

VILLAGE OF PITTSFORD
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – May 19, 2014 at 7:00 PM

PRESENT:

Chairperson: Remegia Mitchell
Members: Meg Rubiano (absent)
George Wallace
Jill Crooker
Joe Maxey

Attorney: Jeff Turner (absent)
Building Insp.: John Limbeck
Recording Sec: Linda Habeeb

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

John Caselli, 3 Elmbrook Drive ~ Area variance

Present: John & Diane Caselli

SEQR: Chairperson Mitchell stated that this is a Type II SEQR Action under SEQR § 615.7(c).

The Secretary read the legal notice that was published in the May 8, 2014 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 at the Village Hall, 21 North Main Street, Pittsford, New York, on Monday May 19, 2014 at 7:00 pm, to consider an application made by John Caselli for an area variance for driveway modifications at the property located at 3 Elmbrook Drive, pursuant to Village Code § 210-13, Off-Street Parking.”*

Discussion: The applicant stated that he is seeking an area variance for the increase in the width of the driveway at his residence, which is located at 3 Elmbrook Drive. Mr. Limbeck noted that in this residential district, the allowable width for a driveway is 10 feet, and the driveway at Mr. Caselli’s residence is currently 18 feet. It was noted that a number of other driveways of the surrounding neighbors have also been increased in width.

Findings of Fact:

1. There are no undesirable changes that will be produced in the character of the neighborhood by approving this area variance.
2. The proposed driveway modifications will be compatible with other residences in the neighborhood.
3. The area variance will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.
4. The benefit sought cannot be achieved by another feasible method.

Motion: Chairperson Mitchell made a motion, seconded by Member Crooker, to open the public hearing at this time.

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

Motion: Chairperson Mitchell made a motion, seconded by Member Crooker, to close the public hearing at this time.

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

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

Vote: Mitchell – yes; Crooker – yes; Maxey – yes; Wallace - yes. *Motion carried.* The decision was filed in the Office of the Village Clerk on May 19, 2014.

**Friends of Pittsford Village, Appeal of Code Enforcement Officer's Decision
Pittsford Canalside Properties, 75 Monroe Avenue, Area Variances
Pittsford Canalside Properties, 75 Monroe Avenue, Final Site Plan**

Chairperson Mitchell stated in view of the Board of Trustees' positive SEQR declaration issued on March 11, 2014, the Planning Board and the Zoning Board of Appeals are prohibited from making any decisions regarding the development at 75 Monroe Avenue. Therefore, Ms. Mitchell stated that open applications for site plan, area variances, and the appeal of the Code Enforcement Officer's determination that the final site plan submission was complete will be adjourned indefinitely.

11 Schoen Place ~ Site Plan Review

Chairperson Mitchell stated that because the application for 11 Schoen Place was not complete as submitted, the public hearing will be adjourned indefinitely.

Charles Fitzsimmons, Village Bakery, 5 State Street

Present: Charles Fitzsimmons, Business Owner

Discussion: Mr. Fitzsimmons stated that he is proposing expanding the existing Village Bakery into the adjacent neighbor's building to allow additional space at the restaurant. He stated that there will be no additional seating or parking. The additional space will be 850 square feet.

Mr. Limbeck reported that the zoning of this area has been changed to allow for this expansion of the restaurant. He further stated that there are no concerns with this expansion, and that it will result in an improved parking situation.

The general consensus of the Board was that this will be a positive change for the business and the surrounding area. Chairperson Mitchell will send a memorandum on behalf of the Board to the Trustees regarding this proposal.

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

Linda Habeeb, Recording Secretary

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