

**Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – January 24, 2011 at 7:00 PM**

PRESENT:

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

Member Lanphear called the meeting to order at 7:00 P.M.

ZONING BOARD

Paul Ferranti, 19 South Main Street ~ Special exception use for instructional facility
Present: Paul Ferranti, Kenneth Usuki, James Burdett, building owner

The Secretary read the legal notice that was published in the January 13, 2011 edition of the Brighton-Pittsford Post: *“Please take notice that a public hearing will be held before the Village of Pittsford Zoning Board at the Village Hall, 21 North Main Street, Pittsford, New York, on Monday, January 24, 2011 at 7:00 pm, to consider an application made by Paul Ferranti for a special exception use permit to operate an instructional facility at 19 South Main Street, pursuant to Village Code § 210-26A.”*

SEQR: Member Lanphear stated that this is a Type I SEQR Action under SEQR I § 617.4(b)(9).

Discussion: Mr. Ferranti is proposing operating a marshal arts studio in the building located at 19 South Main Street. He submitted his business plan for the studio, which indicated that the classes will be for children and self-defense classes for woman, with 15 – 20 students per class.

Public Hearing Opened: Member Lanphear opened the public hearing at this time.

Member Lanphear explained that the Village attorney has determined that since this location is in a Historic District, a coordinated review of the environmental issues raised by this project is appropriate under the SEQR regulations. Once the applicant provides the completed SEQR form and required copies of the plans to be mailed to the interested agencies, the Village is required to allow a 30-day agency response time for SEQR review. The public hearing will remain open during this time. The application will not be addressed again until the regular board meeting on February 28, 2011.

PLANNING BOARD

ESL Federal Credit Union, 11 State Street ~ Modification of approved application

Present: Joseph Burkart, NPV Inc.; Karen Davis

The Secretary read the legal notice that was published in the January 13, 2011 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, January 24, 2011 at 7:00 pm, to consider an application made by Paul Burkart for a modification of a previously approved application for ESL Federal Credit Union, located at 11 State Street."*

SEQR: Member Lanphear stated that this is a Type I SEQR Action under SEQR Action under SEQR I § 617.4(b)(9).

Discussion: Ms. Davis stated that ESL is requesting changing the approved hours of operation of the bank, to allow the bank to remain open one hour later on Mondays and Thursdays, and a half hour later on Saturdays. She stated that the reason for the proposed change in the hours is to be consistent with other branches of the bank in the area.

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

Janet Reynolds, 35 Church Street, stated that there have been numerous problems on Church Street due to the fact that bank customers do not abide by the traffic signs, and there is no enforcement of the law. She also noted that a take-out restaurant has been approved for the area, which will increase the traffic problems. She further stated that the approved landscaping has not been maintained.

Pauline Riley, 26 Church Street, questioned whether the applicants are required to fulfill the conditions of the original approval prior to the Board's approving the current proposal.

Janet Walsh, South Street, stated that bank customers do not follow the traffic rules regarding turning right onto Church Street.

Ruth Donohue, 24 Church Street, stated that there is no enforcement of the cars making illegal turns in and out of the bank.

Frank Galusha, Boughton Avenue, stated that it is not the authority of the Board to assist the bank in remaining competitive with other banks, and the bank should follow the guidelines that were in the original approval. He also stated that there is a new business and a vacant building in the area, and the traffic is currently unsafe and intolerable.

The applicants stated that they will review the condition of the landscaping, and will investigate the traffic situation in the bank's parking lot.

Member Lanphear explained that the Village attorney has determined that since this location is in a Historic District, a coordinated review of the environmental issues raised by this project is appropriate under the SEQR regulations. The applicant has provided a completed SEQR form and the required copies of the plans, which the Village mailed to interested agencies. The Village is required to allow a 30-day agency response time for SEQR review. The public hearing will remain open during this time. The application will not be addressed again until the regular board meeting on February 28, 2011.

Gene Cardamone/Raymond Nothnagle, 10 Lincoln Ave & 27 S. Main St ~ Subdivision Present: Gene Cardamone, owner

Discussion: Member Lanphear stated that this is a continuation of an open application for a subdivision to convey a portion of the property at 27 South Main Street to the 10 Lincoln Avenue lot.

Public Hearing closed: Member Lanphear closed the public hearing at this time.

Motion: Member Lanphear made a motion, seconded by Member Rubiano, declaring the Planning Board as lead agency for SEQR review.

Vote: Chamberlin - yes; Lanphear - yes; Rubiano - yes. *Motion carried.* The decision was filed in the Office of the Village Clerk on January 24, 2011.

Board Members completed Part 2 of the SEQR Environmental Assessment Form.

Motion: Member Lanphear made a motion, seconded by Member Rubiano, declaring that the project will not result in any large and important impacts and will not have a significant impact on the environment; therefore, a negative declaration is made.

Vote: Chamberlin - yes; Lanphear - yes; Rubiano - yes. *Motion carried.* The decision was filed in the Office of the Village Clerk on January 24, 2011.

Motion: Member Lanphear made a motion, seconded by Member Rubiano, to approve the application for a subdivision, as submitted.

Vote: Chamberlin - yes; Lanphear - yes; Rubiano - yes. *Motion carried.* The decision was filed in the Office of the Village Clerk on January 24, 2011.

Member Items:

Motion: Member Lanphear made a motion, seconded by Member Chamberlin, to approve the 12/13/10 meeting minutes, as drafted.

Vote: Chamberlin – yes; Lanphear – yes; Rubiano – yes. *Motion carried.*

Adjournment: There being no further business, Member Lanphear adjourned the meeting at 8:00 pm.

Linda Habeeb, Recording Secretary

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