

**VILLAGE OF PITTSFORD**  
**PLANNING AND ZONING BOARD OF APPEALS**  
Regular Meeting September 17, 2018 at 7:00 PM

**PRESENT:**

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

PZBA Attorney: Bridget O'Toole, Esq.  
Bldg. Inspector: Steve Lauth  
Recording Sec: Linda Habeeb

**Motion:** Chairperson Vlietstra made a motion, seconded by Member Stetzer, to call the meeting to order at 7:00 pm.

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

**Conflict of Interest:** Chairperson Vlietstra asked if the Board members had any conflicts of interest with the application before them, and the members stated that they had no conflicts of interest to report.

**Dan Brault, 17 Church Street ~ Site Plan Review & Area Variance**

**Present:** Dan Brault, Paramount Communities, LLC

**Discussion:** The applicant's proposal is to convert the property at 17 Church Street into a single-family home. At the previous meeting, Mr. Brault presented plans for a number of renovations to the property, including the addition of an attached two-car garage on the rear elevation of the home. The applicant stated that a two-car garage is a necessity for this residential property, where there is very little parking on the street. He explained that because of the layout of the property, an attached garage would make the most sense. Board members also noted that the garage is behind the house which lessens visibility from the street. A garage in the side yard or corner of the lot would be much more visible. Placing the garage in the rear allows the historic building to be the focal point for views from the street. It was also noted that there is very little space for a detached garage on the property.

Mr. Brault explained that the method of attaching the garage will be 1/8" flashing cuts to be made on mortar lines, to minimize disruption of the stone. Mortar is much more easily cut and repaired, and with the minimal width of the cut, would be easily fixed/patched if the garage were removed. The light over the garage door will have shields surrounding the lightbulbs to focus the light downward. The light fixture will have two bulbs under 1100 lumens and the bulbs will be aimed straight down. The light mounting height will be 8-9ft. above the driveway and it will be centered over the garage door. There will be light sconces above the man doors with soft light with incandescent bulbs.

The Board questioned the applicant about the proposed driveway. Mr. Brault stated there will be a 12-foot wide driveway on the west side of the property, which will become wider in the rear of the lot to accommodate a turn-around. He prefers 12-foot width to allow for easy access given the long driveway length and on-street parking being limited to 2-hours. The 12-ft size is pretty common for residential properties. The Fire Marshal prefers that driveways be a minimum of 12 feet in width for emergency vehicle access. The Building Inspector stated that local code usually drives driveway width. He further explained that the applicant will need a variance for the driveway due to the total square footage of pavement being more than 12% of the site. If the driveway were 10ft wide it would be close to complying with the 12% limit in the Village's zoning code. Chairperson Vlietstra stated that his understanding is the 12ft driveway width is permitted by Village code but the amount of pavement is the issue.

The applicant had originally proposed a paver patio in the rear/side yard, with a sitting wall along the outside. Based on comments from the previous meeting regarding the use of pavers on the property, the applicant revised the plan to propose a natural stone, such as fieldstone or flagstone, for the patio and seating area. Board members stated that natural stone is a nice addition and will work well with the era of this home and be more compatible with the cobblestone building.

Mr. Brault presented a revised drainage plan. He explained that the only changes to the drainage plans are that there will no longer be a center drain in the garage, and the floor will slope toward the garage door for drainage. The drainage plan includes a French drain that goes around the perimeter of the property and its location will work with the landscaping plans. Chairperson Vlietstra thanked Mr. Brault for the drainage work; drainage is a complex issue here due to runoff from adjacent parking lots and runoff from buildings on adjacent properties.

Board members questioned the applicant about the Masonic Lodge sign in the front of the building and the front facade. He stated that both signs will remain. Also, two trees in front of the building will not be removed. Mr. Brault stated that construction is proposed during business hours, weekdays approximately 7AM – 5PM. Construction on weekends is not planned and will not interfere with Sunday church service.

Chairperson Vlietstra stated that the Board sent a letter to the Architectural and Preservation Review Board (APRB) requesting comments on some key elements of the proposal, particularly the garage. He stated that their comments are needed before voting on the environmental review. Per conversations with the APRB chairperson, the project was discussed at the September 10 APRB meeting but a report is not yet available. Board members indicated they would like to keep the review moving along and can hold a special meeting to continue the review shortly after the next APRB meeting.

**Motion:** Member Vlietstra made a motion, seconded by Member Lhota, to leave the public hearing open and continue review at a special meeting at 5PM on October 3.

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

**Minutes:**

**Motion:** Member Vlietstra made a motion, seconded by Member Shannon, to approve the 8/20/18 and 9/5/18 minutes, as drafted.

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

**Member Items:**

- Trustee Keating updated the Board on the status of the Village Code review.

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

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

Linda Habeeb, Recording Secretary