

**Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – April 29, 2013 at 7:00 PM**

PRESENT:

Chairperson:	Remegia Mitchell
Members:	Meg Rubiano George Wallace Jill Crooker Joe Maxey
Attorney:	Jeff Turner (absent)
Building Inspector:	John Limbeck
Recording Secretary:	Linda Habeeb

Chairperson Mitchell called the meeting to order at 7:00 P.M.

PLANNING BOARD

Robert Vitek, 43B Rand Place ~ Site Plan

Present: Robert Vitek, owner; Dave Mathews, architect

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 April 18, 2013 edition of the Brighton Pittsford Post: *“Please take notice that a Public Hearing will be held before the Village of Pittsford Planning Board on Monday, April 29, 2013 at 7:00 pm at the Village Hall, 21 North Main Street, Pittsford, NY, to consider an application made by Bob and Wendy Vitek, owner of property located at 43B Rand Place, for site plan approval for the construction of a house where the total floor area exceeds 400 square feet, pursuant to Village Code § 210-83B(16). ”*

Discussion: The applicant presented a proposed site plan indicating the location of the new residence, driveway, and site work. They also presented a drawing with the topographic and utility base information provided by BME Associates. They explained that residence will be constructed on the clearing of the property, in order to have only a minimal amount of disturbance to the landscaping.

Chairperson Mitchell stated that there are concerns about the drainage on this location, similar to when the residence at 43A Rand was constructed. The applicant’s architect explained that they will be meeting with the Town of Pittsford’s GIS representative to arrange for sewer and water hookups. They stated that they will submit more details of the existing utilities on an updated map. Board members noted that there is an active spring in the center of the courtyard. Plans will have to ensure that drainage flows to a storm drain. Chairperson Mitchell stated that because of the concerns about the drainage in this location, she will request that the Village Engineer review the plans, with any associated costs to be charged back to the applicant. Building Inspector Limbeck stated that he will assist the applicant and architect in making contacts with the Village Engineer.

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

Jane Anderson, 25 Eastview Terrace, expressed her support for the proposal.

Public Hearing Closed: Chairperson Mitchell closed the public hearing at this time.

Motion: Chairperson Mitchell made a motion, seconded by Member Rubiano, to approve the application for a site plan for a construction of a single-family dwelling at 43B Rand Place, as submitted, with the following conditions:

1. The applicant will provide the Village a copy of the waiver for the sewer connection; and
2. The Village Engineer will review the proposed plans, and the applicant will satisfy any outstanding costs associated with his review.

Vote: Rubiano – yes; Mitchell – yes; Crooker – yes; Maxey – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on April 29, 2013.

ZONING BOARD

Corn Hill Navigation – Temporary Permit

SEQR: Chairperson Mitchell stated that this is a Type II SEQR Action under SEQR § 617.5(c) #15. No further review required.

The Secretary read the legal notice that was published in the April 18, 2013 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, April 29, 2013 at 7:00 pm at the Village Hall, 21 North Main Street, Pittsford, NY, to consider an application made by Vicki Schmitt, of Corn Hill Navigation, for a temporary zoning permit to allow the seasonal operation of the vessel known as Sam Patch from the dock adjacent to Erie Canal Park on Schoen Place, pursuant to Chapter 210-109, Temporary permits, of the Code of the Village of Pittsford.”*

Discussion: This application is for a temporary permit for operation of the *Sam Patch*, a packet boat replication that has been operating from Schoen Place for the past several years. Corn Hill Navigation is a not-for-profit organization, with a long history of contributing to community development through education, awareness, and enjoyment. Corn Hill Navigation offers daily public cruises and lunch and dinner cruises from May to October.

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

A letter was submitted from Ted Collins, owner of several of the surrounding businesses, requesting that customers of the *Sam Patch* be instructed to park in the designated area.

Public Hearing Closed: Chairperson Mitchell closed the public hearing at this time.

Motion: Chairperson Mitchell made a motion, seconded by Member Crooker, to approve a temporary permit for Corn Hill Navigation for the 2013 boating season, as described in the application submitted, and with the following conditions:

- Signage will be used to direct customers to parking areas.
- Landscaping around the ticket pavilion will be improved and maintained by Corn Hill Navigation personnel throughout the boating season, including elimination of weeds and litter.
- Village trash receptacles will not be used for trash, food waste, recycle waste, or other debris generated by the *Sam Patch* boating operation.
- Customers will be informed by phone and through the website regarding designated parking areas for *Sam Patch* tours, to avoid conflicts with merchants in the area.
- Trash and recycling waste will be removed from the site daily and will not be left overnight on Village or Canal Corporation property.
- Chains may not be used to moor the *Sam Patch* to Village-owned wooden bollards unless they are covered in some manner to protect the bollards.
- The applicant will provide the Village a copy of a Certificate of Insurance, naming the Village of Pittsford as additional insured, prior to docking the vessel.

Vote: Rubiano – yes; Mitchell – yes; Crooker – yes; Maxey – yes; Wallace – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on April 29, 2013.

Member Items:

Building Inspector's Report:

Mr. Limbeck reported that:

- ◆ He has requested a site plan for the Powers' property that includes plans to improve deteriorating buildings on the property.
- ◆ There is a proposal for a restaurant in the former Wahl's Ice Cream building.
- ◆ He has requested a site plan from the owners of Northfield Common that includes dumpster locations.
- ◆ He is planning on meeting with the owners of the businesses at 5 State Street to address issues of parking and pedestrian safety.
- ◆ The owner of Jembetat installed benches in front of the business.

Member Crooker reported that some of the windows at Tess & Carlos and the former Great Northern Pizza are covered with paper.

Trustee Report:

Mr. Galli reported that:

- ◆ Village Engineer, Scott Harter, has been hired to update the Design and Construction Standards.
- ◆ Fibre-optic cable/ high-speed internet will be available in the Village.

Minutes:

Motion: Chairperson Mitchell made a motion, seconded by Member Rubiano, to approve the 3/25/13 meeting minutes, as revised.

Vote: Rubiano – yes; Mitchell – yes; Crooker - yes. ***Motion carried.***

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

Linda Habeeb, Recording Secretary