines to assist Village Boards in reviewing the 75 Monroe Avenue project.
- The Board discussed the process for engaging the Planning Consultant for 75 Monroe Avenue.
- The Building Inspector reported that the owners of 15 State Street and 50 State Street will be submitting site plans for the Board's review.

Minutes:

Motion: Chairperson Mitchell made a motion, seconded by Member Lanphear, to approve the 7/27/10 meeting minutes, as drafted.

Vote: Mitchell – yes, Lanphear – yes; Rubiano – yes; Wallace - yes. **Motion carried.**

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 8:35 pm.

Linda Habeeb, Recording Secretary

