

Village of Pittsford
PLANNING and ZONING BOARD OF APPEALS
Special Meeting – July 16, 2008 at 6:00 P.M.

PRESENT:

Chairperson: Remegia Mitchell
Members: Sally Chamberlin
Tom Dannhauser
Lili Lanphear
John Limbeck

Attorney: John Osborn

Chairperson Mitchell called the meeting to order at 6:00 PM.

Zoning Board

Newcomb Oil Company, 57 North Main Street ~ Area variance for lighting
Present: Michael Newcomb, Jr.

Member Lanphear read the legal notice that was published in the July 2, 2008 edition of the Brighton Pittsford Post: *“Please take notice that a Public Hearing will be held before the Village of Pittsford Zoning Board at the Village Hall, 21 North Main Street, Pittsford, New York on Wednesday July 16, 2008 at 6:00 P.M. to consider an application for an area variance for lighting for property located at 57 North Main Street, pursuant to Chapter 117-5 of the Code of the Village of Pittsford”.*

SEQR: Chairperson Mitchell stated that this is a Type II SEQR under SEQR code 617.5 #-----

Discussion: Member Lanphear reviewed the Board’s purpose for this hearing by stating that preliminary approval was granted on June 23, 2008, and that the Village needed to fulfill its legal obligation by posting the public notice in the newspaper and sending announcements of the proposed hearing to property owners as required by Village Code. Mr. Osborn stated that an amendment to the lighting code in the form of a local law is being considered by the Village Board of Trustees. The proposed lighting for the gasoline station at 57 North Main Street will not require a variance once the proposed law is adopted. It was noted that the Zoning Board sought professional guidance regarding the proposed lighting site plan with the new lighting code in mind, and that the plan meets the proposed regulations as drafted. Mr. Limbeck stated that in addition to a variance of Village Code §117.5(f), the Board should also grant a variance on §117.5(e). Board members concurred.

Motion: Member Dannhauser made a motion, seconded by Member Limbeck, to approve the lighting plan as revised on 3/20/08 to grant variances to Village Code §117.5(e) and (f).

Vote: Dannhauser – yes, Lanphear – yes, Mitchell – yes; Chamberlin – yes, Limbeck - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on July 16, 2008.

Member Items:

Board members discussed upcoming agendas. Member Lanphear inquired about Breathe Yoga’s plans to expand or alter the use of the Main Street location adjoining the current Yoga studio. The Board

questioned whether the owner needs an expansion of her use permit. Members discussed the proposed changes in the Burdett façade and windows.

Adjournment: Chairperson Mitchell adjourned the meeting at 6:25 pm.

Remegia Mitchell, Recording Secretary