

**Village of Pittsford  
PLANNING AND ZONING BOARD OF APPEALS  
Regular Meeting – October 26, 2009 at 7:00 PM**

**PRESENT:**

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

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

**PLANNING BOARD**

**Robyn Graber/Donald Londorf, 1 Grove Street ~ Professional office use  
Present: Robyn Graber & Donald Londorf**

**The Secretary read the legal notice that was published in the October 14, 2009 edition of the Brighton Pittsford Post:** *"Please take notice that a public hearing will be held before the Village of Pittsford Planning Board at the Village Hall, 21 North Main Street, Pittsford, New York, on Monday, October 26, 2009 at 7:00 pm, to consider an application made by Robyn Graber and Donald Londorf for a professional office use at 1 Grove Street in the M-1 District, pursuant to Chapter 210-46A(29), Other Uses in the M-1 District, 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).

**Discussion:** The proposal is for the relocation of Dr. Londorf's established medical practice to a larger suite within the same building, and for the merging of his practice with Dr. Graber's practice. Also proposed is the rental of two auxiliary rooms to independent contractors, to provide other compatible healing services, such as massage therapy, nutrition, and life coaching. The applicants stated that all clients are seen by appointment only. As part of the center, there will be a 600 square-foot teaching room for educational classes and workshops related to health and wellness. Retail sales to clients related to nutritional and wellness products and Chinese herbs are also part of the individual practices.

Board members questioned the applicants as to the hours of operation of the business, and the impact on parking in the area. The applicants stated that the hours of operation will be Monday through Friday from 8 am to 7 pm. Classes and workshops will typically be scheduled for off-peak hours in the evenings and on weekends. Dr. Graber stated that she sees approximately 5-6 clients per hour during the peak hours, and Dr. Londorf sees 2-3 patients per hour. The two independent contractors will have approximately 1 client per hour for a total of 8 clients per day. The peak hours for client services are 9-10 am and 5-6pm. These hours are not the peak usage times for the other building tenants.

The Building Inspector stated that according to the Village Code, ten parking spaces are allowed for this business. This use will generate 6-7 additional cars. He noted that the parking lot is only approximately 30% occupied on most days. He stated that this would be a low-volume, low-noise business.

Sheila, Fustanio, rental manager for the building, stated that the parking lot currently has low usage, and employees of the building generally park off-site.

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

Seven letters in support of the application were submitted to the Village Office.

**Public Hearing Closed:** Chairperson Mitchell closed the Public Hearing at this time.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Chamberlin, to approve the application for expansion of the special exception use to allow for Dr. Graber to join the office, for the expansion of the office, and for the two auxiliary offices, as submitted, with the following conditions:

1. The business will have a low-noise impact;
2. The same conditions that were stated in the October 28, 2002 approval for Dr. Londorf will apply to this application, with respect to the number of clients per class and the hours of operation;
3. The Planning Board will review the application in one year.

**Vote:** Chamberlin – yes; Mitchell – yes; Rubiano – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 26, 2009.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Rubiano, to amend the previous motion to eliminate the reference to previously approved hours of operation, and approve the proposal with the hours of operation as stated in the submitted application.

**Vote:** Chamberlin – yes; Mitchell – yes; Rubiano – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 26, 2009

**Findings of Fact:**

- ◆ There are no undesirable changes that will be produced in the character of the neighborhood by granting this professional office use.
- ◆ This professional use is low volume and low noise. The proposal will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.
- ◆ There is adequate parking in this area to permit the use as presented in the application and discussion. Peak hour parking demands for this business are not the same as for other area businesses.

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**Member Items:**

- ✓ Board members reviewed the preliminary plans for development of the site located at 75 Monroe Avenue. The Building Inspector explained the requirements that the applicants are required to fulfill prior to the application coming before the Planning & Zoning Board.
- ✓ Chairperson Mitchell stressed the importance of closely monitoring the Pittsford Dairy development, because some items have been constructed prior to Planning Board approval of site plan modifications.
- ✓ Chairperson Mitchell noted that there are still an excessive number of cars parked at Sutherland Auto. Mr. Bailey stated that he will follow-up with the owners.

**Minutes**

**Motion:** Member Rubiano made a motion, seconded by Chairperson Mitchell, to approve the September 28, 2009 minutes, as drafted.

**Vote:** Chamberlin – yes; Mitchell – yes; Rubiano – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 26, 2009.

**Motion:** Chairperson Mitchell made a motion, seconded by Member Wallace, to approve the October 7, 2009 special meeting minutes, as drafted.

**Vote:** Chamberlin – yes; Mitchell – yes; Rubiano – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on October 26, 2009.

**Adjournment:** There being no further business, Chairperson Mitchell adjourned the meeting at 8:00 pm.

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Linda Habeeb, Recording Secretary