

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Regular Meeting – February 27, 2006 at 7:00 P.M.

PRESENT:

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

Attorney: John Osborn
Building Inspector: Skip Bailey
Record Secretary: Linda Habeeb

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

Zoning Board

1. Del Monte Lodge, 41 N. Main Street ~ Sign

Present: John Del Monte
Mike Mercier

The Secretary read the legal notice that was published in the February 15, 2006 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, February 27, 2006 at 7:00 P.M. to consider an application made by E J Del Monte Corporation, owner of the Del Monte Lodge, located at 41 N. Main Street, for minor site plan approval.”*

SEQR: Chairperson Mitchell stated that this is a Type II SEQR Action under SEQR § 617.5(c)15.

Discussion: The applicant is requesting approval to install a monument sign, in the same size and style as the existing Spa sign, at the Del Monte Lodge. The applicants stated that the existing wall sign is not visible from the north. The proposed plan calls for removal of the existing wall sign and replacement of the existing Erie Grill sign with the new sign. The applicants presented drawings indicating the dimensions and placement of the proposed sign. Board members questioned the applicants as to the setbacks for the sign, and the applicants indicated that the base for the sign will be set back 4’4” from the inside edge of the public sidewalk, which is approximately the same setback as was used for the spa sign. It was also noted that the plan calls for relocating a pine tree. The applicants stated that the Architectural Review Board has approved the sign, subject to the Planning Board’s approval. The Board noted that the Village sign ordinance has been changed, as of 12/13/05, and the Building Inspector stated that the proposed sign is within the allowable limits of the current Village Code.

Public Hearing Opened: Chairperson Mitchell opened the Public Hearing at this time.

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

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

Vote: Dannhauser – yes; Mitchell – yes; Chamberlin – yes; Weniger - yes.
Motion carried.

2. William Creary, 18 N. Main Street ~ Site plan

Present: William Duchano, Leopold Group

The Secretary read the legal notice that was published in the February 15, 2006 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, February 27, 2006 at 7:00 P.M. to consider an application made by William J. Creary, Jr., owner of 18 North Main Street, for minor site plan approval, pursuant to Chapter 210-83 of the Code of the Village of Pittsford.”*

SEQR: Chairperson Mitchell stated that this is a Type II SEQR Action under SEQR § 617.5(c)7.

Discussion: The applicant presented elevation drawings and a survey map for a proposed conference room addition for the northeast side of the building at 18 North Main Street. The proposed addition encompasses an area of 168 square feet and will replace a deck that is currently in poor condition. The applicant submitted an agreement for an easement allowing for the sharing of an additional 35 parking spaces with 16 and 20 North Main Street. Board members questioned the applicant about the existing fence on the canal-side of the property, and the applicant stated that the fence is remaining and will be repaired. There was some discussion as to whether lot coverage was an issue, and after consulting with the building inspector, it was determined that it was not. Board members inquired about the number of parking spaces required for the additional square footage. The Building Inspector stated that this property already has excess parking spaces, well over the requirements for office space.

Public Hearing Opened: Chairperson Mitchell opened the Public Hearing at this time.

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

Motion: Chairperson Mitchell made a motion, seconded by Member Dannhauser, to approve the application for an addition, as submitted.

Vote: Dannhauser – yes; Mitchell – yes; Chamberlin – yes; Weniger - yes.
Motion carried.

Member Items:

Mr. Osborn informed the Board that the ESL Credit Union is modifying their application by proposing locating the remote teller within the less restricted use area, under Village Code § 210-73, which states that, “Where a district boundary line divides a lot in single or joint ownership of record at the time such line is adopted, the permitted uses for the less restricted portion of such lot may not extend over the district boundary line into the more restricted portion by more than 1/4 of the average distance of such lot's projection into the more restricted district. Regulations for

the remaining portion of such lot within the more restricted district shall be as required by the district in which it is situated.”

Other issues discussed by the Board regarding the ESL application are:

- ✍ The applicants are investigating ways to improve the potential traffic problem in the area, and one possible solution discussed is to allow only right-hand turns for traffic exiting the bank onto Church Street.
- ✍ There is no landscaping proposed for Church Street on the site plan, and Village Code requires screening from public view.
- ✍ The site plan calls for the removal of a mature tree.

The public hearing remains open until resolution of these issues and completion of SEQR review at the March meeting.

✍ Proposed amendments to Village Code: ARTICLE IX B-2 General Business District

Mayor Corby addressed the Board regarding proposed amendments to Article IX: General Business District. He stated that the proposed changes involve updating some of the uses listed; changing setbacks and front door orientation to reflect new building standards; changes to regulations for public garages; and regulation as to parking issues. Mayor Corby stated that the purpose of the proposed changes is to encourage cohesive development in the Village. He requested that the Board supply input regarding these issues for discussion at the March Board of Trustees Meeting.

✍ Merchants' Meeting

Member Weniger reported that he, Trustee Tim Galli, Member Lanphear, and Mayor Corby met with Village merchants to discuss several issues. He stated that the main issues discussed were: (1) Parking, specifically, employees of the businesses using key parking spots outside the businesses, so that customers are not able to use those spots; and (2) Uses - what types of businesses are the most desirable mix for the Village. Also discussed was Breathe Yoga, and whether or not the business is following the conditions for approval that were set by the Board.

Building Inspector's Report

Flour Mill: Mr. Bailey reported that the Stop Work Order has been lifted for the Flour Mill, and interior work can proceed, but that the building permit was issued conditioned on submittal of a complete site plan.

The Board reviewed a sample site development plan review checklist. They asked Mr. Bailey to make this document part of the application packets.

The Board requested that the Secretary send a letter to Michael Newcomb, Jr., regarding the public hearing for the application for property located at 10 Lincoln Avenue, which was opened in January, 2005, stating that if the required information was not submitted, the public hearing would be closed at the March 27th PZBA Meeting.

PZBA 2/27/06

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 8:30 PM.

Linda Habeeb, Recording Secretary