

---

---

# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

February 13, 2003

---

---

## Planning Board

Meeting 2/10/03

### **The Spring House Commons**

*Preliminary Site Plan*

*3000/3001 Monroe Avenue*

The Planning Board issued a Negative Declaration pursuant to SEQRA and granted conditioned Preliminary site plan approval. The resolution included 38 conditions of approval including a requirement to reduce the size of building #5 to two stories (rear elevation) with not more than 6,400 total sq. ft. We expect that the final submission may be split with the Spring House side being submitted first. The applicant was asked to move forward with the archeological investigation on the Spring House site, we are waiting for the results of that investigation. Nancy Sprenkle is PB point person. The ZBA hearing on a number of area variances opened on January 23, 2003 and the hearing was continued to the February 26<sup>th</sup> ZBA meeting. This reduction will likely involve substantial changes to the architecture. HPC and ARB will have to be involved in the process. We will be sending copies of the resolutions to each member of the involved Boards. A number of the conditions of approval suggest that there are some important remaining details i.e. Lighting that need to be addressed.

### **Applebee's Restaurant**

*3349 Monroe Avenue (Pittsford plaza)*

*Special Permit Preliminary Site Plan*

There was no action at this time; we are expecting some additional information from the corporate architects architecture before the Feb 24<sup>th</sup> PB meeting. The DRC response was distributed on January 17<sup>th</sup> DRC members should review it and comment back to the DPW. The public hearing is closed; PB point person is Nancy Sprenkle.

### **St. John Fisher College**

*Dorsey Hall expansion*

*Special permit modification – Pre/final Site Plan*

The Planning Board issued a “Neg.-Dec” for SEQRA and granted Preliminary/Final approval for the third floor addition which is expected to improve the general appearance of the Dorm. The building will require a variance for exceeding the maximum allowed height of 30 feet by 16 feet. The ZBA hearing will open at the February 26<sup>th</sup> ZBA meeting. The DRC response is in and will be distributed. PB point person is Bill Brizee.

### **St. John Fisher College**

*Science Building addition*

*Special permit modification – Final Site Plan*

The Planning Board granted conditioned final approval for the addition, work is expected to start soon.

### **Clover Estates**

The planning Board approved the entrance sign as proposed subject to ARB approval.

### **Autumn Woods**

*Mendon Center Road*

*Preliminary Subdivision*

The largest planning issue may be access to the Ellsworth property from this section. The DRC response has been distributed and DRC members should review it and let the DPW know if they have any concerns. The public hearing remains open. The PB point person is Rich Palumbo.

### **Pittsford Community Church**

*421 Marsh Road*

*Preliminary Site plan Special Permit*

The Planning Board approved with conditions the 15,000 sq. ft addition with associated additional parking. The most substantial condition relates to fire protection and the new code requirements. The approval does not include those

areas identified as possible future expansion. Cary Smith is PB point person.

### **Parcel 12 Tobey PUD**

*Clover Street*

*Preliminary Site Plan*

The DPW and the Planning Board have raised questions regarding the size of the building, and associated site improvements. The applicant, staff and the PB point person met to discuss the issues but agreement on the size of the building could not be reached. The applicant is supplying additional information and will stake the lot so further assessment of the impact that the proposed building can be assessed. DRC members who want to visit and view the stakeout should contact Doug DeRue. The hearing remains open Planning Board point person is Dave Jefferson.

### **Talarico Concept 1 lot Subdivision**

*3489 East Avenue*

The public hearing opened with legal questions concerning private restrictions on re-subdivision and access to the private road and sewer. The Planning Board attorney is researching records to determine the status of private restrictions. The DRC report is being distributed and we will distribute the response when it's received. It appears that at least 2 area variances will be required.

## **TOWN BOARD**

### **The Highlands at Pittsford**

*Rt. 31*

The developer proposes construction of 36 resident cottages maintaining a neighborhood character including sidewalks, lighting and public garden. Following the construction the developer proposes to construct a 15-bed dementia care facility.

The Town Board closed their public hearing on Feb 4<sup>th</sup>.

If the Town Board grants approval to amend the PUD parcel the next step for the applicant will be to make an application to the Planning Board.

## **DRC MEETING**

**February 25, 3:00**

There are no new applications

- Review of the Autumn Woods offsite watermain on North Wilmarth Road.

## **Tentative PB Agenda for 2/24/03**

### **DECISIONS PENDING**

- Approval of minutes
- 1. Applebee's Restaurant - Special Permit, Preliminary Site Plan - Pittsford Plaza

### **PUBLIC HEARINGS CONTINUED DECISIONS PENDING**

2. Autumn Woods Phase 3 - Preliminary Subdivision - Mendon Center Road
3. Parcel 12 Tobey PUD - Clover Street - Preliminary Site Plan
4. Talarico concept subdivision - 3489 East Avenue  
[dderue@townofpittsford.com](mailto:dderue@townofpittsford.com)

## **Zoning Board of Appeals**

**Agenda February 26, 2003**

### **CONTINUED PUBLIC HEARINGS:**

- 3000 Monroe Avenue, Buckingham Properties, LLC, SpringHouse Commons, Tax #150.8-1-62.1, requesting relief from Code Section 185-43 & 44, requiring a 30' front, 20' side; a minimum of area of 30,000-sq. ft, and average lot width of 150'. Proposed to construct a new office/retail building. Zoned C-Commercial. Hearing was carried over to the February 26 ZBA meeting.
- 3001 Monroe Avenue, Buckingham Properties, LLC, SpringHouse Commons, Tax #150.8-1-71 & .73, requesting relief from Code Section 185-43, requiring a 30' rear, 20' side. Proposed to construct four new office/retail building. Zoned C-Commercial. Hearing was carried over to the February 26 ZBA meeting.
- 3690 East Avenue St. John Fisher College is requesting a height variance to allow a 46 foot height for the addition to Dorsey Hall code allows 30 feet. Property is zoned SRAA.
- 146 Kilbourn Road owners are requesting a side setback variance for an addition. Property is zoned AA Residential.

**APPLICATION REQUESTED A  
POSTPONEMENT FOR PUBLIC HEARING:**

- 966 Linden Avenue - Proposed to add a third sign consisting of a single band of neon light around the top portion of the building. Zoned C-2 Commercial: Application was carried over to the February 26<sup>th</sup> ZBA meeting at the applicant's request.

## **Zoning Board of Appeals**

**March 17, 2003**

- □ 53 Butternut Drive - Area Variance, requesting relief from Code Section 185-23 C (1), requiring a 15' side setback. Proposed to construct a new addition within the side setback.
- □ 70 Long Meadow Circle - Area Variance, requesting relief from Code Section 185-106 Specific Standards in flood zones. Proposed to construct a new garage within a flood zone.
- □ 40 Lansdowne Lane - Area Variance, requesting relief from Code Section 185-15 C (1), requiring a 70' front setback. Proposed to construct a new addition within the front setback.

Submission deadline is February 14, 2003

## **ARCHITECTURAL REVIEW BOARD**

**February 10, 2003**

- □ New Homes - 6
- □ Residential additions -2
- □ Commercial - 2

## **HISTORIC PRESERVATION COMMISSION**

**February 20, 2003**

- □ Members working on identifying potential properties for nomination/designation as a Pittsford Landmark.
- □ The "Save the Barn" project continues. The members proposed to place a banner on the barn to announce the project.
- □ The members reviewed the applications for SpringHouse Commons on Monroe Avenue adjacent to the Spring House and across the street. Pat Place reports that the neighboring residents concerns to Bldg. #5 across the street

from the Spring House were safety, lighting, traffic and loss of the Auburn Trail which runs behind the buildings along Monroe Avenue in Pittsford. The Commission Members concern is that Bldg., #5 is too tall. The proposed structure is 3-stories high.

- □ The Pittsford Highlands application was reviewed and the members liked the proposal, accept they would like to see a more varied design of the homes. The applicant is only proposing 2 designs for the cottages at this time.
- □ Parcel #12 - Tobey (PUD), the members previously suggested that the applicant move the proposed office building further to the south on the lot to allow more space between the new building and the adjacent inventoried structure. There are some issues that may prevent the applicant from doing this.