

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Regular Meeting – January 22, 2007 at 7:00 P.M.

PRESENT:

Chairperson:	Remegia Mitchell
Members:	Sally Chamberlin Tom Dannhauser Lili Lanphear Ted Weniger (absent)
Attorney:	Jeffrey Turner
Record Secretary:	Linda Habeeb

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

Zoning Board

1. Realty USA, 57 Monroe Avenue ~ Area variance for a sign
Present: Reinhardt Brucker

The Secretary read the legal notice that was published in the September 13, 2006 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 22, 2007 at 7:00 P.M. to consider an application made by Realty USA/Rick Leasure Division, for property located at 57 Monroe Avenue, for the following variance: An area variance to permit a free-standing sign for an office, where only a building-mounted sign is permitted, pursuant to Chapter 168-8A(1) of the Code of the Village of Pittsford: Office signs.*

SEQR: Chairperson Mitchell stated that this is a Type I SEQR Action under SEQR § 617.4, an unlisted action occurring substantially contiguous to any site or district that is listed on the National Register of Historic Places. Chairperson Mitchell reviewed the Type I SEQR process, and explained to the applicant their requirements in the process.

Discussion: The applicant stated that due to the highly competitive nature of the real estate business, they are seeking a variance for additional signage at the business located at 57 Monroe Avenue. They propose installation of a free-standing sign, measuring approximately seven feet in height, which would be illuminated in the evening hours.

Chairperson Mitchell stated that in 1994, Realty USA applied for an area variance for a building-mounted sign and was denied by the Board. She further stated that the requested sign is in the direct line of the residential viewshed, and that the Board makes every effort to avoid excessive signage at the entryways to the Village. She pointed out that this request is similar to other requests that have been denied by the Board, and she is concerned with setting a precedent by approving this application.

Board members provided the applicant a copy of the criteria for approving an area variance, upon which the Board bases its decisions. Chairperson Mitchell stated that a large, free-standing sign is a substantial request, which is out of character with the surrounding neighborhood.

The applicant pointed out that the Mobil Station across the street from his business has a freestanding sign, and Mayor Corby explained that there is a provision in the Village Code that allows for free-standing signs for gas stations. The applicant also pointed out the sign at Talbots, and Board Members stated that Talbots is set back from the street.

The applicant asked the Board for suggestions as to how he could create greater visibility for the business without violating Village Code sign rules. Board members discussed a number of alternatives, and Chairperson Mitchell suggested that the applicant consult an expert for suggestions as to alternative ways to increase the visibility of the business, and then come back before the Board with the revised proposal. She stated that the public hearing will remain open, and the applicant can decide how he will proceed with this application.

Other Issues:

➤ **Karen Paris Tuori: Federal Stormwater Regulations.**

The Board viewed a presentation of an overview of Phase II Federal Stormwater Regulations presented by the Stormwater Coalition of Monroe County.

Member Items:

- Board members reviewed the PZBA application and discussed possible improvements to the form. Some suggestions were: adding questions such as: “Are you proposing any change to the exterior of the house”? Also suggested was changing the website to add “Frequently Asked Questions” regarding proposed home improvements to inform residents which changes require Board approval. Board members also recommended including a list of questions for new homebuyers in the newsletter.
- The Board also discussed vacancies in the businesses on Main Street, and the Village’s interest in creating a desirable mix of businesses in the central business district. Mayor Corby stated that there are guidelines, in conjunction with the Comprehensive Plan, for developing a broad spectrum of businesses in the central business district.
- Mr. Bailey reported that Richard Steamer is planning on re-opening the Village Station, without making any changes other than renovations and repairing the gas tank. Mayor Corby stated that the lights do not conform to Village Code. Mr. Bailey also reported that the developers of the Flour Mill Towers have received a state variance and are in the design stage of the project. He also stated that they are planning to open the Flour Mill in the next few weeks.
- The Board discussed the decision in the ESL Credit Union case. Mr. Bailey stated that ESL is going forward with renovations on the inside of the building, and that they are planning to open the business in the next few weeks. ESL may revisit the site plan with the Planning Board for changes on the outside of the building.

- Member Lanphear reported that there are currently five cars inside the bay area of Sutherland Auto in violation of the approved site plan. The Planning Board limited the inside bays to two vehicles for sale.

Minutes: Chairperson Mitchell made a motion, seconded by Member Chamberlin, to approve the December 18, 2006 minutes, as amended.

Vote: Dannhauser – yes; Chamberlin – yes; Mitchell – yes; Lanphear – yes. *Motion carried.*

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 9:15 pm.

Linda Habeeb, Recording Secretary