

**MINUTES
TOWN OF PITTSFORD
PLANNING BOARD
November 22, 2010**

Minutes of the Planning Board Meeting held in the Town Hall basement meeting room, 11 South Main Street, Pittsford November 22, 2010.

PRESENT

Planning Board members: Jeffrey House, David Wigg, Anne Christ, Robert Gruber, Rufus Falk and Robert Poreda

ABSENT: David Jefferson

ALSO PRESENT:

Jared Lusk, Town Board Liaison, Richard Williams, Planning Board Attorney, Martin Brewster, Dir. of Planning, Zoning & Development, Douglas DeRue, Planning Assistant and Linda Stoddard Planning Board Secretary

ATTENDANCE:

Seven members of the public were in attendance.

Chairman House called the meeting to order at 7:35 P.M.

PUBLIC HEARING: 3690 EAST AVENUE, ST. JOHN FISHER COLLEGE, Preliminary/Final Site Plan/Special Permit for Murphy Hall Parking Expansion

Chairman House opened the Public Hearing for 25 additional parking spaces on the St. John Fisher south campus.

Kurt Charland of Bergmann Associates indicated the parking proposal is located to the rear of Murphy Hall north of the existing golf course with Route 490 to the east. The College will relocate select trees and plan additional plantings to increase buffering.

Mr. Charland addressed several DRC comments indicating lighting will be dark sky compliant, continuation of a gravel walkway to the practice fields and stormwater infiltration. He mentioned a variance will be required from the ZBA as the increase in pavement encroaches on the 20 foot side setback. Mr. Charland further indicated a written response to the DRC comments was being prepared.

Mr. House suggested a blue light be added for safety and questioned whether the proposed parking was intended as student parking for the residents of Murphy Hall. Mr. Charland explained the parking was planned to cover current overflow parking issues on game days.

Mr. Wigg and Mrs. Christ expressed concern for safe crossing of the lot especially on game days and suggested adding a crosswalk as well as a blue light. Mrs. Christ also noted team buses often created driving hazards when parked and during the summer non-collegiate organizations use of the field causes overflow parking on the grass.

The Public Hearing remains open.

PUBLIC HEARING: 2851 CLOVER STREET, PITTSFORD CHOP HOUSE (formerly the Crystal Barn) Special Permit

Chairman House opened the public hearing proposing operation of a new restaurant on the site of a previous one.

Anthony Sapienza operator of the proposed restaurant suggested interior renovations would take place allowing for an express lunch area on the main floor and fine dining on the mezzanine level. Patio seating is under consideration and plans include providing appropriate parking spaces for the handicapped.

Mr. Gruber asked if music would be played outside and whether plans include updating the HVAC system. Mr. Sapienza indicated music would not be played outside the building and the HVAC system would be updated as needed/required.

Chairman House confirmed the Board had no further questions. He noted there was no public comment prior to closing the public hearing and confirming the Board was familiar with the following resolutions.

SEQRA PROCEEDINGS: 2851 CLOVER STREET, PITTSFORD CHOP HOUSE

A written resolution finding that the proposed Special Permit will not have significant adverse impact on the environment, and therefore, a Negative Declaration pursuant to SEQRA was moved by Anne Christ, seconded by, David Wigg and voted on by the members as follows: Ayes: Wigg, Poreda, Gruber, Christ and House Nays: none and Abstentions: Falk. The Resolution was declared carried.

APPROVAL: 2851 CLOVER STREET, PITTSFORD CHOP HOUSE, SPECIAL PERMIT

A written resolution to grant a Special Permit was moved by, Anne Christ seconded by, David Wigg and voted as follows: Ayes: Wigg, Poreda, Gruber, Christ and House Nays: none Abstentions: Falk. The Resolution was declared carried.

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the DRC report dated November 18, 2010.
2. The HVAC/exhaust venting system should be designed specifically to allow for an odor filtration system possibly charcoal, ionization, or similar to be added if it is not installed with the initial installation. The HVAC systems should be screened from views from public footpaths or parking areas.
3. The maximum occupancy will be determined by the Fire Marshal.
4. All applicable regulatory codes must be complied with.
5. Proposed signage must be submitted for review and approval by the Planning Board.
6. Code section 185-42 prohibits the amplification of sound outside of the structure.
7. Section 185-179 of Town Code provides for revocation of a Special Permit should conditions be violated or not fulfilled. (The Town may monitor the use to ensure that impacts are controlled or minimized)

PUBLIC HEARING: 3195 MONROE AVENUE, WEGMAN'S FOOD MARKETS, Sign Location Plan

Chairman House opened the public hearing requesting approval for new signage.

Eric Battles of Wegman's explained the Tasting's sign from the former restaurant would be removed and The Food Bar sign erected. The proposed signage is 70+/- ft. and will be blue in color with LED lighting.

Chairman House indicated the Board had no questions, noted there was no public comment prior to closing the public hearing and confirmed the Board was familiar with the following resolutions.

SEQRA PROCEEDINGS: 3195 MONROE AVENUE WEGMAN'S FOOD MARKETS

A written resolution finding that the proposed Sign Location Package will not have significant adverse impact on the environment, and therefore, a Negative Declaration pursuant to SEQRA was moved by Robert Gruber, seconded by Robert Poreda and voted on by the members as follows: Ayes: Wigg,

Poreda, Gruber, Christ and House, Nays: none, Abstentions: Falk. The Resolution was declared carried.

APPROVAL: 3195 MONROE AVENUE – SIGN LOCATION PLAN

A written resolution to grant a Sign Location Plan was moved by Robert Gruber seconded by Robert Poreda and voted as follows: Ayes: Wigg, Poreda, Gruber, Christ and House, Nays: none, Abstentions: Falk. The Resolution was declared carried.

CONDITIONS OF APPROVAL

1. Total maximum signage allowed for the building is 545 square feet.
2. Signage Building Permit application submitted to the Architectural Review Board shall be consistent with application materials received on October 28, 2010.
3. All signage is subject to approval/modifications required by the Architectural Review Board, prior to issuance of a Building Permit.

The minutes of the November 8, 2010 Planning Board meeting was approved as written.
VOICE VOTE: Ayes: Wigg, Poreda, Falk, Gruber, Christ and House. Nays: none.

DISCUSSION ITEM:

3300 MONROE AVENUE: SIGN LOCATION PLAN MODIFICATIONS

Staff explained to the Board that the owner of 3300 Monroe Avenue is currently in discussions with a potential tenant that would want a sign utilizing its corporate lettering style. The sign package Approval Resolution of the Planning Board, dated July 27, 2009, made specific reference, at Condition #3 that “signage is to be consistent to the application materials regarding style, and size of lettering”. This raises an issue as to whether potential new individual signs would need to be approved by the Planning Board, as well as required approval by ARB.

Following discussion by the Board, a Resolution was moved by Board Member Jeffrey House and seconded by Board Member Robert Gruber that the Planning Board defers any issues involving the lettering style, color and lettering size of individual replacement signs at 3300 Monroe Avenue for approval by the Town’s Architectural Review Board.

The above Resolution was approved by the unanimous vote of all Members present.

As there was no further business, Chairman House closed the public hearing at 8:30 P.M.

Respectfully submitted,

Linda Stoddard
Secretary, Planning Board