

**VILLAGE OF PITTSFORD**  
**PLANNING AND ZONING BOARD OF APPEALS**  
**SPECIAL WORKSHOP MEETING: January 11, 2021 at 6:00 PM**

**Present:**

**Chairperson:** Justin Vlietstra  
**Members:** Jo Anne Shannon  
Justin Leitgeb  
David Marshall  
Susan Lhota  
Dan Keating (Village Board Trustee)

**Presenter:** Casey Dunlavey & Jenny Collins (Lock 32)

**Motion by Chairperson Vlietstra, seconded by Member Leitgeb,** to open the meeting at 6:04 PM.

**Vote:** Vlietstra – yes; Lhota – yes; Shannon – yes; Leitgeb – yes; Marshall – yes. Motion Carried.

**Jennifer Collins, 8-10 Schoen Place – Pavilion & Parking Variance**

**Discussion:** Chairperson Vlietstra summarized the previous meeting's discussion: four (4) code concerns had been identified, all with proposed remedies. Two remedies include adopting laws: the first being to add Lock 32 to the Tavern Overlay District, the second is to amend parking requirements to reduce parking requirements for restaurants by 25%. The other issue may be addressed with a variance and the final issue is addressed with a plan change regarding landscaping.

Chairperson Vlietstra proposed creating a cumulative list of questions issues and thoughts to present to applicant so that they can address them at once. Attorney Zoghlin had advised that the Board should withhold their decision on the application until the new laws are enacted. Should the laws not be enacted, variances may be pursued.

Member Shannon asked if Lock 32 were to be granted a special use permit, would that preclude the public from being able to access the pavilion without having to patronize Lock 32. Mr. Dunlavey explained that there is no intention to police the area or make it unavailable to the public. From an insurance standpoint, he believes that it must be stated somewhere that it is for use by Collin's property tenants.

Member Shannon referenced the Comprehensive Plan ("Comp Plan") regarding the definition of a front yard and asked if the space between the canal and the building could be considered the front yard. Chairperson Vlietstra explained that it could not be considered as the front yard, yet

there are other parts of the code that state that canal-facing areas may be considered the front. Conceded that aesthetics must be preserved on both sides of the building.

Member Shannon cited page 100 of the Comp Plan regarding Schoen Place and how the pavilion plan upholds the mission of Schoen Place to promote waterfront development, create walkable and bikeable recreational spaces for residents, and to develop businesses at the location.

Member Lhota cited page 74 of the Comp Plan regarding parks and open spaces and stated that the pavilion plan will achieve some of the goals of that section.

Member Lhota cited page 45 of the Comp Plan regarding streetscapes and stated that the pavilion plan will achieve some of the goals of that section.

Member Leitgeb cited page 47 of the Comp Plan regarding promotion of the role of the Erie Canal and its connectivity/accessibility to the Regional Transportation Network and stated that the pavilion plan will achieve some of the goals of that section.

Member Marshall cited page 99 of the Comp Plan regarding enhancement strategies for a mixed-use canal front and explained that bullet eight (8) suggests that the Board require that more traditional materials and designs be utilized in rehabilitation or new construction. Member Marshall explained that the concrete pavement choice may not adhere to that suggestion, but believes it may be a question for the Historical Preservation Board (HPB).

Member Marshall stated concern over bicyclists' safety and inquired whether parking design could be used to promote safety.

Chairperson Vlietstra in regards to bicyclists, inquired where bike racks might be located on the site.

Chairperson Vlietstra requested Member Shannon to review her notes regarding the Local Waterfront Revitalization Program ("LWRP").

Member Shannon cited page 11, section 2 of the LWRP regarding parking management in the Village. Made note that parking plan will need to be reviewed.

In regards to parking management, Member Lhota cited a 2019 Village wide survey, 287/1000 residents participated. Explained that one of the questions asked participants to rate parking availability in the Village and response was positive regarding parking availability at that time.

Member Marshall asked Mr. Dunlavey and Ms. Collins if they have ever experienced tenants being frustrated with parking availability in Schoen Place. Mr. Collins and Ms. Dunlavey expressed that they have never received complaints.

Members and Trustee Keating discuss RG&E issue on site and make note to re-visit discussions with them in the next Village Board meeting.

Member Shannon cited Sections 3 and 5 of LWRP policy regarding the requirement to shield parking from public facing views and noted that the pavilion plans include landscaping as screening.

Member Marshall asked Mr. Dunlavey about the land curtain in front of Lock 32 by the handicap parking spot to determine if there were any plans to develop that spot. Member Marshall noted that it had been converted into a temporary outdoor seating area with television and asked if there were plans to create permanent outdoor seating. Also asked if there would be space for a bike rack and power in the pavilion. Mr. Dunlavey and Ms. Collins stated that such amenities could be added into the plan or become projects for future development.

Member Shannon cited Section 4, page 16 of the LWRP regarding opportunities to enhance Schoen place and Northfield Common as a pedestrian friendly area, making valuable use of the waterfront, while protecting existing homes and businesses and their historical character, and noted that the pavilion plan will achieve some of the goals of that section.

Member Shannon cited Section 5 of the LWRP regarding design principles and stated that she believes the pavilion plan adheres to those principles.

Member Marshall asked Ms. Collins about lighting in the pavilion. Ms. Collins confirmed that pavilion will be lit and have electricity.

Member Marshall asked if diagonal parking design will create any issues with snowplowing or if it will limit eastbound traffic accessibility. Ms. Collins confirmed no issue.

Member Marshall asked how public access will be defined and if area will be roped off or open to the public. Mr. Dunlavey explained that rope barriers currently being used satisfies requirements of liquor authority.

Board had conversation regarding landscaping possibilities and made note that landscaping for the area must provide ease-of-access for emergency services.

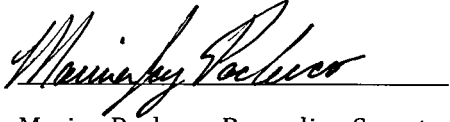
Chairperson Vlietstra commented that current plan did not show lighting fixtures, intends to survey area with Building Inspector Lauth. Mr. Dunlavey stated previous success with string lights and intends to incorporate them into pavilion design.

Member Marshall asked Mr. Dunlavey if he has ever had any challenges with trash or maintenance and waste on the site. Mr. Dunlavey stated that he has never had issues.

**Motion by Chairperson Vlietstra, seconded by Member Shannon, to adjourn meeting.**

PZBA 1/11/21 Mtg.

**Vote:** Vlietstra – yes; Lhota – yes; Shannon – yes; Leitgeb – yes; Marshall – yes. Motion Carried.

A handwritten signature in cursive script, appearing to read "Marina Pacheco", is written over a horizontal line.

Marina Pacheco, Recording Secretary