

Village of Pittsford
PLANNING And ZONING BOARD OF APPEALS
January 26, 2004 – Regular Meeting held on Monday at 7:00 P.M.

PRESENT:

Chairperson:	Remegia Mitchell
Members:	Harold Danko Sally Chamberlin Ted Weniger Linda Lanphear
Attorney:	John Osborn
Recording Secretary:	Jennifer Latshaw
Building Inspector:	Skip Bailey (absent)

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

Planning Board

1. Jeffrey Mason – 45 Schoen Place – landscaping site plan approval

Present: Jeffrey Mason

Proposed: To receive approval on the landscaping site plan.

SEQR: Chairperson Mitchell stated that this is a Type II SEQR 617.5 #6 & 15. No further review is necessary.

Discussion: This is a continuation of a site plan review for 45 Schoen Place which was held open from September 22, 2003. At that time, final site plan approval was given on the condition that landscaping, lighting and drainage plans be made available at a later date. Mr. Mason reviewed the landscaping plan, which he stated is simple and easy to maintain. The existing large tree on the lot is able to stay and will not interfere with the building plan. Mr. Mason would also like to request information from Mayor Corby regarding recommendations of tree varieties that will not grow fast or too large.

One issue that was raised by the Board was the placement of the handicapped parking space. It is currently placed across a two-way driveway, which makes it hazardous for people getting in and out of the space and crossing that driveway. Mr. Mason stated that the elevation of the land in this area makes it very difficult to place the space anywhere else. It was suggested that it be placed up against the Rick's Prime Rib House building, but it was unclear as to whether this meets code for proximity to the building. Another suggestion was to place posts around the space to protect users from the traffic in this area.

The retaining wall shown in the drawing was also discussed. Mr. Mason was unclear as to the exact height of the wall, although he stated that it would grade down so that the driveway does not slope towards the building. It will also have markers along it so that where it reaches its lowest point, people will not drive over it by mistake. Mr. Mason has received full approval for the structure of the retaining wall from the APRB, however more specific drawings, including height are needed on this site plan.

The streetscape of the building will be greenspace and the global ewes will be planted. These will be added to the site plan. The exposed foundation of the building will be stone that looks aged, like fieldstone.

At this time, the Board agreed to leave this application open until Mr. Mason has a chance to meet again with his landscape architect regarding specifics of the plan. These include looking into possible alternatives for the handicapped parking space, the height of the retaining wall and labeling all plants on the design.

2. EJ DelMonte Corporation – 41 North Main Street – final site plan approval

Present: Tom Wolansky – architect, John DelMonte and John Tengeras.

Proposed: To receive final site plan approval.

Discussion: This is a continuation of a site plan approval for proposed work at the DelMonte Lodge on 41 North Main Street from a meeting on December 15, 2003. Preliminary site plan approval was granted at the December meeting with the condition that the applicants speak with the Pittsford Fire Department regarding canal access from their property. John Tengeras stated that they met with the Fire Department. They agreed upon a plan, which allows the Fire Department access to the bridge and canal by creating an access roadway. This allows fire trucks to back down to the bridge area. The land in this area has about a 5-6 ½ % grade. There would be two removable ballards at the opening of the roadway. There is no concern with pedestrians using this because the path was already there and pedestrian friendly. There is currently quite a bit of scrub brush along this path and a dead tree in the way. Mr. Tengeras stated that the Village may even be able to help remove most of this since it is on the edge of Village property.

The applicants will then remove the existing chain link fencing and replace it with aluminum decorative fencing. This fencing would be exactly the same height and location as the existing chain link. Chairperson Mitchell reminded the applicant that this fence would require APRB approval for design.

The Board requested a letter from the Fire Department, which states their approval of the access roadway and fencing along the canal.

It was also noted that the dumpster location will be different. It will now be moved to the rear of the property and will be screened per Village Code.

Motion: Chairperson Mitchell made a motion, seconded by Member Lanphear to approve the site plan submitted by DelMonte Corporation date stamped 1/26/04 with the condition that

- a letter be supplied by the Pittsford Fire Department in support of the emergency vehicle access
- the changes to the fence be approved by the APRB.
- Height of replacement fence must be within Village Code.

Vote: Danko – yes; Lanphear – yes; Mitchell – yes; Chamberlin – yes; Weniger – yes.

Motion carried.

This decision was filed in the Office of the Village Clerk on January 26, 2004. Failure to comply with the conditions of approval may result in revocation of said approval.

Member Items:

Monaco Oil Discussion:

The Board discussed the former Monaco Oil site located on Monroe Avenue. This site is currently zoned B-4 which means it could be retail or mixed use. The Board stated concerns with this due to traffic issues that already exist in the Village. The Board stated that it is important to look at a possible zoning change due to these problems now before developing is underway. It was agreed that a letter should be written to the DOT in order to study issues of ingress and egress. Senior housing or residential use for this property would require less traffic than a commercial site would. It was further agreed that the Planning and Zoning Board would ask the Board of Trustees to hire someone to look into this site and its potential uses and hazards. Major hazards exist due to the railroad crossing, the congestion of Route 31 and the canal bridge.

Minutes:

October 23, 2003: Member Weniger made a motion, seconded by Member Lanphear to approve the minutes as written.

Vote: Weniger – yes; Chamberlin – yes; Lanphear – yes. Motion carried.

This decision was filed in the Office of the Village Clerk on January 26, 2004.

November 24, 2003: Chairperson Mitchell made a motion, seconded by Member Danko to approve the minutes as written.

Vote: Danko – yes. Lanphear – yes. Mitchell – yes. Weniger – yes. Motion carried.

This decision was filed in the Office of the Village Clerk on January 26, 2004.

December 15, 2003: Chairperson Mitchell made a motion, seconded by Member Danko to approve the minutes as written.

Vote: Danko – yes. Mitchell – yes. Weniger – yes. Chamberlin – yes. Motion carried.

This decision was filed in the Office of the Village Clerk on January 26, 2004.

Member Items:

Member Lanphear brought up the issue of the incorrect driveway use on Boughton Avenue. The homeowner continues to drive over it even though the condition was not to use it.

Non-enforcement of the RV issue on Rand Place was discussed. Chairperson Mitchell has discussed this with Mayor Corby and Trustee Steve Maddox.

Member Danko inquired about the fence posts on the corner of Jefferson Road and Eastview Terrace.

The report from Scott Harter, the engineer hired to look at the JoJo's property, was reviewed. It was recommended that the Board make another visit to this site now that they have the report.

ADJOURNMENT:

There being no further business, Chairperson Mitchell adjourned the meeting at 8:30 P.M.

Jennifer Latshaw, Recording Secretary