

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
July 26, 2004 - Regular Meeting held on Monday at 7:00 P.M.

PRESENT:

Chairperson: Remegia Mitchell
Members: Sally Chamberlin
Tom Dannhauser
Linda Lanphear
Ted Weniger
Attorney: John Osborn
Recording Secretary: Linda Habeeb

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

Zoning Board

1. St. Paul's Evangelical Lutheran Church - 28 & 30 Lincoln Ave - Public hearing for area variance and minor site plan approval for a courtyard addition and side entrance addition

Present: Kevin Marrin - Representing LaBella Associates for the Church

Proposed: The applicant proposes constructing a courtyard addition and side entrance addition.

The Secretary read the legal notice that was published in the July 14th 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 on Monday July 26, 2004 at 7:00 P.M. at the Pittsford Village Hall, 21 North Main Street, Pittsford, NY to consider an application made by St. Paul's Evangelical Lutheran Church, located at 28 & 30 Lincoln Avenue, for an area variance to allow lot coverage of 26.4% where the permitted lot coverage is 25% in an R-2 Residential District, pursuant to Chapter 210-12F of the Code of the Village of Pittsford, and minor site plan approval for a courtyard addition and side entrance addition.*

SEQR: Chairperson Mitchell stated this is a Type II Action under SEQR 617.5 #12 and #31. No further review is required.

Discussion: Mr. Marrin showed a model of the proposed addition to explain the goals of the project, and he also presented drawings and photos. He stated that access to the church from Lincoln Avenue is currently behind the church house and parking lot, and that therefore, visitors have difficulty finding the entrance. The church would like to expand the linkage to create an easily identifiable entrance, thereby utilizing the courtyard between the church and house to build a welcoming, handicap accessible entrance linking the Lincoln Avenue sidewalk to an enlarged gathering space.

He stated that the existing lot size is 36,350 square feet, and the existing footprint of the principal building is 8,585 square feet, without the garage. The proposed footprint of the principal building is 9,597 square feet, as per first floor drawing A1.1 dated 10/22/03, which exceeds the allowance of the Village Code by 510 square feet, not including the covered sidewalk trellis. The proposal includes a covered parking lot entrance, with an awning measuring 120 square feet.

The proposed handicap entrance would require an additional sidewalk inside the village sidewalk. The Board questioned whether the Village sidewalk could be used instead of adding another sidewalk. Mr. Marrin stated that they are studying the topography to see if it can connect to the Village sidewalk,

so that a ramp and railings would not be required. All the entrances, except for the Washington Avenue entrance, will be handicap accessible. The handicap parking spaces would remain where they are now.

The house will be converted into a building for the administrative personnel of the church, and the nursery will be relocated.

Mr. Marrin also stated that they had presented their proposal to the Architectural Preservation and Review Board, and the Board raised concerns about the height of the covered portion, but not about the protrusion toward Lincoln.

Neighbors were invited to view the plans and provide input at an information session held by the church.

He summarized his presentation by stating that the proposal had three main goals:

1. Creation of an accessible community gathering space with an easily identifiable entrance
2. Creation of an expanded nursery
3. Creation of a new updated building for the administrative staff

Public Hearing Opened: Chairperson Mitchell opened the Public Hearing.

The following people spoke in support of the project:

1. Sue Wyatt (Chair of Committee) stated that St. Paul's Church was built in 1884 and has a long history in the Village. She also stated that the Congregation was surveyed and indicated their desire to remain in the Village and update the existing historical building for increased office space and handicap accessibility, and that the project was well received by the surrounding neighborhood. She indicated that the congregation consists of about 150 families, with an average attendance of 150, in addition to various groups using the facility during the week.
2. Reverend Hedin (pastor of St. Paul's Church) reiterated the need to clearly identify the entrances in order for the church to be accessible to all parishioners and visitors.

There were no letters or phone calls about this application.

Chairperson Mitchell stated that the landscaping only shows general shapes, not specifics, which are required. The representative for the Church indicated that they would return to the Board with specifics about their landscaping plans.

Chairperson Mitchell stated that the public hearing would be left open and the applicants will return for the August 23rd Board meeting to address these issues:

- 1) handicap access sidewalk
- 2) additional sidewalk
- 3) landscaping specifics

Planning Board

2. Great Northern Pizza Kitchen, 14 S. Main St: site plan approval

Present: Rob Desino

Proposal: Continuation of Public Hearing for site plan approval

Discussion: This is a continuation of a previous site plan application. A concrete patio was poured at the applicant's business without approval, the Board of Trustees issued a permit for temporary outdoor seating, which expires on 8/15, and the applicant has submitted a new plan dated 7/15/04. The revised plan adds landscaping to the patio area, and includes a planter made of pavers that will be 3' in elevation. Free-standing planters, similar to the existing planters, will also be included. Board members discussed concerns that the planters on the front of the property intrude on public space and that they may cause problems with snow removal in the winter. The cement patio was also considered a problem because the chairs, umbrellas, and planters on the patio consistently protrude onto the public right of way. Alternative ideas were discussed, including using green space to soften the appearance of the building, and using differentiated paving to separate the dining area.

The Board members further discussed that the original site plan contained landscaping in front of the business on Main Street. Also mentioned was the lack of a dumpster enclosure, and the fact that the pedestrian crossing sign is not visible. The Board indicated that they want the original site plan complied with. The Church Street landscaping is done, but landscaping is unfinished along the eastern and northern property lines. Green space (shrubs, grass, landscaped area) should be returned along the Main Street edge of the building. The Board further stated that the planters can be removed, and they do not mitigate the impact of solid concrete at the edge of the building. The Board suggested that the applicant present a planting plan for the front of the building showing how it will appear during the entire year.

The Chairperson left the public hearing open so that the applicant can return with other options addressing these concerns:

- 1) Adding flowers beyond the bay window, going north around the corner, to create a visual barrier to the parking lot and prevent plows from driving over the planters
- 2) Snow removal around barrels or planters
- 3) The inclusion of the originally approved landscaping under the bay window
- 4) Pedestrian crossing sign

The Board discussed the extension of the temporary outdoor seating permit and that the applicant should change the number of inside seats to accommodate the outside seating. The attorney stated that the Planning and Zoning Board is in the process of site plan approval, and that the issue should be presented to the Board of Trustees. This issue will be added to the agenda for the next Board of Trustees Meeting.

3. Jeffrey Mason, 45 Schoen Place: site plan - drainage plan

Present: Jeffrey Mason

Proposal: Continuation of site plan approval and new drainage plan.

Discussion: The applicant referenced #6 of the engineer's letter. He stated that when there is a downpour, the water flows north toward the RG&E right-of-way and also east. Also, the sump pump has been dry.

Chairperson Mitchell referred to the 12 items from Scott Harter's letter, dated July 1, 2004, and stated that the applicant should forward it to his engineer so that he will know what is required. The Board will need a response from his engineer for the August 23rd Board meeting. The Board discussed concerns with changes from the original site plan, including that the landscaping and green space are missing and that a patio has been installed without approval. Also discussed were the fact that the two-way driveway between the ice cream store and the prime rib restaurant is often blocked by

parked customers, the handicapped parking space is not labeled, the paving needs to be filled in, and a stop sign at the top of the hill is needed to keep cars from accelerating into Schoen Place.

The applicant was reminded that these items were identified as incomplete at the May meeting. The Board stated that Mr. Mason is required to address these issues:

- (1) Completed drainage plan - 12 items in letter from Scott Harter
- (2) Resolve blocked 2-way driveway and complete paving and striping
- (3) Landscaping plan completed and submitted for approval
- (4) Handicap parking space identified
- (5) Plan for safety sign at exit of Northfield toward Schoen Place to be submitted

The Secretary will send a letter to the applicant indicating the issues to be resolved by August 23rd Board meeting.

Member Lanphear stated that Mr. Mason's business opened before public safety issues were resolved.

The Board discussed the site plan review process, a copy of the guidelines to which was at one time given to each applicant. The Board agreed to review and update the process and to return to the procedure of giving a copy to each applicant.

The attorney stated that when the Building Inspector has certified that the site plan is complete, only then should it be presented to the Board for approval. A complete plan, certified by the Building Inspector, should be presented first. The enforcement piece is missing.

Member Items:

Member Lanphear expressed concern that there is a pattern occurring whereby the applicants are acting before getting approval from the Board, and then the Board has to backtrack.

Chairperson Mitchell listed issues that need to be addressed with the Building Inspector:

1. Trees by the Canandaigua National Bank may have been removed
2. The status of the site plan for Wahl's Ice Cream Parlor
3. Enforcement - Cindy Seymour's Boughton Avenue driveway issue
4. Enforcement - JoJo's
5. Towpath Bike - sign is still up from a former relocation and a completed site plan is required
6. Great Northern Pizza Kitchens - incomplete site plan

Pittsford Flour Mill: An architectural consultant will walk through with the APRB. They will probably be back on the agenda at the next Planning and Zoning meeting.

Minutes:

May 10, 2004 - Regular Meeting

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

Vote: Lanphear- yes, Mitchell-yes, Chamberlin-yes, D annhauser - yes, Weniger - yes

Motion Carried.

May 24, 2004 - Regular Meeting

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

Vote: Lanphear- yes, Mitchell-yes, Chamberlin-yes, Dannhauser – yes, Weniger – yes

Motion Carried.

June 28, 2004 – Regular Meeting

Motion: Chairperson Mitchell made a motion, seconded by Member Chamberlin, to approve the minutes as revised.

Vote: Lanphear- yes, Mitchell-yes, Chamberlin-yes, Dannhauser – yes.

Motion Carried.

July 7, 2004

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

Vote: Lanphear- yes, Mitchell-yes, Chamberlin-yes, Dannhauser – yes, Weniger – yes

Motion Carried.

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 9:30 PM.

Linda Habeeb, Recording Secretary