

**Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Regular Meeting - January 24, 2005 at 7:00 P.M.**

PRESENT:

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

Attorney: John Osborn
Bldg. Insp: Skip Bailey
Rec. Sec: Linda Habeeb

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

Zoning Board

1. Michael Newcomb, 10 Lincoln Ave - area variances
Present: Michael Newcomb

The Secretary read the legal notice that was published in the January 12th 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 at the Village Hall, 21 North Main Street, Pittsford, New York on Monday, January 24, 2005 at 7:00 P.M. to consider an appeal made by Michael Newcomb, owner of property located at 10 Lincoln Avenue, for the following variances: (1) An area variance to erect a structure in the R-2 Residential District with a front setback of 6 feet where 30 feet is required, pursuant to Chapter 210-12B of the Code of the Village of Pittsford: Dimensional requirements; (2) An area variance to erect a structure in the R-2 Residential District with a side setback of 5 feet on the east and 3 feet on the west where 10 feet is required, pursuant to Chapter 210-12C of the Code of the Village of Pittsford: Dimensional requirements; (3) An area variance to erect a structure in the R-2 Residential District with a rear setback of 10 feet where 30 feet is required, pursuant to Chapter 210-12D of the Code of the Village of Pittsford: Dimensional requirements; (4) An area variance to erect a structure in the R-2 Residential District with a lot coverage of 35% where lot coverage of 25% is permitted, pursuant to Chapter 210-12F of the Code of the Village of Pittsford: Dimensional requirements; and (5) An area variance to erect a structure in the R-2 Residential District on a lot having an area of 2949.64 square feet where 10,500 square feet is required, having a width of 53.46 feet where 70 feet is required, and having a depth of 55 feet where 150 feet is required, pursuant to Chapter 210-12E of the Code of the Village of Pittsford: Dimensional requirements.*

SEQR: Chairperson Mitchell stated that this is a Type II Action under SEQR 617.5 # 12 & 13. No further review is required.

Discussion: The applicant is proposing the demolition of the existing structure at 10 Lincoln Avenue and the replacement with a new single-family residence with an attached garage. The applicant stated that the existing structure is deteriorated to a state beyond repair. The building had previously been moved to the current site, and the foundation was constructed with dimensions that do not match the structure, which has resulted in significant water damage to the sill beams. There is a grassy area on the East side of the property, which is not currently owned by the applicant.

The Board stated that APRB approval is required for this project. The Board further stated that the proposed house differs structurally from other houses in the surrounding neighborhood. Board members expressed concerns about the proposed attached garage, and suggested that the applicant consider constructing a detached garage instead.

Chairperson Mitchell opened the public hearing, and the following people spoke:

1. **Richard Shannon, 11 Lincoln Avenue, neighbor,** questioned whether the applicant was proposing building anything on the property over the storm sewer line. The applicant stated that he could not build on that property because he does not own it.
2. **David Weir, 19 Lincoln Avenue, neighbor,** stated that house, as it currently exists, is unsightly, and that the new house would be an improvement.
3. **Virginia Searl, owner of 42 Lincoln Avenue,** spoke in support of the general concept of maintaining a detached garage as being in keeping with the character of other properties in the Village.

The Board decided to leave the Public Hearing open so that the applicant can investigate other methods to detach the garage and/or to minimize the setback variance requirement on the West boundary line of the property.

Planning Board

1. **First Presbyterian Church, 21 Church Street ~ Site plan**

Present: Virginia Searl/Bero Architecture P.C.

The Secretary read the legal notice that was published in the January 12th 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 at the Village Hall, 21 North Main Street, Pittsford, New York on Monday, January 24, 2005 at 7:00 P.M. to consider an application for minor site plan approval for parking made by First Presbyterian Church, located at 21 Church Street, pursuant to Chapter 210-83, Site Plan Approval, of the Code of the Village of Pittsford.*

SEQR: Chairperson Mitchell stated that this is a Type II Action under SEQR 617.5 # 2 & 7. No further review is required.

Discussion: The plan proposes a grade change in the Locust Street parking lot and a reconfiguration of the spaces to improve accessibility and conform stall dimensions. The applicant stated that the proposed plan includes removal of the asphalt sidewalks, which will be replaced with concrete. The existing storm drainage system has been repaired and is operational. For the purpose of improving accessibility and safety in the parking lot, the plan proposes removal of the pavement and raising of the grade, in addition to the replacement of two existing catch basins, in the same locations. The proposal also contains plans for a handicap ramp with a slope that is compliant with Village Code. The parking lot will be re-striped, so that all the spaces will conform in size, and the curb cuts will be narrowed at the East and West locations. The number of handicapped parking spaces is being reduced. An emergency generator will be installed to run the pump for the boiler system.

The Board listed the issues for which it was suggested that the applicant provide further information:

- ? Landscaping, including proposed plant species, locations, and expected height of plantings
- ? Lighting
- ? Screening
- ? Decibel level of generator
- ? Signage ~ Enter & Exit
- ? Drainage certification
- ? Emergency vehicle access
- ? Handicap parking spaces
- ? Car bumpers on the East & West property lines
- ? Sidewalk locations/existence

The Board decided to leave the Public Hearing **open**, pending submittal of further details about these issues.

2. Jef Mason, 45 Schoen Place ~ Landscaping Plan
Present: Jef Mason

Discussion: This is a continuation of an open public hearing for a landscaping plan. The applicant stated that he had added a line of shrubbery between the sidewalk and patio. His plan also indicates that he has reduced the height of the guardrails to 27 inches.

Chairperson Mitchell made a motion to approve the 27-inch high guardrails in the locations as shown on the diagram. Upon further discussion and clarification of the guardrails in the proposed plan, this motion was not seconded or voted on.

The Board requested that the applicant provide further information regarding the distance between the bollards on the West property line.

The Board advised the applicant that plans must be prepared by a landscape specialist who can select plantings appropriate to the conditions on this site. The Board recommended that a landscape architect attend the next board meeting. Board members will visit the site for further evaluation. The Board instructed the applicant to take no further action until a site plan has been approved.

3. Roger Powers, Schoen Place ~ Information Only
Present: Roger Powers

Discussion: The applicant presented a proposed site plan, for information only, to begin the development process for the area surrounding and including the barns and weigh station on Schoen Place. Mr. Powers will seek approval to construct an addition to the weigh station, but requests separating this proposal from the planning of the entire site. The Building Inspector said that the owner can have only one occupant on this property until a site plan is approved. One business occupant currently exists on the property.

The Board recommended that the applicant submit a signed and stamped engineered site plan and architectural drawings for the entire property. The Board stated further that the applicant could indicate phases of development in the plan, suggesting that Phase I could be the weigh station area. Phased construction with a preliminary site plan would enable the Board to review drainage, access, parking, lighting and other infrastructure elements in its entirety.

Member Items:

Building Inspector's Report:

1. 6 Boughton Ave - Driveway: The court ruled that the driveway is in violation.
2. 17 Eastview Terrace - Fence: The fence is in violation.
3. 14 S. Main St (GNPK) - Trees in Southeast corner
4. Ensenats - New tenant: Jeweler
5. Sunoco - Site Plan - On Hold

Chairperson Mitchell closed the public hearing for Oliver's Candies, which had been left open from the August, 2003 meeting.

Minutes:

December 13, 2004 ~ Regular Meeting

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

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

Motion carried.

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 10:30 PM.

Linda Habeeb, Recording Secretary