

**Village of Pittsford**  
**PLANNING and ZONING BOARD OF APPEALS**  
**Regular Meeting – October 27, 2008 at 7:00 P.M.**

**PRESENT:**

Chairperson:	Remegia Mitchell
Members:	Sally Chamberlin
	Lili Lanphear
	John Limbeck (absent)
	Meg Rubiano
Attorney:	John Osborn
Building Inspector:	Edward Bailey (absent)
Recording Secretary:	Linda Habeeb

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

**ZONING BOARD**

**1. David Jewett, 44 N. Main Street, Temporary zoning permit**  
**Present: David Jewett**

**The Secretary read the legal notice that was published in the October 15, 2008 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, October 27, 2007 at 7:00 pm to consider an application made by David Jewett for a temporary zoning permit to allow the outside sale of Christmas trees and wreaths from November 22, 2008 to December 25, 2008, at property known as Pittsford Farms Dairy, owned by Charles Corby, and located at 44 North Main Street, pursuant to Chapter 210-109, Temporary permits, 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)(15).

**Discussion:** This is an application for a temporary zoning permit for the outside sale of Christmas trees and wreaths at the property known as Pittsford Farms Dairy, located at 44 North Main Street. The applicant stated that he has been granted the permit for a number of years, and he agrees to abide by the same conditions as were agreed to in past approvals. Chairperson Mitchell reviewed the conditions from a previous approval.

**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 or phone calls regarding this application.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Lanphear, to **approve** the application, as submitted, for a temporary zoning permit to allow the outside sale of Christmas trees and wreaths at the Pittsford Farms Dairy during the holiday season, with the following conditions:

1. The site shall be restored to its original appearance by January 1, 2009.
2. Preparation and sale shall be only on private property side yard no closer than 120 feet from all property lines.
3. Temporary signage shall not be placed in the public right of way.
4. No high-pressure sodium lighting shall be installed or maintained.

**Vote:** Chamberlin – yes; Mitchell – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 27, 2008.

**Findings of Fact:**

- This use is consistent with the traditional agricultural use of this farm property.
- This temporary, seasonal use has a low impact on surrounding residential properties.

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**DRAFT ZONING FOR R-5 DISTRICT**

**Discussion:** Mayor Corby gave a brief overview of the general direction and intent of the proposed new R-5 zoning district, which addresses undeveloped areas in the northwest quadrant. He stated that it is the intent of the Village, through the establishment of the R-5 district, to encourage the development of pedestrian-oriented residential neighborhoods and recreational facilities that will take advantage of the district's close proximity to the Erie Canal and Village center. He presented a draft of the proposed zoning regulations for the new district, and asked for the Board's feedback regarding the proposal.

**Member Items:**

Board members discussed topics for the Joint Board meeting scheduled for November:

- Site plan review: A proposal to change the code to require that the Village Engineer review all site plans prior to the Planning Board's review.
- Discussion of the zoning proposal for the R-5 District.
- Mix of businesses on Main Street.

**Minutes:**

**Motion:** Chairperson Mitchell made a motion, seconded by Member Chamberlin, to approve the August 25, 2008 minutes, as drafted.

**Vote:** Chamberlin – yes; Mitchell – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 27, 2008.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Lanphear, to approve the September 8, 2008 minutes, as drafted.

**Vote:** Chamberlin – yes; Mitchell – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 27, 2008.

**Adjournment:** Chairperson Mitchell adjourned the meeting at 8:00 pm.

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Linda Habeeb, Recording Secretary