

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Special Meeting – November 4, 2004 at 9:00 A.M.

PRESENT:

Chairperson: Remegia Mitchell
Members: Sally Chamberlin
Ted Weniger

Recording Secretary: Linda Habeeb

Chairperson Mitchell called the meeting to order at 9:00 A.M.

1. Del Monte Spa – 43 N. Main St.

Present: John Del Monte
Michael Mercier

Sign

This is a continuation of a Public Hearing, in which the applicant is requesting an area variance to erect a free-standing sign at the Spa at the Del Monte Lodge. The proposed sign is a two-sided sign, with a brick base, approximately 6' wide by 4' in height. The Board requested that the applicant create a mock-up sample of the sign for a site visit for further discussion.

Mr. Del Monte showed photographs of signs with similar dimensions of other businesses in the surrounding area (Talbot's, Pittsford Pub, Village Market). It was suggested by the Board that a solid sign in the proposed dimensions would block a substantial area, including the view of the historic railroad building. The applicant agreed to reduce the dimensions of the sign to 5'6" wide by 3'8" in height, and to install the brick base of the sign 4' from the interior edge of the sidewalk.

Findings of Fact:

- (1) The proposed sign is consistent with the signage on that area of Main Street.
- (2) The APRB recommended against the use of a building-mounted sign on the historic building.
- (3) This is a multiple-use property. A door sign is not visible from vehicles traveling North on Main Street.
- (4) The size of building-mounted sign allowed by Code is excessive for the SPA building.
- (5) The entry door is located on the side of the building and is not visible from the street.

Motion: A motion was made by Chairperson Mitchell, seconded by Member Chamberlin, to approve the proposed sign, with the dimensions not to exceed 5'6" wide by 3'8" in height, and installed 4' from the interior edge of the sidewalk.

Vote: Mitchell – yes, Chamberlin – yes, Weniger - yes.

Motion carried. The decision was filed in the Office of the Village Clerk on November 4, 2004.

Fence

The applicant proposes installation of a black fence along the North property line, in the same style as the existing fence along the canal. The applicant stated that the bank in back is eroded from traffic cutting through his property, and that the purpose of installing the fence is to control the traffic.

Motion: A motion was made by Chairperson Mitchell, seconded by Member Weniger, to approve the proposed 4' fence along the North property line, to be installed 29' from the interior edge of the sidewalk, and conditioned on the setback being within the Village Code requirements.

Vote: Mitchell – yes, Chamberlin – yes, Weniger - yes.

Motion carried. The decision was filed in the Office of the Village Clerk on November 4, 2004.

2. Christ Episcopal Church – 36 S. Main Street - Sign

The Church is requesting assessment from the Board regarding the proposed installation of a 16 sq. ft. sign where only a 12 sq. ft. sign is permitted. Also, the Church is proposing using their existing sign as a building-mounted sign on Locust Street. Discussion will continue at the regular meeting on November 22, 2004.

ADJOURNMENT:

There being no further business, Chairperson Mitchell adjourned the meeting at 11:00 A.M.

Linda Habeeb, Recording Secretary