

**Village of Pittsford**  
**PLANNING and ZONING BOARD OF APPEALS**  
**Regular Meeting - July 25, 2005 at 7:00 P.M.**

**PRESENT:**

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

Attorney: Jeff Turner  
Record Secretary: Linda Habeeb

Chairperson Mitchell called the meeting to order at 7:05 P.M.

**Planning Board**

**1. Michael Manjerovic, 6 Village Grove & David Orth, 17 W. Jefferson Rd  
~ Lot line change**

The Secretary read the legal notice that was published in the June 15, 2005 edition of the Brighton Pittsford Post: "Please take notice that a public hearing will be held before the Village of Pittsford Planning Board of Appeals at the Village Hall, 21 North Main Street, Pittsford, New York, on Monday, July 25, 2005 at 7:00 P.M. to consider an application made by Michael Manjerovic, of 6 Village Grove and David & Melanie Orth, of 17 W. Jefferson Road for a change of lot line, pursuant to Chapter 210-83 "Site Plan Review."

**SEQR:** Chairperson Mitchell stated that this is an unlisted SEQR action and requested a short form EAF from the applicant.

**Discussion:** The applicants are proposing subdividing the property at 17 West Jefferson Road and combining the subdivided portion with 6 Village Grove. The applicant at 17 West Jefferson Road stated that he has excess property in the rear yard and is proposing conveying a portion to the adjoining property owner at 6 Village Grove, who has a limited rear yard.

Chairperson Mitchell reviewed and answered the Planning Board section on the short SEQR form.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Lanphear, for a negative environmental impact declaration with regard to property located at 17 West Jefferson Rd.

**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 July 25, 2005.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Chamberlin, to approve the lot line change, as submitted.

**Findings:**

- ✍ This lot line change will not alter the character of the neighborhood or create a detriment to nearby properties.
- ✍ This change will cause no adverse effect or impact on the physical or environmental conditions of the neighborhood or district.

**2. Sutherland Service Center Ltd., 9 Monroe Avenue ~ Area variance & minor site plan approval**

**Discussion:** This is a continuation of an open application for an area variance for additional spaces for displaying vehicles for sale and minor site plan approval.

The applicant's architect stated that he had attempted to incorporate the Board's suggestions from the previous meeting in the revised site plan. He stated that they are proposing adding landscaping in the form of evergreen plants screening the view of the rear parking lot from Monroe Avenue. The landscape architect provided 3' and 4' options for landscape screening. Also proposed were juniper plants, measuring 4 ft in height, in the alleyways on the sides of the building, and freestanding planters at the front of the building. They also stated that they were reducing the variance request from 5 additional parking spaces to 4, equaling a reduction from 15 exterior car display spaces to 14 spaces.

Chairperson Mitchell pointed out that there is a substantial elevation change from Monroe Avenue to the rear of the property, and therefore, the 4-foot high plants would be preferable.

The Board questioned the applicants about the lighting. The applicants replied that the turn-off time for the lights is 9 PM. It was also pointed out that the light fixtures will require APRB approval. The Board further questioned the applicants about the proposed pavement markings, and the applicant replied that the plan called for 4-inch wide striping within the parking lot, and that there will be no directional striping on the entrance and exit. The applicants further stated that the proposal has allowed for snow storage in the rear of the property, or snow removal, if necessary.

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

**Motion:** Member Weniger made a motion, seconded by Chairperson Mitchell, to allow the 14 outside display vehicles for sale for only as long a time period as the special use permit is in effect.

**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 July 25, 2005.**

**Motion:** Chairperson Mitchell made a motion, seconded by Member Weniger, to approve the site plan, as submitted on plans presented and date-stamped July 25, 2005, showing 4-foot plantings at the west rear

property line, such plants to be no less than 2 feet high at the time of planting, and with the following conditions:

1. The site plan is to be completed within 60 days.
2. The applicants will be responsible for the maintenance and replacement of the landscaping as needed.
3. The shut-off time for the lights will be 9 P.M.
4. There will be only two display bays inside the building.

**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 July 25, 2005.

### **3. Pittsford Flour Mill, 15 Schoen Place ~ Site plan approval**

**Present:** Karen Kosten

**Discussion:** This is a continuation of an open public hearing. Ms. Kosten stated that the applicants were submitting a final site plan for the Board's consideration and for SEQR review. She stated that the revised site plan now shows a relocation of the center island for an improved line of sight, as suggested by the Board at a previous meeting. She also stated she will submit the plan for the Village engineer's review of the drainage plan. She further stated that Bero Architecture had reviewed the angled parking spaces and determined that this type of parking space would result in the loss of 18 spaces, and therefore is not a desirable option. They are also proposing a 5-foot-wide sidewalk across the front of the Flour Mill building, and they are proposing an easement to the Village for maintenance of this sidewalk. They have revised the 3- or 4-foot fence request and are now proposing a 6-foot perimeter fence surrounding the property. Ms. Kosten emphasized that the applicants were interested in creating a self-contained area clearly delineated by the fence, but she said that her clients would be willing to consider different types of fences. The Board recommended the use of bollards or open metal fencing as possible solutions.

Chairperson Mitchell stated that the Board had requested that the applicants replace the originally-proposed 3- or 4-foot fence with landscaping, and the applicants have now requested a 6-foot fence, which is a more invasive request. Members also expressed the view that the applicant would need to address the crosswalk in a manner that will conform with the Village's traffic-calming plan.

Board members stated that the applicants should not reap the benefits of the canal and this desirable rental location, and then close off the area so that the walkability of Schoen Place is impeded. It was pointed out that it would be a positive civic gesture to allow off-hour parking for the public at the site.

The following people spoke:

**Roger Powers, 91 Golf Avenue,** gave a detailed history of the area's drainage, including basement drain lines which have been interrupted by excavations on the Flour Mill property. He explained that his farm has used canal water, but not surface water, for irrigation, and that he

does maintenance on the creek bed while it is dry in the winter. He expressed concerns as to the manner in which the proposed drainage plan will impact his property regarding the quality and quantity as it enters his farm water supply.

Chairperson Mitchell advised the applicant to prepare drainage plans for review by the Village engineer, Scott Harter, and that following this review, the applicant's engineer attend a joint review with adjoining property owners.

**Art Pires, 70 State Street,** reviewed a memo that he had sent to the Board stating a number of recommendations about the proposed site plan, including recommendations regarding the landscaping, lighting, and grading. He said that closing public parking on this property defeats the purpose of the community.

Chairperson Mitchell summarized the following issues to be resolved:

1. The height of perimeter fence/Adding landscaping as alternative perimeter and parking lot buffer
2. Public parking use
3. Drainage plan
4. Burying overhead power lines
5. Sidewalk issues, including straightening front sidewalk
6. SEQR Forms & site plan copies

#### Zoning Board

1. **Flour City Bagels (Library) 24 State Street - Variance for awning signage**  
**Present: Craig Bright**

**Discussion:** This is a continuation of an open public hearing for approval for signage and awnings on the front and sides of the retail space in the Library, in order to create greater visibility for the applicants' business. The applicants stated that they were reducing the extent of their request to one building-mounted sign on the front of the building and two side awnings. The applicants stated that there will be goose-neck lighting over the front sign, and that the size of the letters on the front sign have been reduced from 18" to 14" since their original application. The Board pointed out that the applicants will need APRB approval prior to installation of the awnings.

**Motion:** Member Weniger made a motion, seconded by Chairperson Mitchell, to approve two lettered awnings on the west side, the maximum height of the letters to be 4 inches, for a total square footage of awning signage equaling 3 square feet. This approval is based on front signage measuring 14" in height and 89" in width.

**Vote:** Dannhauser - yes; Chamberlin - yes; Mitchell - yes; Lanphear - no; Weniger - yes.

**Motion carried. The decision was filed in the Office of the Village Clerk on July 25, 2005.**

**Findings of Fact:**

- ✍ The awning signage is being approved in lieu of the signage which would be allowed for the auxillary door.
- ✍ The size of the front sign has been reduced from that which is allowed by Code.
- ✍ All awning construction is subject to the approval of the APRB.

**Member Items:**

- ✍ Board discussed possible litigation with Del Monte Lodge.
- ✍ Members requested that the Building Inspector check on whether the lighting for the Library entrance is within Code.

**Adjournment:** There being no further business, Chairperson Mitchell adjourned the meeting at 10:00 PM.

Linda Habeeb, Recording Secretary

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