

**MINUTES
TOWN OF PITTSFORD
PLANNING BOARD
October 10, 2011**

Minutes of the Planning Board Meeting held in the Town Hall basement meeting room, 11 South Main Pittsford , Pittsford October 10, 2011.

PRESENT

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

ABSENT: Robert Gruber; Sandra Zutes, Town Board Liaison; Linda Stoddard, Planning Board Secretary

ALSO PRESENT:

Richard Williams, Town Attorney; Martin Brewster, Dir. of Planning, Zoning & Development; Douglas DeRue, Planning Assistant

ATTENDANCE:

Four applicant representatives were in attendance.

Chairman House called the meeting to order at 7:30 P.M.

NEW PUBLIC HEARING: Preliminary Final Site Plan, 3349 Monroe Avenue Pittsford Plaza rear addition

Doug Eldred, of BME Associates, representing Wilmorite Management Group, LLC, summarized the application for the 6,300 +/- square foot addition to Pittsford Plaza. The new addition will not be visible from the front of the plaza, but will add retail and storage space to the store(s) that front to the large parking field.

Martin Brewster confirmed with Mr. Eldred that the addition was one story.

Chairman House opened the hearing for public comment and no comments were offered. With no comments from the public and no questions from the Board the hearing was closed.

Chairman House confirmed that the Board was familiar with the following resolutions:

SEQRA PROCEEDINGS: Preliminary Final Site Plan, 3349 Monroe Ave. (Pittsford Plaza)

A written Resolution finding that the proposed addition will not have significant adverse impact on the environment, and, therefore, that a Negative Declaration pursuant to SEQRA was appropriate was moved by Anne Christ, seconded by Robert Poreda, and voted on by the members as follows: Ayes: Jefferson, Poreda, Falk, Christ and House. Nays: None. The Resolution was declared carried.

APPROVAL:

A written Resolution to grant Preliminary/Final Site Plan approval for the 6300+/- square foot addition to Pittsford Plaza was moved by Anne Christ, seconded by Rufus Falk, and voted as follows: Ayes: Jefferson, Poreda, Falk, Christ and House. Nays: None. The Resolution was declared carried with the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the DRC report comments dated October 5, 2011, unless specified otherwise herein.
2. The proposed addition must meet applicable NYS Building and Fire codes.
3. Site entrances and roadways may not be blocked to impede emergency access at any time during construction. Access to existing hydrants shall be maintained.
4. Subject to final Architectural Review Board or Design Review Board approval prior to the issuance of a building permit.
5. Subject to all applicable regulatory approvals.

Discussion Items

Wilmot Properties - Spall Homes Incentive Zoning: Non-Binding Advisory Comment to the Town Board.

The Board has considered the Spall Homes proposal and has reviewed the detailed draft findings prepared by Martin Brewster. The Board approved the submission of a memo, to be signed by Chairman House, from the Planning Board to the Town Board, which will include the draft findings and generally support the proposed Incentive Zoning application.

3300 Monroe Avenue:

As a condition of The Corner Bakery Café Special Permit approval, dated February 28, 2011, the Planning Board required seasonal curb stops in front of the Corner Bakery Café's outdoor seating area.

Subsequently, the owner of the building and others witnessed patrons tripping on the curb stops and therefore, after notifying the Town, removed them.

The Planning Board discussed the reasoning behind the original condition of approval, and after reviewing several photographs of the "planters" that are currently in place; the Board agreed that the planters would meet the intent of the original condition, therefore modifying the condition to allow the planters as a substitute for the curb stops. Photographs of the "planters" are to be added to the Planning Board file

The minutes of the September 12, 2011 Planning Board Public Hearing were approved by Voice Vote: Ayes: House, Wigg, Jefferson, Christ, Falk and Poreda. Nays: none.

Chairman House adjourned the meeting at 7:38 P.M.

Respectfully submitted,

Doug DeRue
Planning Assistant