

**VILLAGE OF PITTSFORD**  
**PLANNING AND ZONING BOARD OF APPEALS**  
Regular Meeting September 16, 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 Vlietstra made a motion, seconded by Member Shannon, to open the workshop meeting at 6:30 pm.

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

**Motion:** Member 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

**Discussion:** The Board discussed the open public hearing for parking lot renovations at Chase Bank, 31 State Street. The applicant addressed the comments provided by the Village Engineer regarding this project.

Mr. Albano stated that a 2½ to 3-inch caliper Honey Locust tree will be planted on the island that will grow to medium-size, similar to other trees on the property. They will be providing a full soil erosion control plan. The DOT has no concerns about the plan; they are concerned only with traffic control. The work will be confined to the site.

Board members asked about providing more pervious pavement on the site. Mr. Albano stated that since they are working with an existing site, which currently is asphalt, they will be maintaining the asphalt. The plan will increase the amount of greenspace on the site. The applicants will be providing greater detail of the grading at the rear entrance.

Mr. Albano next addressed the removal of the existing brick on the building. Board members had expressed concern with replacing the bricks, as the re-pointing of the brick could damage the hand-made bricks, which are a significant architectural feature of the building, and should be maintained. Mr. Albano stated that they will attempt to reuse some of the brick or closely match the color and style of the existing brick. They will replace the existing brick window sills with concrete sills to match the building. Member Vlietstra pointed out that this change of material may need to be

approved by the Historic Preservation Board (HPB). Mr. Albano stated that the waterproofing will be installed 12-18 inches above and below the ground.

The applicant has submitted a separate application addressing the lighting. The Board noted that they are amending the original application, submitted on July 17, 2019, to exclude the replacement of window sills and the lighting, and the lighting will be dealt with in the application submitted on 9/16/19. Member Vlietstra noted that the areas that the Planning Board will be concerned with regarding the lighting are color of lights and glare. The existing light poles will remain in the same locations.

Ms. Zoghlin stated that this application has been before the Planning Board for a long time, and it initially arose out of a code enforcement action which was related to replacement of lighting without site plan review and approval. She advised the board that any approval that the Board issues should be done with a condition that any change of materials on the building be approved by the HPB.

Member Vlietstra stated that the applicant will need to submit updated, dated plans for the Board to review before they can vote on this application. They will schedule a special meeting to review the plans.

**Motion:** Member Vlietstra made a motion, seconded by Member Shannon, to continue the public hearing for the Chase Bank site plan at a special meeting on Monday September 23<sup>rd</sup> at 5pm.

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

Board members reviewed the SEQR short form that was submitted with this application.

**Motion:** Member Vlietstra made a motion, seconded by Member Lhota, to issue a negative determination of significance for the environmental review.

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

Member Vlietstra stated that the findings are that the site is already developed, there is no increase in intensity of use, this is general maintenance of an existing site, and they are increasing the amount of greenspace on the site.

**Motion:** Chairperson Vlietstra made a motion, seconded by Member Lhota, to adjourn the meeting at 7:30 pm.

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