

Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Special Meeting – May 2, 2011 at 7:00 PM

PRESENT:

Chairperson: Remegia Mitchell
Members: Sally Chamberlin
Meg Rubiano
George Wallace
Lili Lanphear
Attorney: Jeff Turner

Chairperson Mitchell called the meeting to order at 5:00 pm.

75 Monroe Avenue Project

Definition of Neighborhood

- Recreational use areas
- Residential uses to the edge of the central business district, Monroe back to Lincoln Ave
- Cost of services based on alternative projected population
- Discussion: Whether the neighborhood was the immediate area or the entire village.
- It was determined that recreational uses and green space should be included as in the area.

Cost of Community Services

- Additional wear and tear on canal
- Comprehensive cost of service analysis
- Impact on senior services
- Based on alternative populations
- Access to canal
- Better pedestrian access to bridge when crossing
- Should address complete streets policy
- Will traffic manipulations calm traffic throughout village?

Parking

- Will parking for restaurant be adequate?
- Bar traffic? People standing at bar
- Is parking for recreational uses adequate?
- Could we limit restaurant seating?
- Plan for maximum use scenario?

Viewshed

- Provide more detail

Lighting

- Restaurant, canal path

Historic Resources

- SHPO should weigh in more than once
- One SEQR process

Home Ownership

- Address negative impact on community
- Home ownership rates

Aging in Place

- Opportunity to stay in Village
- Developed to encourage housing for seniors
- Discussion: Whether the development would have special facilities for seniors, or merely be another housing option beyond a single family home.

Motion:

Member Rubiano made a motion, seconded by Member Wallace, to allow Chairperson Mitchell to send the report back to the developer with her handwritten comments.

Vote: Chamberlin – yes, Mitchell – yes, Lanphear – yes, Rubiano – yes; Wallace - yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on May 2, 2011.