

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Regular Meeting – December 13, 2004 at 7:00 P.M.

PRESENT:

Chairperson: Remegia Mitchell
Members: Sally Chamberlin
Linda Lanphear
Ted Weniger
Tom Dannhauser

Attorney: John Osborn
Bldg Inspector: Skip Bailey
Rec Secretary: Linda Habeeb

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

Zoning Board

1. Scott & Jennifer Latshaw - 49 Monroe Ave – Area Variance

Present: Jennifer Latshaw

Discussion: This is a continuation of an open public hearing for an area variance for the restoration of front and rear porches on their residence.

Public Hearing Closed: Chairperson Mitchell closed the Public Hearing, as there were no letters, phone calls, or further comments regarding this application.

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

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

Motion carried. The decision was filed in the Office of the Village Clerk on November 22, 2004.

Planning Board

1. Towpath Bike – 3 Schoen Place - Site Plan

Present: Mike Franzen

Discussion: This is a continuation of an open public hearing for changes to the site plan. The applicant stated that he had repaved the handicapped entrance area, which is currently graded. The Board stated that a handicapped parking sign and pavement markings are also required for this area. The applicant further stated that he had purchased large oak barrel planters for the area in the front of the building. Board members pointed out that planters would intrude on the public walkway.

Board members further questioned the applicant regarding the outside storage and display of merchandise, and stated that there appeared to be an excessive number of bicycles stored outside the business. The applicant stated that a majority of the bicycles on display were rentals, and that the number of bicycles displayed outside was currently being reduced, as he was in the process of selling the bicycles. Mr. Bailey explained that there are no regulations in the Village Code that prevent the outside display of merchandise in the B-4 Canal Waterfront District. The applicant also proposes installing a post-and-rail fence along the rear of the parking lot. Chairperson Mitchell pointed out that the proposed fence will require the approval of the Architectural Review Board.

There was further general discussion as to other possible appropriate locations for landscaping on the property. The Board decided to revisit the site and leave open the public hearing pending further review.

2. Jef Mason - 45 Schoen Place – Landscaping & Lighting

Present: Jef Mason
Roger Langer
Bart Noto

This is a continuation of an open public hearing. The applicant submitted a photograph of a proposed light fixture for the stairwell on the East side of the property. He stated that light from the fixture projects downward and will not cause lightspill, and that the lights will not impact a residential area. APRB approval is not needed, as this fixture is not visible from the public way.

Board members expressed their concern that there is currently an excessive amount of runoff from the roof of the building, causing erosion on the Schoen Alley edge of the building. The Board further pointed out that there is currently approximately 6-10 inches of standing water in the retention pond, and questioned whether the pond was draining properly. The Board will meet with the engineer for further information regarding the drainage of the pond.

Chairperson Mitchell stated that there is an insufficient amount of planting along the West edge of the property to control erosion and runoff. Member Lanphear further expressed concern that there is no screening between the sidewalk and the patio. She stated that the tables and chairs on the patio intrude on the public sidewalk, causing safety concerns and an undesirable view of a continuous expanse of cement. Board members also stated concerns about the placement and height of the bollards. The Board expressed an interest in reducing the height of the bollards to 3 feet.

The Board summarized the areas of concern discussed:

- 1) Additional plantings around the porch
- 2) Change in landscaping on the Northwest side of the property
- 3) Reduction in the height of the bollards
- 4) Additional planters/landscaping between patio and proposed sidewalk at the edge of the road.

The applicant will submit a revised plan for the January meeting.

3. Great Northern Pizza – 14 S. Main Street – Lighting

Present: Dan Grastorf – Contractor

This is a continuation of an open public hearing. The applicant stated that the arborvitae approved by the Board at the previous meeting would not survive if planted in December. He stated that snow removal would damage the plants. The applicant further pointed out that there is currently a tree on the Southeast corner of the property which prevents the applicant from completing the approved landscaping in that area. The Board decided to have a consultation with an arborist to discuss the possible removal of the tree. That determination could alter the approved landscaping for the Southeast corner. The applicant stated that the cement under the window in the front of the building will be removed and replaced with soil and approved plantings. The Board further pointed out that Village Code requires the height of the lightpoles in the rear of the property to be reduced to 17 feet, including the base. The applicant was given a copy of the lighting portion of the Village Code. The Village requires that the applicant submit a lighting plan. The Board reminded the applicant that the approval for the removal of the two gaslights in the front of the property is conditioned upon APRB approval.

Motion: Member Dannhauser made a motion, seconded by Chairperson Mitchell, to require that the relandscaping of the front of the building be completed by December 31, 2004, and for the deadline for the completion of the new landscaping on the South and East sides of the parking lot to be extended to April 15, 2005. The status of the mature tree on the Southeast corner of the property will be reviewed by an arborist.

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

Motion carried.

The decision was filed in the Office of the Village Clerk on December 13, 2004.

Member Items:

1. 9 Austin Park: Member Lanphear stated that a deck had been built at this property. She also raised the issue of whether or not, under Village Code, it is permissible for a single-family residence be used as a rental residence for boarders. Mr. Osborn stated that the renting of rooms changed the character of the use of the property.
2. Sunoco – 9 Monroe Ave – There was discussion of the removal of the canopy over the fuel dispensers, because Sunoco gasoline operations will be closing. The Board stated that this is a diminished use. Member Lanphear questioned the process by which residents of the Village are notified prior to this type of occurrence.

Minutes:

November 4, 2004 – Special Meeting

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

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

Motion carried.

November 22, 2004 - Regular Meeting

PZBA 12/13/04
Meeting

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

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