

**PROCEEDINGS OF A SPECIAL MEETING
OF THE
VILLAGE BOARD OF TRUSTEES
August 23, 2012 – 6:30 PM**

Present

Mayor: Robert Corby
Trustees: Lorie Boehlert
Tim Galli
Paula Sherwood
Attorney: Karl Essler
Recording Secretary: Anne Hartsig
Absent: Trustee Pierson

CALL TO ORDER

A **motion** was made by **Mayor Corby**, **seconded by Trustee Sherwood**, to call the meeting to order at 6:35 PM.

Vote: Corby – yes, Galli – yes, Sherwood – yes, Boehlert – yes. **Motion carried.**

EQUIPMENT PURCHASE

At a regular Village Board meeting held on August 14th, DPW Acting Superintendent Doug Yeager asked the Board to consider upgrading the Bobcat machine currently in use by the DPW. Trustee Boehlert explained if the Village upgraded to a larger machine, it would allow the crew to finish the Schoen Place project without outside help. The new machine has the capability of being fitted with many different attachments that can be rented, rather than purchased, when needed. The cost to upgrade is \$3,291.72. \$2,000.00 has been budgeted.

A **motion** was made by **Trustee Boehlert**, **seconded by Trustee Galli**, to upgrade the Bobcat to a larger machine at a cost of \$3,291.72.

Vote: Corby – yes, Galli – yes, Sherwood – yes, Boehlert – yes. **Motion carried.**

CONDITIONS OF APPROVAL FOR A SPECIAL PERMIT RE: 75 MONROE AVE.

Attorney Essler said he is drafting a resolution regarding the special permit for 75 Monroe Avenue. He said the purpose of this meeting is for the Village Board to discuss and draft conditions of approval to be added to the resolution. The Board Members made suggestions regarding issues that should be included as conditions of approval. They included site plan approval, APRB approval, a recitation of traffic calming and sewer pipe issues previously discussed, a time limit from the date of the special permit in which the project must be operational, the maximum number of units, the total occupancy subject to the approval of the Fire Marshal, the number of seats in the restaurant, and the number of parking spaces. It was noted further that the project must comply with the regulating plan.

PROJECT DISCUSSION

Approvals from the DEC were discussed. The applicant will be working with the DEC throughout the entire construction life of project. The DEC will have to issue a compliance document before the buildings can be inhabited.

Trustee Boehlert asked if the Monoco Building could be demolished prior to APRB approval of replacement buildings in the interest of safety. According to the Village Code, formal approvals must be granted before demolition. Mr. DiMarzo shares the safety concerns and would like to demolish the building as soon as possible. He said that the Fire Department is using the building

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for drills. It was suggested that the owner lease the building to the Fire Department. Because the Fire Department is a separate municipality, they would have the right to completely burn the building down before formal approvals for replacement structures have been granted from the village.

Board members asked about the order of building construction and when the entrance to the development would be built. The developer said the plan was to begin construction with the building that will be located closest to Monroe Avenue. It is the developer's call at what time during the construction of the project, the entrance will be built.

REGULATING PLAN

Attorney Essler said a regulating plan gives some definition to what the development will consist of. Mayor Corby added that it establishes a concept design and it also says that the design meets the site design criteria in the ordinance. Attorney Essler replied that when the Board writes findings for the special permit resolution, the concept plan (regulating plan), will meet all of the requirements of the R-5 District.

LOCAL LAW #3 OF 2012

There will be a public hearing on August 28th to discuss the adoption of a proposed local law that would allow for waivers from some of the R-5 code requirements. The applicant and the Board of Trustees discussed a list of 10 possible waiver items including granite curbs, street lighting, sidewalks, cross walks, garage door locations, minimum width of pavement sections, turning circles, re-stripping Monroe Avenue, and building materials. These items will be discussed further.

Mayor Corby ended the discussion by stating that the public hearing regarding the 75 Monroe Avenue special permit request will be held open until the Board of Trustees is ready to vote. The Board will take comments until the hearing is closed.

ADJOURNMENT

There being no further business, a **motion** was made by **Mayor Corby, seconded by Trustee Boehlert**, to adjourn the meeting at 7:25 PM.

Vote: Corby – yes, Galli – yes, Sherwood – yes, Boehlert – yes. **Motion carried.**

Anne Z. Hartsig, Recording Secretary