

VILLAGE OF PITTSFORD
PLANNING AND ZONING BOARD OF APPEALS
Regular Meeting January 28, 2019 at 7:00 PM

PRESENT:

Chairperson: Justin Vlietstra
Members: Jo Anne Shannon
Renee Stetzer
Susan Lhota
Eli Bannister

PZBA Attorney: Mindy L. Zoghlin, Esq.
Recording Sec: Linda Habeeb

Motion: Chairperson Vlietstra made a motion, seconded by Member Shannon, to open the workshop meeting at 6:35 pm.

Vote: Shannon - yes; Vlietstra - yes; Lhota - yes; Stetzer - yes; Bannister - yes. *Motion carried.*

The Board reviewed documents and status of pending applications.

Motion: Chairperson Vlietstra made a motion, seconded by Member Shannon, to close the workshop meeting and call the regular meeting to order at 7:00 pm.

Vote: Shannon - yes; Vlietstra - yes; Lhota - yes; Stetzer - yes; Bannister - yes. *Motion carried.*

Conflict of Interest Disclosure:

- Member Vlietstra stated that he will recuse himself from the discussion of the 75 Monroe Avenue application because he has made numerous public statements about the project prior to joining the PZBA.

Member Vlietstra stated that since no new information has been submitted by the applicant for 47 State Street, the public hearing will remain open and be continued at the next scheduled PZBA meeting, to be held on February 25, 2019. The applicant could not attend tonight's meeting due to a conflict.

Motion: Member Vlietstra made a motion, seconded by Member Lhota, to leave the public hearing for 47 State Street open to be continued at the February 25th PZBA meeting.

Vote: Vlietstra - yes; Shannon - yes; Lhota - yes; Stetzer - yes; Bannister - yes. *Motion carried.*

Member Vlietstra stated that Board members will review the findings for 50 State Street building G (the nanobrewery) and include discussion of the findings on the agenda for the February 25th meeting. A draft of the findings will be posted on the Village website for the public to view with the rest of the meeting packet.

Board members reviewed the December 10th and January 3rd meeting minutes and suggested revisions.

Motion: Member Vlietstra made a motion, seconded by Member Shannon, to approve the December 10, 2018 minutes, with the suggested revisions.

Vote: Vlietstra - yes; Shannon - yes; Lhota - yes; Stetzer - yes; Bannister - yes. *Motion carried.*

Motion: Member Vlietstra made a motion, seconded by Member Lhota, to approve the January 3, 2019 minutes, with the suggested revisions.

Vote: Vlietstra – yes; Shannon – yes; Lhota – yes; Stetzer – yes; Bannister - yes. *Motion carried.*

The Board discussed a proposal to install communication antennas on the grain silo in Schoen Place. The Village has not received an application. Board members declined to send comments regarding this proposal to SHPO who is conducting a federal environmental review.

Pittsford Canalside Properties, LLC, 75 Monroe Avenue

Present: Bryan Powers, Mark IV Enterprises; Tom Daniels, Attorney

Member Vlietstra left the meeting room at this time.

Member Lhota stated that at the last PZBA meeting, the Board passed a resolution stating that PCP has complied with Condition #3 of final site plan approval. A draft of the findings will be posted on the Village website, and the Board will review the findings at the February 25th PZBA meeting.

Motion: Member Lhota made a motion, seconded by Member Shannon, to review the findings of the resolution stating that PCP has complied with Condition #3 of final site plan approval at the February 25th PZBA meeting.

Vote: Vlietstra – abstain; Shannon – yes; Lhota – yes; Stetzer – yes; Bannister - yes. *Motion carried.*

Member Lhota stated that the Board received a letter from PCP requesting that the Zoning Board adjourn taking any action with respect to the draft Findings regarding PCP's application for a determination of consistency with the LWRP, and allow PCP an opportunity to address the board's specific concerns regarding the project.

**RESOLUTION 2019-1: DECISION TO REHEAR WATERFRONT
CONSISTENCY DETERMINATION**

Applicant Name: Pittsford Canalside Properties

Address: 75 Monroe Avenue

Action: Rehear LWRP Review for 75 Monroe Avenue

At a meeting of the Planning Board of the Village of Pittsford (the "Board") duly convened on January 28, 2019 at 7:00 PM at Village Hall, 21 N. Main St, Pittsford, NY 14534,

The following resolution was offered by Board Member **Susan Lhota**,

Who moved its adoption, and seconded by Board Member **Jo Anne Shannon**,

WHEREAS, The Village of Pittsford Planning Board (the "Board") received and reviewed a coastal assessment form ("CAF") from Pittsford Canalside Properties, LLC ("PCP") for the proposed Westport Crossing Development at

75 Monroe Avenue, pursuant to chapter 121, Local Waterfront Consistency, of the Code of the Village of Pittsford; and

WHEREAS, The Board held a public hearing, and received comments thereat; and

WHEREAS, after review, the Planning Board made findings regarding the waterfront impacts as required by §121-5.G; and

WHEREAS, by letter dated January 21, 2019, PCP asked the Planning Board for permission to address specific concerns raised during the LWRP review.

NOW THEREFORE, IT IS RESOLVED that the Planning Board shall reopen the public hearing for the LWRP consistency review for the proposed Westport Crossing project (the "LWRP Review"); and it is further

RESOLVED, that the LWRP Review rehearing shall take place at the March 18, 2019 regular meeting of the Village of Pittsford Planning Board and it is further

RESOLVED, that the Recording Secretary shall duly publish public notice to rehear the LWRP Review.

Member Items:

- Board members discussed proposed changes to the Zoning Code. Options for conducting concept plan review, sketch plan review, or review by a Development Review Committee were discussed. The Board decided that discussion of the details of Site Plan Review code should wait until a new draft of code is available.

Motion: Chairperson Vlietstra made a motion, seconded by Member Shannon, to adjourn the meeting at 8:00 pm.

Vote: Vlietstra - yes; Shannon - yes; Vlietstra - yes; Lhota - yes; Stetzer - yes; yes. *Motion carried.*