

**VILLAGE OF PITTSFORD
PLANNING AND ZONING BOARD OF APPEALS
July 9, 2003 – Special Meeting held on Wednesday at 5:30 P.M.**

Present:

Chairperson: Remegia Mitchell
Members: Harold Danko
Ted Weniger
Linda Lanphear
Excused: Sally Chamberlin
Attorney: John C. Osborn
Building Inspector: Skip Bailey
Recording Secretary: Anne Hartsig

Chairperson Mitchell called the meeting to order at 5:30 PM.

PLANING BOARD

Present: Douglas Weins

Purpose: The purpose of this meeting was to discuss the site plan for 56 & 60 North Main Street.

Discussion: Mr. Weins presented Phase I of the site plan which, he called a preliminary site plan. He said he would be discussing the berm, landscaping, a fence, dumpster screening and wheel stops. He told the Board that Phase II (final site plan) would include such items as new catch basins, new striping plan for parking, lighting, islands (green space) and the final disposition of the nine parking spaces that abut the tenant house on the Corby property. Chairperson Mitchell told Mr. Weins that final site plan approval would trigger a SEQR review and that the necessary time period would have to be allowed for interested and involved agencies to have the opportunity to comment. She told Mr. Weins that the Building Inspector would supply him with the list of requirements for final site plan approval.

Regarding the **wheel stops**, Mr. Weins told the Board that they are in place to prevent vehicles from parking in the nine spots facing the tenant house on the Corby property, a condition of the original site plan approval. He said he would verify that the wheel stops had been properly placed.

Mr. Weins stated that he intends to find a long-term solution to the Corby **fence problem**. He is in the process of getting estimates for an entirely new fence as well as estimates for other options such as filling in the gaps that allow headlights to spill onto the Corby property.

Mr. Weins reported that he has one ten yard **dumpster** that is picked up four times per week. In addition, he has one eight yard recycling bin. It is his intent to have a four' to eight' fence to screen the dumpsters.

Regarding the **landscaping berm**, Mr. Weins said the plan was to construct a berm that is approximately 12' wide by 6' feet high from the pavement. He intends to plant enough trees on the berm so that when they grow together, the view of the parking lot from the Powers' residence will be blocked.

Robert Corby, 7 Washington Avenue: Mr. Corby spoke on behalf of his family who own the Pittsford Farms Dairy that is adjacent to 56 & 60 North Main Street. He said that currently more of the parking lot than ever is visible to the Corby and Powers property. He has a concern about planting trees on the parking lot side of the berm due to harmful effects of salt in the winter. In addition, the branches of these trees will eventually grow over the parking lot. He said the berm size should be larger to allow for the healthy growth of the trees that are planted there so that they can provide effective screening. Mr. Corby stated that it is the expectation of his family that there is no view of the parking lot from the Dairy property. To accomplish that, he said the berm should be 8' to 10' high, preferably 12' high to adequately screen the lot. He stated that his family would prefer the trees be planted on the top of the berm or on the Dairy side of the berm. Mr. Weins replied that a landscape architect would review the plan and determine the best way to screen the parking lot. If the landscape architect agrees, Mr. Weins has no objection to planting the trees on

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the Dairy side of the berm. Mr. Weins also said he would build the berm properly by pulling the stone back from underneath it.

Elizabeth Powers, Golf Avenue stated that while the trees block the view from her property, the mass of the berm itself is what dulls the noise that her family is subjected to. She agreed with Mr. Corby that the berm should be substantial.

Mr. Weins suggested that he put up the berm with the dimensions of 12' wide and 6' high. He said the Corby and Powers family could then look at the berm and either approve or disapprove of the dimensions.

Member Weniger suggested that if all parties agree upon the property lines, the berm should be constructed with the dimensions of 12' wide and 6' high. The Board could then do a site visit holding up a 4' to 8' piece of plywood to determine what is visible. He said the objective is to have effective screening. The site visit may cause the dimensions of the berm to change.

Chairperson Mitchell recommended to Mr. Weins that as stated by Member Weniger, he should proceed with the creation of a berm with minimum dimensions of 12' wide and 6' high. When complete, the Board will make a site visit. She said the stone should be moved back before the berm is constructed and any damages to neighboring properties should be repaired. As part of the final site plan approval, a landscape plan and the name of the landscape architect must be provided. She said that to insure effective screening for neighboring properties, the Board may ask that the trees planted on the berm be closer together than originally shown. She suggested that Mr. Weins meet with the Building Inspector before the parking lot is designed to be certain all requirements will be satisfied. She also reminded Mr. Weins that SEQR review would be required as part of final site plan approval.

In summary, Chairperson Mitchell stated that the acceptable elements for preliminary site plan approval were the creation of a dumpster area that effectively screens both the dumpster and the recycling bin, the verification of the correct placement of the wheel stops to effectively prevent parking in nine places that face the tenant house located on the Corby property, the presentation of fencing options to the Planning Board and the construction of a berm that includes the planting of trees that satisfactorily screen the parking lot from the Corby and Powers properties.

TALBOT'S 6/23/03 APPROVAL – AMENDMENT TO MOTION

A **motion** was made by **Chairperson Mitchell**, seconded by **Member Weniger** to amend the motion made on June 23, 2003 to approve an application for an area variance to install a freestanding sign to include the condition that all lights in the display windows are to be turned off at the closing of business each day.

Vote: Mitchell – yes, Weniger – yes, Lanphear – yes, Dankko – yes. Motion carried.

There being no further business, the meeting was adjourned at 7 P.M.

Anne Z. Hartsig, Recording Secretary