

**Village of Pittsford
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting – July 23, 2012 at 7:00 PM**

PRESENT:

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

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

ZONING BOARD

Greg Barkstrom, 15 State Street ~ Area variance

The Secretary read the legal notice that was published in the July 12, 2012 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, July 23, 2012 at 7:00 pm to consider an application made by Greg Barkstrom, as agent for Foxfive, LLC, for property located at 15 State Street, for:*

1. *An area variance for illumination at the property line exceeding .2 footcandles, pursuant to Village Code § 117-11D.*

SEQR: Chairperson Mitchell stated that this is a Type I SEQR Action under SEQR §

Discussion: Chairperson Mitchell opened the public hearing, and noted that since the applicant was not present at this meeting, the public hearing will remain open and be continued at the August 27th PZBA meeting.

PLANNING BOARD

John Del Monte, 41 North Main Street ~ Site Plan

Present: John Del Monte, owner; Christopher Lopez, Mark Pandolf, Architects

SEQR: Chairperson Mitchell stated that this is a Type I SEQR Action under SEQR §

The Secretary read the legal notice that was published in the July 12, 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, July 23, 2012 at 7:00 pm to consider an application made by Mr. Christopher Lopez, as agent for Mr. John*

Del Monte, for property located at 41 North Main Street, for minor site plan approval for renovations to the Erie Grill at the Del Monte Lodge, pursuant to Village Code § 210-83B(12)."

Discussion: The applicant stated that the proposed renovations to the Erie Grill at the Del Monte Lodge include: the reconfiguration of the dining area, bar, and west entrance, installation of two window bay projections, enclosing the existing vestibule, renovation of the stair and landing, provision of exterior seating areas for benches, expansion of the existing planting bed, and provision of a clearly defined crosswalk from the canal path to the restaurant entrance. He stated that the proposed entrance renovations will result in a minimal change to the footprint of the building. He also noted that one non-handicap parking space will be removed. It is also proposed that the driveway width southwest of the restaurant will be reduced from 25' to 21'.

Chairperson Mitchell explained that it has been determined that a coordinated review of the environmental issues raised by this project is required under the SEQR regulations. Upon receipt of a completed Environmental Assessment form and 20 copies of the proposed plans, the Village Office will forward copies of the SEQR application and plans to the appropriate agencies. The Village is required to allow a 30-day agency response time for SEQR review.

Board members discussed the proposed site plan and expansion of commercial space. The Board expressed concern with pedestrian safety and traffic flow, and suggested that the applicants investigate ways to address these issues. Board members individually stated that they generally would be in favor of the concept of increased access to the canal. Member Lanphear questioned the applicants as to the proposed increase in seating in the restaurant. The applicants explained that because of the reduction in the size of the meeting area, the increase in seating would be negligible. The applicant will provide specifics related to the number of seats, parking spaces and bar seating/waiting area capacity.

Public Hearing Opened: Chairperson Mitchell opened the Public Hearing at this time, and stated that the public hearing will be continued at the August 27th meeting.

Member Items:

Board members reviewed the revised findings of fact for St. Louis Church.

Motion: Chairperson Mitchell made a motion, seconded by Member Lanphear, to adopt the findings of fact for St. Louis Church, as revised.

Vote: Rosenberg – abstain; Mitchell - yes; Lanphear – yes; Rubiano – yes; Wallace - yes.

Motion carried. The decision was filed in the Office of the Village Clerk on July 23, 2012.

- ◆ Mayor Corby discussed a proposed change to the Zoning Code that would preserve the predominantly single-family character of the Village, and discourage creation of suburban-style surface lots, which would be detrimental to the Village.
- ◆ Trustee Galli reported that there will be a public hearing for 75 Monroe Avenue on August 8th.

- ◆ The Building Inspector reported that (1) Messner's Carpet will be applying to the Zoning Board for a directional sign, and (2) violations at Fido's are being addressed.
- ◆ Member Lanphear reported that Yotality is piping music outside their store.

Minutes:

Motion: Chairperson Mitchell made a motion, seconded by Member Rubiano, to approve the 6/25/12 meeting minutes, as written.

Vote: Rosenberg – abstain; Mitchell - yes; Lanphear – yes; Rubiano – yes; Wallace - yes.

Motion carried.

Adjournment: There being no further business, Chairperson Mitchell adjourned the meeting at 8:30 pm.

Linda Habeeb, Recording Secretary