

**VILLAGE OF PITTSFORD
HISTORIC PRESERVATION BOARD
SPECIAL MEETING**
Thursday, September 1, 2022, at 5:30 PM

PRESENT:

Chairperson: Jeffrey Pollock
Members: Cristina Lanahan
William McBride – Via Zoom
Kendra Evans
Daniel Olson

Village Attorney: Jeff Turner
Building Inspector: N/A
Recording Secretary: Kristen Kreiser

CALL TO ORDER

Motion by Chairperson Pollock, and seconded by Member Lanahan, to open the HPB Special meeting for September 1st, 2022.

Vote: Pollock – yes; Lanahan – yes; Evans – yes; Olson – yes; McBride – yes; *Motion Carries.*

CONFLICTS OF INTEREST DISCLOSURE

Board members indicated that they had no conflicts of interest to disclose.

• **75 Monroe Avenue**

Present: Chris DiMarzo, Chris Nadler, Craig Jensen

Motion by Member Evans, and seconded by Chairperson Pollock to accept the documents into the record as follows:

- Amended Site Plan approved by the Planning Board on August 3rd, 2022
- SEQR – Negative Declaration by the Board of Trustees on August 9th, 2012, together with appendix tab 9, entitled Visual Resources
- The R5 Code
- Village of Trustees resolution 20-2012
- The LWRP
- The Village of Pittsford Design Guidelines
- The Planning Board resolution 10-2022, dated June 7th, 2022

Vote: Pollock – yes; Lanahan – yes; Evans – yes; Olson – yes; McBride – yes; *Motion Carries.*

Member Evans asked for the Attorney to clarify on the record the next steps as one of the biggest public concerns is whether this board has the ability to rule on this, how the board will vote, and the appropriateness.

Per the Village Attorney Chapter 121 as written there is no parenthetical following the second board or agency in subparagraph H.1 so it is not like if the Planning Board does not do their job and the time that this code gives them, then only then can this board step in. This is a process that's given to any board that is involved in the project, the approval stream of the project if you will. Presuming that the other board or agency acted in a timely manner, then they are correct in their inconsistency determination.

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The deliberation of these 4 items is the second step in the LWRP process. If there is an LWRP approval, then this board will still get to apply all the rules it has in the C of A, the rules that it normally does.

The board started discussions and deliberations on **Item A – No reasonable alternatives exist, which would not hinder the achievement of LWRP standards, conditions, and design guidelines.**

Member Evans – it is very clear we have a negative declaration on the SEQR, that we have R5 code that allows for a multi-family build, all of this is going to happen and that is supported, however when we talk about reasonable that means the ability to tweak some of the plans to make things fit better with the design guidelines. To be clear, yes to multi-family it fits R5 and SEQR, that is all accurate. However, in my opinion, there are some minor changes, some reasonable changes to make this fit within the design guidelines and character of the village. Very excited about this brownfield development and to work with you and to make this project go through.

After a brief discussion Chairperson Pollock confirmed with the applicant that they are committed to evaluating or weighing some of the things that have to do with design.

Member Lanahan – some previous items discussed that have not been resolved can be revisited in the C of A process.

Motion by Chairperson Pollock, and seconded by Member Lanahan to accept Item A – no reasonable alternatives exist, which would permit the action to be undertaken in a manner that will not substantially hinder the achievement of the LWRP policy standards, conditions, and design guidelines.

Vote: Pollock – yes; Lanahan – yes; Evans – no; Olson – no; McBride – yes; *Motion Carries.*

Chairperson Pollock opened up the idea for discussions and deliberations on **Item B – The action would be taken in a manner, which would minimize all adverse effects on such LWRP policy standards, conditions, and design guidelines.**

The board had nothing to discuss regarding Item B.

Motion by Chairperson Pollock, and seconded by Member Lanahan to accept Item B – action would be undertaken in a manner, which will minimize all adverse effects on such LWRP policy standards, conditions, and design guidelines.

Vote: Pollock – yes; Lanahan – yes; Evans – yes; Olson – no; McBride – yes; *Motion Carries.*

Chairperson Pollock opened up the idea for discussions and deliberations on **Item C – The action will advance one or more of the other LWRP policy standards, conditions, and design guidelines.**

Chairperson Pollock mentioned the Planning Board found the project advanced in regards to the items set forth in subparagraphs 2, 6, 7, 8, 9, 10, and 13. Member Evans concurred with Chairperson Pollock's statement. There was no additional board discussion regarding Item C.

**VILLAGE OF PITTSFORD
HISTORIC PRESERVATION BOARD
SPECIAL MEETING**

Thursday, September 1, 2022, at 5:30 PM

Motion by Member Evans, and seconded by Chairperson Pollock to accept Item C – the action will advance one or more of the other LWRP policy standards, conditions, and design guidelines.

Vote: Pollock – yes; Lanahan – yes; Evans – yes; Olson – yes; McBride – yes; *Motion Carries.*

The board started discussions and deliberations on **Item D – The action will result in overriding village, regional, or statewide public benefit.**

Member Evans spoke in regards to the brownfield cleanup, the multi-family housing that will be going into that space, and how it is a public good.

Member Olson followed up with the brownfield clean-up being amazing and a need for multi-family housing in the village, but things in regards to public benefit need to be hashed out. Things such as canal walk, public space, size of the boardwalk, etc.

There was no additional board discussion regarding Item D.

Motion by Member Evans, and seconded by Member Lanahan to accept Item D – the action will result in overriding village, regional, or statewide public benefit.

Vote: Pollock – yes; Lanahan – yes; Evans – yes; Olson – no; McBride – yes; *Motion Carries.*

A resolution was drafted which resulted in a consistency determination. The clerk read the resolution aloud for the record.

Motion by Chairperson Pollock, and seconded by Member Lanahan to adopt the resolution (2022-01) for LWRP consistency determination regarding application pursuant to Village Code section 121-5.H.(1) for a project located at 75 Monroe Avenue.

Vote: Pollock – yes; Lanahan – yes; Evans – no; Olson – no; McBride – yes; *Motion Carries.*

The board discussed potential new dates and times. The new special meeting was scheduled for Monday, September 19th, 2022 after the regular HPB meeting which starts at 5:30 PM.

The board and the applicant discussed the project a little further and had discussions regarding the viewshed from the school as well as project items the board would like the applicant to focus on.

Motion by Member Evans, and seconded by Member Olson to adjourn the HPB Special Meeting.

Vote: Pollock – yes; Lanahan – yes; Evans – yes; Olson – yes; McBride – yes; *Motion Carries.*

Kristen Kreiser, Recording Secretary

Further detailed information about this specific meeting is available on the website.

WHEREAS, having considered PCP's application, public comment, the terms and provisions of the R-5 Code, the SEQRA negative declaration, together with Appendix tab 9 entitled Visual Resources, the 2012 Special Permits with attached Regulating Plan issued by the Board of Trustees in 2012 and reissued by the Board of Trustees in 2019, the Planning Board Site Plan Approval issued on August 3rd, 2022, the provisions of the LWRP, the Village of Pittsford Design Guidelines, and the Planning Board's Resolution 10 of 2022 dated June 7th, 2022;

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE HISTORIC PRESERVATION BOARD OF THE VILLAGE OF PITTSFORD that:

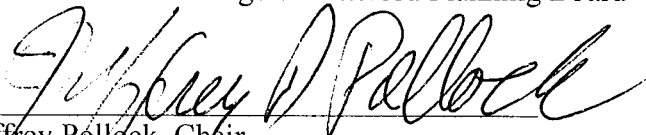
- (a) no reasonable alternatives exist which would permit the action to be undertaken in a manner which will not substantially hinder the achievement of the LWRP policy standards and conditions and design guidelines; and
- (b) the action will be undertaken in a manner which will minimize all adverse effects on such LWRP policy standards and conditions and design guidelines; and
- (c) the action will advance one or more of the other LWRP policy standards and conditions and design guidelines; and
- (d) the action will result in an overriding Village, regional or statewide public benefit.

IT IS FURTHER RESOLVED, that the foregoing finding constitutes a determination that the action, the development proposed and described in PCP's application to the HPB requesting a C of A, and the project permitted by the amended Site Plan and approval of the Planning Board on August 3rd, 2022, is consistent with the LWRP policy standards and conditions and design guidelines.

Chairperson Pollock <i>M</i>	Yay <u><i>X</i></u>	Nay _____
Member McBride	Yay <u><i>X</i></u>	Nay _____
Member Lanahan <i>S</i>	Yay <u><i>X</i></u>	Nay _____
Member Evans	Yay _____	Nay <u><i>X</i></u>
Member Olson	Yay _____	Nay <u><i>X</i></u>

Dated: September 1, 2022
Pittsford, New York

By Order of the Village of Pittsford Planning Board



Jeffrey Pollock, Chair
Village of Pittsford Historic Preservation Board