

**VILLAGE OF PITTSFORD
PLANNING AND ZONING BOARD OF APPEALS**
Regular Meeting August 19, 2019 at 7:00 PM

PRESENT:

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

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

Motion: Member Lhota made a motion, seconded by Member Shannon, to open the workshop meeting at 6:30 pm.

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

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

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

Conflict of Interest Disclosure: Board members had no conflicts of interest to declare.

Chase Bank, 31 State Street ~ Site Plan Review

Present: Anthony Albano, PE, Stonefield Engineering & Design, LLC

The legal notice was published in the August 1, 2019 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 August 19, 2019 at 7:00 pm, to consider an application made by Chase Bank for site plan review for ADA compliance and parking lot upgrades at the property located at 31 State Street.”

Discussion: Mr. Albano presented plans for Site Plan Review for ADA compliance and parking lot upgrades for Chase Bank, located at 31 State Street.

The plans propose the following:

- Facade repair and refurbishment, including re-pointing of brick at the bottom (5) courses around the perimeter of the entire building and other select areas illustrated in the drawings, repair of all window lintel joints, replacement of all sills at the ground floor windows, repair/replacement of flashing at the foundation at the extents of the existing cellar, replacement of parapet caps, and replacement of gutters and downspouts.
- Replacement of concrete flags along the pedestrian walkway adjacent to the building's north entrance and along its north facade, and at the site's northeast corner. Replacement is to be coordinated with limited removal required to repair the flashing at

the building foundation. All new areas of concrete sidewalk shall meet sloping requirements for accessibility per 2010 ADAAG and ANSI. All areas of landscaping disturbed by the proposed work shall be repaired to its previous condition.

- Replacement of narrow concrete walking surface along west facade of building. New concrete to meet existing grade against facade and level of reset granite curb. This work to be coordinated with parking lot asphalt replacement and flashing repair at the building foundation.
- Full-depth replacement of asphalt at the parking lot and drive aisles and associated re-striping of parking spaces and traffic arrows. New asphalt will be sloped to meet existing drainage inlets and promote more efficient drainage within the site, without altering infrastructure of the existing system.
- Parking spaces and aisles designated to be accessible will be striped to meet the minimum requirements for width and depth, and new asphalt will be constructed to meet slope requirements per 2010 ADAAG and ANSI. The path from designated accessible parking spaces and access aisle will be striped as a walkway and will meet slope requirements per 2010 ADAAG and ANSI.
- Installation of post-mounted accessible parking signage at (1) designated accessible parking spaces, and (2) designated access aisle. Parking signage to meet the requirements of 2010 ADAAG and ANSI.
- Existing conduit for site light fixtures is to be replaced as necessary after existing asphalt is removed.
- The total impervious area of the site will be reduced by approximately 665 SF, with the inclusion of new landscaping at the northwest corner of the site. The parking space count will not be altered as a result of impervious area reduction.
- Within the public right-of-way, the width of existing curb cut at drive aisle entrance on State Street to be reduced from 47'-0" (approximately) to 33'-0" approximately. Associated work includes limited replacement of asphalt, partial reconstruction of concrete curb and sidewalk flags, and extension of existing landscaped area.

Member Vlietstra asked the applicant if changes were proposed to the building exterior. Previous plans proposed removing the lower courses of brick to install a waterproofing membrane then replacing the brick with factory-made extruded brick. He expressed concern that the facade repair and re-pointing of the brick would damage the hand-made bricks which are a significant architectural feature of the building that should be maintained. Mr. Albano stated that his understanding is that most of the work will be done at the ground level, and that the goal will be to maintain the existing bricks.

Member Lhota questioned whether the plan will address the poor visibility existing onto South Street, which is a safety concern due to pedestrian traffic in that area. Mr. Albano stated that there are no plans to change the flow of traffic in and out of the parking lot.

Member Vlietstra also asked about the drainage, and commented that water flows to the South Street storm sewer, which is currently believed to over-capacity and causes issues at its terminus at Bob-Ford Field. Mr. Albano stated that there are no plans to change the drainage system design. He does not know what is underneath the parking lot and whether those soils can absorb water. Pervious pavement is something they consider for new projects but not for existing sites like this.

Member Vlietstra inquired about whether there were any additional opportunities for larger trees on the site, such as near the exits along South Street. He also inquired about the species of tree that is shown on the site plan and suggested that the applicants consider planting a large deciduous tree and review this with their landscape architect to ensure that the species and lot design provide adequate water to support it. There is an existing large tree in the lot surrounded by pavement that is dying. Mr. Albano stated their firm has a landscape architect and will look into trees.

There are no lighting changes proposed. Member Vlietstra pointed out that there is currently an open violation on the property, due to the replacement of light fixtures without board approval in the summer of 2017.

Member Vlietstra summarized the next steps:

1. Address items identified by the Village Engineer.
2. Clarify landscaping on the plan. The Board asked the applicants to work with a landscape architect to get a plan to plant a large tree (maple, oak, sycamore, etc.) in the new planting area and come up with a plan to get it adequate water to grow. Document the percentage of greenspace on the plans (existing and proposed). If there is any way to get another small patch of greenspace along South Street between the two parking lot entrances, that would be nice as well.
3. Lighting is unresolved and will require coordination with the Building Inspector. A lighting plan and remedy for the violation notice is needed.
4. Document the waterproofing work and how it will impact the building. They intend to remove portions of sidewalk on their property and do some waterproofing. The Board asked them to not remove the visible hand-made brick. They are not removing any pavement on Village property except for the curb cut alteration.
5. Document road work plans.
6. Look into power for lighting. A couple of years ago, an exterior electrical box and large conduit were installed on a prominently visible wall to get power to the lights. It is not attractive and was not approved by any boards. The Board's request is to eliminate this and route power to the light posts underground.
7. Document any architectural changes to the building proposed for this project. A determination needs to be made as to whether the HPB needs to review it or if it is maintenance/replacement in-kind. If the HPB is not reviewing it, then the Planning Board may look at architectural changes if there are any concerns.

Motion: Member Vlietstra made a motion, seconded by Member Shannon, to open the public hearing at this time.

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

Motion: Member Vlietstra made a motion, seconded by Member Shannon, to continue discussion of the this application at the special meeting scheduled for September 3, 2019 at 6 pm.

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

Motion: Member Vlietstra made a motion, seconded by Member Shannon, to adjourn the meeting at 8:30 pm.

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