

VILLAGE OF PITTSFORD
PLANNING AND ZONING BOARD OF APPEALS
Special Meeting September 5, 2018 at 6:30 PM

PRESENT:

Chairperson: Justin Vlietstra
Members: Jo Anne Shannon
Renee Stetzer
Susan Lhota
Heather Erwin (absent)

PZBA Attorney: Mindy L. Zoghlin, Esq.
Bldg. Inspector: Kelly Cline
Recording Sec: Linda Habeeb

Motion: Chairperson Vlietstra made a motion, seconded by Member Stetzer, to call the meeting to order at 6:35 pm.

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

50 State Street: SEQR Lead Agency

Discussion: Chairperson Vlietstra stated that The Planning Board received a SEQRA Notice letter from the Board of Trustees indicating that the Trustees propose to act as lead agency for the environmental review of 50 State Street. Ms. Zoghlin explained that the moratorium relief requested as part of this action makes it different than typical restaurant permit reviews and makes this a Type I SEQR action that requires an environmental review. The Planning Board is an involved agency in the process because a waterfront consistency review is required due to the property being in the waterfront district and it being a Type 1 SEQR action.

Board members agreed that it makes sense for the Trustees to be the lead agency for the environmental review since the Trustees have the largest role in the review process.

Village Trustee Dan Keating inquired what the different responsibilities are for the Trustees and Planning Board if the Trustees are lead agency. Mr. Vlietstra stated that the lead agency ultimately determines if there are any potentially significant environmental impacts and fills out the paperwork. The Planning Board can send comments to the Trustees that indicate any potential environmental concerns the Planning Board may have.

The Board discussed sending comments to the Board of Trustees regarding the proposal. Ms. Zoghlin informed the Board that the only issue before the Board at this point is whether they agree that the Board of Trustees should act as lead agency in this action. If the Board of Trustees believes there are no potentially significant environmental impacts they will issue a negative declaration and the SEQR process concludes. She further stated that the Planning Board issues in this situation are minimal, since the proposed changes are only to the interior of the building. Since the application is not complete, it would be premature to conduct a waterfront consistency review at this point in the process.

Board members discussed the situation and agreed that since no exterior changes are proposed it doesn't make sense for the Planning Board to comment on potential impacts as part of the

environmental review.

Motion: Chairperson Vlietstra made a motion, seconded by Member Lhota, stating that the Planning Board consents to the Board of Trustees acting as lead agency for the SEQRA review of 50 State Street.

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

Motion: Chairperson Vlietstra made a motion, seconded by Member Stetzer, to adjourn the meeting at 7:15 pm.

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