

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Special Meeting – May 6, 2005 at 5:00 P.M.

PRESENT:

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

Chairperson Mitchell called the meeting to order at 5:00 P.M.

1. Review of application to Board of Trustees for Restaurant Permit for Bruegger's Bagels in the Library

Present: Mike Borelli
Ken Greene
Craig Bright

The applicants indicated that parking is part of the site plan presented by the Town for the library. The plan proposes five parking places for Bruegger's Bagel's employees, who will have automobile identification markers. The proposal also includes outside seating in front of Bruegger's Bagels. The proposed landscaping for this area will be as shown on the library plan. It is planned to have 10 tables, with 3 to 4 feet between chairs, and the patio may end at the sidewalk. The proposal also includes provision for both indoor and outdoor trash receptacles, and the applicants indicated that they intend to share dumpsters with the library. They anticipate 4-8 employees per shift, and have shown 98 seats on the site plan: 58 indoor seats and 40 outdoor seats. The proposed hours of operation are 6 a.m. until 7 p.m. or until the library closes, whichever is later, and holidays are to be half-days, if at all. The Board questioned the fact that two signs are shown on the plan, one on front and one on the west side of the property. Mr. Greene asked about awnings, and was told that awnings are discouraged. Deliveries will be 4 times per week by 24' trucks, times to be established, but not during library open hours.

Public Hearing Opened: The legal notice having been read, the Chairperson opened the Public Hearing.

Bruegger's Bagels will meet with the Village board on Tuesday May 17, 2005.

The Planning Board forwards the following concerns:

- ☞ The proposed intensity of use is high, especially the outdoor patio area where 10 tables and 40 chairs are proposed. The Planning Board recommends limiting outdoor seating.
- ☞ The required number of parking spaces should be reviewed by the Building Inspector.
- ☞ Ingress/egress should be reviewed with special attention to high traffic volume during morning commuter hours, and to pedestrian safety.
- ☞ The proposed plan does not indicate the distance from the edge of the food patio to the sidewalk; however, there is adequate space overall to include screening of the patio. This area should require landscaping to create a buffer between the patio and the State Street sidewalk. This screening should be raised bed or other in-ground shrubs and not free-standing planters.
- ☞ The proposed signage is not within Village Code. Applicants were advised to review the sign code and meet with the Building Inspector.

2. Great Northern Pizza Kitchens, 14 South Main St. ~ Landscaping & Lighting Plan

Present: Mr. Grasdorf.

The APRB will consider the light fixture that the applicants have selected. They are shortening the poles and using a lower-watt bulb in order to meet Village Code. It was noted that, according to the photometrics plan submitted, the light does not exceed 5 foot candles on the ground at any point. The applicant will try to complete the landscaping by 5/15/05, although the lighting will take longer.

It was noted that the site plan date-stamped 5/4/05 is applicable only to the lighting and landscaping of the Southeast corner of the property. A previous plan has been approved for the other lighting and landscaping.

Public Hearing Closed: There being no one to speak for or against this application, Chairperson Mitchell closed the Public Hearing

Motion: Member Lanphear made a motion, seconded by Chairperson Mitchell, to approve the lighting plan for Great Northern Pizza Kitchens, date-stamped 5/4/05, and the landscape plan for the Southeast corner; the landscaping to be completed by 5/15/05.

Vote: Dannhauser- Yes, Chamberlin- Yes, Mitchell-Yes, Lanphear - Yes, Weniger- Yes.
Motion Carried. The decision was filed in the Office of the Village Clerk on May 6, 2005.

3. Jef Mason, 45 Schoen Place, Landscaping & Final Site Plan

Present: Jef Mason

This is a continuation of landscaping and site plan approval from the previous meeting for consideration of the height of the bollards, location of the retention pond, and the front planters.

Mr. Mason noted that they are planning to use dwarf holly in the front raised-bed planters in order to maintain a maximum height of 3 feet, per Village Code. The shape of the side porch and of the sidewalk leading to it are shown on the plan. The need for marking of the pavement for pedestrian crossing, handicapped parking, and lane marks was discussed. Mr. Mason stated his intention to complete these immediately.

Board members pointed out that the retention pond is still full of water. It will be necessary to address a new option for drainage if this continues. A member of the audience volunteered that it takes two weeks to empty. The Board discussed guardrail details, and advised Mr. Mason that a maximum 3 feet height had been agreed upon at earlier meetings. Mr. Mason indicated a concern that cars are backing up into the guardrail at the base of the stairs at the Northeast edge of the site, and tenants in the audience confirmed this problem. It was suggested that the top of this bollard be painted red or marked with iridescent tape to increase its visibility. A deadline of 5/31/05 for completion of the work was discussed. Jennifer Rube, Bearly Country, asked about Village plans for a sidewalk; no answer was available.

Motion: Member Weniger made a motion, seconded by Chairperson Mitchell, to approve the site plan dated 5/4/05 for the property at 45 Schoen Place. All bollards, both 1 C1 and 2 C1 shall be three feet high with the exception of the far Northeast bollard (2 C1), which may be four feet high. Further, approval of the retention pond was withheld. The planting around the mechanical equipment will be revised to comply with previously-approved plan. The deadline for completion of all work including the marking of the pavement for the crosswalk, handicapped parking, and pavement stripes will be 5/31/05.

Vote: Dannhauser- Yes, Chamberlin - Yes, Mitchell- Yes, Lanphear - Yes, Weniger - Yes.
Motion carried. The decision was filed in the Office of the Village Clerk on May 6, 2005.