

Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – May 23, 2011 at 7:00 PM

PRESENT:

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

Member Lanphear called the meeting to order at 7:00 P.M.

PLANNING BOARD

**ST LOUIS CHURCH, 21 RAND PLACE ~ EXTENSION OF SPECIAL EXCEPTION USE
PERMIT, SITE PLAN; AND CHANGE OF LOT LINE**

Discussion: Mr. Turner explained that the 30-day waiting period for responses to the Planning Board's request to be lead agency for SEQR review has not expired; therefore, no action will be taken on the application at this meeting. Member Lanphear stated that the Board is in the process of setting up a special meeting at the site to further review the proposal. The public hearing will remain open, and this application will be on the June 27th PZBA meeting agenda.

BANK OF AMERICA, 9 NORTH MAIN STREET ~ SITE PLAN FOR ADA IMPROVEMENTS

Present: Derek Jordan, P.E., Bohler Engineering

Discussion: This is a continuation of an open public hearing for replacement of the existing handicap ramp at 9 North Main Street, in order to comply with current ADA regulations. The applicants are also proposing re-grading the two handicap spaces. They submitted a site plan indicating the location of the ramp and the parking spaces.

Public Hearing Opened: Member Lanphear opened the public hearing at this time.

Public Hearing Closed: Member Lanphear closed the public hearing at this time, as there was no one wishing to speak for or against this application.

Motion: Member Lanphear made a motion, seconded by Member Chamberlin, declaring the Planning Board as lead agency for SEQR review.

Vote: Chamberlin – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on May 23, 2011.

Board Members completed Part 2 of the SEQR Environmental Assessment Form.

Motion: Member Lanphear made a motion, seconded by Member Chamberlin, declaring that the project will not result in any large and important impacts and will not have a significant impact on the environment; therefore, a negative declaration is made.

Vote: Chamberlin – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on May 23, 2011.

Motion: Member Lanphear made a motion, seconded by Member Rubiano, to approve the site plan, dated 12/6/11, as submitted.

Vote: Chamberlin – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on May 23, 2011.

5 STATE STREET – SITE PLAN

Present: Charles Fitzsimmons

Discussion: This is a continuation of an open public hearing for a retail bakery to be located in the former Schoen Place Auto building at 5 State Street. At last month's PZBA meeting, Board members expressed concern with the narrow entryway and the lack of safe ingress and egress from the parking lot. The applicant submitted a revised site plan, to which a walkway and a flowerbed with a pear tree have been added. The patio will be extended to attach to the sidewalk. The plan includes 14 parking spaces, which is within Village Code requirements.

Public Hearing Opened: Member Lanphear opened the public hearing at this time.

Public Hearing Closed: Member Lanphear closed the public hearing at this time, as there was no one wishing to speak for or against this application.

Motion: Member Chamberlin made a motion, seconded by Member Lanphear, to approve the site plan, dated 4/18/11, and revised on 5/23/11, as submitted.

Vote: Chamberlin – yes; Lanphear – yes; Rubiano – yes. **Motion carried.** The decision was filed in the Office of the Village Clerk on May 23, 2011.

Adjournment: There being no further business, Member Lanphear adjourned the meeting at 8:45 pm.

Linda Habeeb, Recording Secretary