

Village of Pittsford
PLANNING And ZONING BOARD OF APPEALS
February 23, 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:	Jeff Turner
Recording Secretary:	Jennifer Latshaw
Building Inspector:	Skip Bailey

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

Planning Board- For Information Only:

1. Town Library Project – Proposed Lighting Site Plan

Present: Mike Garland – Town of Pittsford Commissioner of Public Works

Discussion: Mr. Garland presented the proposed lighting plan for the parking lots surrounding the library project. The MRB Group developed this plan. They are the lighting engineers for the Town Library project. Mr. Garland presented a site plan, which was color coded for each type of fixture proposed. All lamps marked with the letter “F” on the plan are coded in green. These lamps will be located behind the library along the canal side of the property. These are acorn style fixtures similar to the ones in the Village on Main Street and elsewhere. They will be 14 ½ feet tall with 75-100 watts per fixture. The fixtures marked with the letter “B” and color-coded blue are located throughout the public parking area. There are currently five of these fixtures proposed. These are double fixture, 250 watt lights that stand 18 feet high. Each side of the fixture is 250 watts for a total of 500 watts per fixture.

The fixtures labeled letter “A” and color-coded orange are 250 watt single fixtures with house side shields in order to shield light that spills over the property lines. These will stand atop a two foot high concrete base. Fixtures with the letters “C, D & E” and color-coded in yellow are each 400 watt fixtures. Letter “C” is located in the public parking area behind the park and this is a single fixture with a house side shield. Letter “D” is a single fixture located at the rear of Canandaigua National Bank. Letter “E” is a double fixture located adjacent to the Bank. The two fixtures marked with letter “G” and coded in purple are 100 watt recessed wall packs on the side of the bank near the ATM.

The Board discussed concerns over the lighting plan with Mr. Garland. The Village of Pittsford lighting code allows only a maximum of six foot candles. This plan far exceeds Village Code. Mr. Garland stated that they could try to achieve this. The Town plan proposes using High Pressure Sodium bulbs in its fixtures because of the yellow cast that it creates, but they stated that they can use metal halight in order to be consistent with the rest of the Village.

The height of the fixtures as well as the wattage was also discussed per the Village Code. The height of the fixtures should not exceed 17 feet from the pavement to the underside of the fixture. The wattage should not exceed 250 watts per luminaire. The Town will meet with the engineers to try and reduce the wattage of these fixtures, even if more fixtures with less wattage are needed.

The Board also requested that the engineers look at possibly factoring in lights that are already in place on the back of some of the existing buildings. For example, checking to see if Montana Mills currently has lights on the back of their building which would make fewer Town Library lot light fixtures necessary.

One other area that needs to be addressed is the parking lot. There needs to be some division of spaces by using islands or greenspace in order to break up the visual impact of the parking spaces. All proposed concrete islands must be low level plantings as well. It was recommended that the light pole islands be scattered throughout the lot rather than in a line. Also, more light poles may need to be added with less wattage to the proposed concrete islands.

The affect of the lighting on Plum Lane also needs to be addressed. There is shielding proposed for the new light fixtures, due to the higher grade than Plum Lane, this will give the effect that they are very bright and very tall. The retaining wall along this area is seven feet high at the tallest point. The Board suggested reducing the height of that fixture and using less wattage. The wall packs on the side of the library, which are not shown on this site plan, will also have a strong effect on businesses along Plum Lane. Wattage for these should also be the lowest possible allowed so as not to appear too bright to people on Plum Lane.

Mr. Garland agreed to meet back with his engineers in order to address some of the lighting issues. He requested a possible special meeting to look at this again so that the library project can continue to move ahead as scheduled.

Planning Board

2. **Canandaigua National Bank – 18State Street – site plan approval**

Present: Majed El Rayess - architect

Proposed: To receive site plan approval the addition and renovation of the existing remote teller and installation of exterior lighting.

Discussion: **The Secretary read the legal notice that was published in the Brighton-Pittsford Post on February 11, 2004:** *“Please take notice that a Public Hearing will be held before the Village of Pittsford Planning Board of Appeals at the Village Hall, 21 North Main Street, Pittsford, New York on Monday, February 23, 2004 at 7:00 P.M., to consider an application made by Canandaigua National Bank, of 18 State Street, Pittsford, New York, for site plan approval for the addition and renovation of the existing remote teller and ATM and installation of exterior lighting pursuant to Chapter 210-6D and 117-6 of the Code of the Village of Pittsford.”*

SEQR: Chairperson Mitchell stated that this is a Type II Action under SEQR 617.5 #7. No further review is necessary.

Mr. El Rayess is currently working in conjunction with the Town of Pittsford Library project. In order to provide more available parking spaces in the Town lot, he is proposing the demolition of the existing ATM gazebo. This would be moved to the west side of the building. Due to the fact that the ATM has to be placed at grade level, a small addition will be built. The proposed one story addition will be approximately eight feet deep in order to accommodate the ATM and remote teller. This plan does not call for any work to the existing building. The handicapped parking space will be moved closer to the building. There will be greenspace at the rear of the building and along the sides of the building. This will have low shrubbery and/or groundcover for safety reasons.

The two-way entrance will remain on the east side of the building. The driveway on the west side of the Canandaigua National Bank building will be one direction, exit only.

The frontscape of the building facing State Street will remain the same. The addition of the canopy area will be set back from the front of the building and will mimic the style of the existing porch. The same clapboards and colors will be used as well as any defining details.

In terms of lighting, Mr. El Rayess stressed that they are trying to keep a consistent light plan with the Town's so that it will blend. He will meet with Town engineers in order to reduce the amount of spill from the proposed light fixtures as well as reducing the foot candles.

Public Hearing Opened: Chairperson Mitchell opened the Public Hearing. There were no letters or phone calls regarding this application.

The Board further reviewed this application by noting that there will not be an increase in the number of driveways exiting onto State Street. The traffic pattern is essentially the same. Removal of many trees is necessary to make this driveway and ATM area. Mr. El Rayess pointed out that the Town will remove the trees from Town property. Therefore, Canandaigua National Bank's application did not note replacement plantings.

Motion: Chairperson Mitchell made a motion, seconded by Member Weniger to approve the preliminary site plan presented by Canandaigua National Bank. This approval includes the proposed position of the ATM, the addition to the rear of the building to make the ATM workspace and canopy and the demolition of the old ATM canopy. This board will reserve decision-making on lighting, landscaping, signage and will wait until further coordination with the Town takes place.

The Board, applicant and Town recognize that this is a coordinated project. The decisions that are made are going to rely on the others. Traditional timelines do not apply. This is not a completed site plan until the previous items listed are reviewed.

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 February 23, 2004. Failure to comply with the conditions of approval may result in revocation of said approval.

Minutes:

December 22, 2003: Special Meeting

Motion: Chairperson Mitchell made a motion, seconded by Member Lanphear to accept the minutes as written.

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

This decision was filed in the Office of the Village Clerk on February 23, 2004.

January 26, 2004: Regular Meeting

Motion: Chairperson Mitchell made a motion, seconded by Member Lanphear to accept the minutes as written.

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 February 23, 2004.

Member Items:

Monoco Oil Discussion:

Board members discussed future development of the Monoco site.

Member Lanphear brought up the issue of the semi-circular driveway use on Boughton Avenue. The Building Inspector told Board members that there is currently an attorney involved in this matter. They must come back before this board in order to appeal the Building Inspector's determination.

The RV issue on Rand Place was discussed. The Building Inspector informed the Board that the RV will be removed by the end of March. Also, the Holahans may look into storing in on the side of the house as was previously discussed.

The dumpsters that are still exposed at Great Northern Pizza Kitchen were discussed. The Building Inspector told the Board that these will be moved as soon as it is warm enough for them to finish the asphalt on their parking area. The asphalt plants closed before this could be finished. They will re-open in April at which time, the dumpsters will be moved and the parking lot completed per site plan.

Bob Ford Little League Field was discussed. Protective bollards were supposed to be installed along a walkway. They must be completed before the season opens. The Building Inspector told the Board that he would check into this.

ADJOURNMENT:

There being no further business, Chairperson Mitchell adjourned the meeting at 8:50 P.M.

Jennifer Latshaw, Recording Secretary