

**Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – January 27, 2003 at 7:00 PM**

PRESENT:

Chairperson:	Remegia Mitchell
Members:	Sally Chamberlin
	Harold Danko
	Ted Weniger
	Linda Lanphear

Attorney:	John Osborn
Building Inspector:	Edward Bailey
Recording Secretary:	Anne Hartsig

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

ZONING BOARD

St Louis School, 11 Rand Place – Site plan approval for playground replacement

Present: Sally Schrecker, Operations Manager; Keith Bullis, Valerie Bourdelais,

SEQR: Chairperson Mitchell stated that this is a Type II Action under SEQR § 617.5 #7, 8, & 9.

The Secretary read the legal notice that was published in the January 15, 2003 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, January 27, 2003 at 7:00 pm at the Pittsford Village Hall, 21 North Main Street, Pittsford, NY to consider an application for minor site plan revisions to accommodate the replacement of the playground at St. Louis School, located at 11 Rand Place, pursuant to Article XVII, Chapter 210-83, Site Plan Approval, of the Code of the Village of Pittsford.”*

Discussion: Mr. Bullis presented an overview of the project, which will include a professionally designed playground structure that meets standards and guidelines of the Federal Government. This structure will be placed on permeable engineered wood chips. Six new trees and two new groups of shrubs will be planted. Two existing trees will be removed. A 6-foot section of green vinyl-coated chain link fence is proposed for the south property line for security and safety reasons. A 40' x 60' basketball court with an 8-foot green, vinyl-coated chain-link fence at the caps is proposed. An 8' stockade fence on the east property line to match an existing section of 8' fence is also proposed. Two trash receptacles will be placed within the border area of the play apparatus, although they are not shown on the plan. Building Inspector Bailey said that the Fire Department does not need to review this plan. Mr. Bailey will have to review the application to see if APRB approval is needed. Mr. Bullis said that the school hopes to begin the project in early June, and hopes to

finish the project in time for grass to be planted and established before school begins again in the fall.

Public Hearing Opened: Chairperson Mitchell opened the public hearing.

No phone calls or written communication either for or against this application have been received in the Village Office.

John Hoenig, 25 Rand Place, explained that there is currently a four-foot high section of fence between his property line and the school playground. Children regularly attempt to climb over this fence to retrieve balls. He said that a 6- to 8-foot-high fence would provide better security and safety for the children, because they wouldn't be as likely to attempt to climb over a higher fence, and it would offer more privacy to his family on their property. There is currently an eight-foot high section of stockade fence next door to Mr. Hoenig.

Board members discussed the fact that a variance would be needed for 8-foot fence sections. Mr. Bailey said that the Board might wish to consider the 8-foot-high fence sections on the basketball court to be part of a public recreation area, which would not require a variance.

Chairperson Mitchell declared that the public hearing would remain open. The Board determined that the applicant must complete the following in order to proceed with this application:

1. Apply for a variance for the 8-foot-high stockade fence on the east property line;
2. Show the desired height of the green vinyl-coated, chain-link fence on the south property line, and obtain the Building Inspector's determination of what items on this application need APRB review.
3. Show two trash receptacles within the play apparatus area on the site plan.

Olive's restaurant – 50 State Street ~ Information Only: expansion

Present: Jack Sigrist, Architect; Gayle and Nick Mourgides, owners.

Proposed: The owners wish to expand their business with the addition of a 20-square-foot pergola on the front lawn of their building to provide for outside dining tables. They explained that there would be a total of 96 seats inside and outside. No trees would be removed. The main entrance to the restaurant would remain in the lower level.

Robert Corby, 7 Washington Avenue: Mr. Corby reminded the Board that because this is an expansion of use, according to the Comprehensive Plan that was adopted by the Village Board, there is a need to facilitate pedestrian traffic and a need for businesses to face the street and be connected to sidewalks. He stated that there should be a provision in this site plan reserved for a sidewalk connecting this business to State Street.

Board members also discussed the location of a sign in the front yard at 50 State Street that was approved by the Zoning Board, but that has not yet been installed. They wondered if a sidewalk would fit in relation to that sign. Additionally, the Board discussed the importance of plantings between this property and the building next door, which is occupied by optometrists. Mr. Sigrist stated that prickly bushes are planned to form a natural fence to discourage patrons from using the optometrists' parking lot.

The applicants will submit an official site plan at the February meeting.

OTHER BUSINESS

PROPOSED RV LAW – JOINT DISCUSSION

The following members of the Board of Trustees joined the Planning/Zoning Board to discuss a proposed law to regulate the storage of recreational vehicles: Mayor Corby, Trustee Maddox, and Trustee Sherwood.

Trustee Maddox gave an overview of the draft RV law. Mayor Corby asked the Planning/Zoning Board how they felt about regulating this issue. Member Weniger asked why the law was being proposed. He asked if there is really anything to be fixed by passing such a law. As far as regulating the issue, he said that he thought it would be easier to regulate if it were more restrictive rather than less restrictive. It was explained that the purpose of the law was to provide guidance for fair compromise regarding the storage of recreational vehicles. Member Lanphear brought up the issue of parking on the lawn in the Village. She suggested that a clause prohibiting parking of RVs and cars on the lawn might be considered. The other choice that was discussed was observing the setbacks that are in place in the Code and prohibiting parking of RVs in the front yard.

Trustee Maddox led a point by point review of the draft law. It was noted that the definitions in this draft are not included in the general definitions of the Code. It was also pointed out that in relation to the storage of recreational vehicles, motorcycles should be defined as all-terrain motorcycles.

Two interested village residents were asked to state opinions about RV storage and the impact on their properties.

Richard Holohan, 38 Rand Place: Mr. Holohan said that he is currently storing a large RV in his backyard. He is willing to put up screening, but would like to keep this vehicle within eyesight and close by, so that he is able to work on the vehicle.

Mrs. Todd Craig, 22 East Jefferson Road: Mrs. Craig stated that in her opinion, the size, location, and lack of screening are the issues. The view from the side of her home is not pleasing to her and her husband. Her deck overlooks the RV.

In conclusion, it was decided that Mr. Bailey would modify the draft, and then present it to the Board of Trustees at their meeting on February 11, 2003 for further

review. It is possible that a public hearing will be held on this issue at the March Board of Trustee Meeting.

Minutes

December 16, 2002: The minutes were discussed, and a revision was suggested. The minutes will be revised and presented for approval again at the February meeting.

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 10:20 pm.

Anne Z. Hartsig, Recording Secretary