

Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – May 21, 2012 at 7:00 PM

PRESENT:

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

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

PLANNING BOARD

Michael Ross, 50 State Street ~ Minor Site Plan

Present: Michael Ross, business owner; Jack Sigrist, Architect

SEQR: Chairperson Mitchell stated that this is a Type II SEQR Action under SEQR § 617.5(c).

The Secretary read the legal notice that was published in the May 10, 2012 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, May 21, 2012 at 7:00 pm, to consider an application made by Michael Ross for property located at 50 State Street, for minor site plan approval for expansion of a commercial space, pursuant to Village Code § 210-83B(12).”*

Discussion: The applicant stated that his photography business is currently operating on the first floor of the building, located in Northfield Common. He is proposing converting the second floor space for commercial use. The second floor will be used primarily for an office and storage. The Building Inspector stated that the building is in compliance with fire code regulations.

Public Hearing Opened: Chairperson Mitchell opened the public hearing and the following person spoke:

John Limbeck, 62 State Street, stated that this proposal would be a good use of the space, and he supports this application.

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

Motion: Chairperson Mitchell made a motion, seconded by Member Lanphear, to approve the application for minor site plan, as submitted.

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 21, 2012.

- There are no undesirable changes that will be produced in the character of the neighborhood by approving this site plan.
- The site plan will not have an adverse effect or impact on the physical or environmental conditions of the neighborhood or district.
- The benefit sought cannot be achieved by some other feasible method.
- The requested site plan approval is not substantial.

Robert Ament, 10 Schoen Place ~ Special Permit

Present: Robert Ament, business owner

Discussion: Mr. Ament stated that the proposal is for a special permit for operation of an art gallery and take-out espresso bar, to be located at 10 Schoen Place. He stated that there will be no seating, either indoors or outdoors, at any time during the year, although food and drinks will be in containers that can be taken outdoors. Food service will be limited to espresso coffee, locally-made pastries, gelato frozen dessert. There will be no alcoholic beverages served. No food will be sold during the winter months. There will be no Wi-Fi internet service that would encourage patrons to remain in the coffee shop for long periods of time. Music will be indoors only - no speakers will pipe music to the street or the canal towpath. The hours of operation will not exceed 9 am - 10pm, which is parallel to other area businesses. Two restrooms on-site will be available to the public. Deliveries will be made by car drop-off. There will be no delivery trucks, because all will be locally baked goods. There will be trash receptacles inside the shop. In addition, trash receptacles along the canal and roadway will be monitored daily. Excess trash will not be allowed to accumulate in the trashcans, and debris will be cleaned off the sidewalks by the applicant. The applicant will share use of a dumpster with the Coal Tower Restaurant. The applicant or owner is repainting the building, and will add planters and flowers to improve the appearance of the building.

Member Items:

The Building Inspector reported that:

- ◆ The Pittsford Dairy is open. They need to complete some elements of the approved site plan and to provide the Village with a revised as-built set of plans.
- ◆ The house at 73 South Main Street is in the process of being renovated.

Member Lanphear reported:

- ◆ There are large Bakery delivery trucks parking in the middle of the street at night.
- ◆ The Bakery is not complying with the conditions of the special use permit approval in regard to the number of seats.
- ◆ The chains on the bollards at the Bakery have either broken or are missing.

Mr. Bailey stated that he would investigate these issues.

Minutes:

Motion: Chairperson Mitchell made a motion, seconded by Member Chamberlin, to approve the 4/23/12 meeting minutes, as revised.

Vote: Chamberlin – yes; Mitchell - yes; Lanphear – yes; Rubiano – yes; Wallace - yes.

Motion carried.

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 8:25 pm.

Linda Habeeb, Recording Secretary