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# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

March 27, 2003

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## Planning Board

Meeting 3/24/03

### The Spring House Commons

*Preliminary Site Plan approved (working toward final)*

*3000/3001 Monroe Avenue*

The Board reviewed revised plans and elevations and will forward architectural recommendations to the applicant. We expect the Architect and Engineer will begin preparation of final plans and a final submission for the Spring House side of Monroe Avenue will come soon. Marty Brewster has met with their landscape architect to discuss final landscaping and lighting plans.

The Planning Board point person is Nancy Sprenkle.

### Applebee's Restaurant

*3349 Monroe Avenue (Pittsford plaza)*

*Special Permit Preliminary Site Plan*

The applicant is working on modifications to architecture; revised elevations were presented to the Planning and Architectural Review Boards at their 3/24 meetings. The applicant is raising the parapet wall to meet the Design requirements to screen the HVAC units and rooftop equipment. Discussions are continuing and more information is expected soon, staff will be contacting board members and forwarding notes from Nancy Sprenkle to determine if any additional concerns remain. The public hearing is closed; PB point person is Nancy Sprenkle.

### Autumn Woods Phase 2

*Mendon Center Road*

*Preliminary Subdivision*

The Planning Board, after long discussion decided that a ROW (road stub for future connection) to the Ellsworth property was not warranted. The Board granted conditioned

preliminary approval for phase 2 of Autumn Woods subdivision. We expect final plan submission soon with summer construction. The PB point person is Rich Palumbo.

### Parcel 12 Tobey PUD

*Clover Street*

*Preliminary Site Plan*

Significant issues could not be resolved related to the Tobey PUD design requirements, size of the building and associated impacts to the adjacent Lusk home. The applicant choose not to reduce the building size and the Planning Board denied the application. Planning Board point person is Dave Jefferson.

### Talarico Concept 1 lot Subdivision

*3489 East Avenue*

There was no action or new information at this time. We are awaiting a legal response from the applicant's attorney. The hearing remains open

### Informal discussions

#### Kensington Park revised concept

The Board reviewed proposed revisions to the overall concept including open space, road reconfiguration and set back modifications. The amount of open space and the number of lots are not proposed to change. A formal submission may be submitted for a June public hearing. Planning point person is David Wigg.

#### SBA 31 and 490 cellular tree

Cathy Bardenstein, legal council for SBA asked if the Board would support a new proposal for the existing facility. The proposal was to replace the existing branch design of the tree with a new design, extend the existing tree from 83 feet to 105 feet and a reconsideration of the planning Board decision to require an environmental impact statement. Other options were not offered by SBA

and the Board unanimously refused to support the proposal. ATT cannot operate at this site until this issue is resolved. Litigation may be on the horizon regarding compliance of the existing tree.

## **DRC MEETING April 1 3:00**

**Please have your written comments ready  
before the meeting**

### **New applications**

- 1 lot Subdivision 2717 Clover Street
- Nazareth College French Road access
- St. John Fisher College 3700 East Avenue (the Erdle Building)
- North Wilmarth water main

## **Tentative PB Agenda for 4/14/03**

### **DECISIONS PENDING**

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

### **NEW PUBLIC HEARINGS / HEARINGS CONTINUED DECISIONS PENDING**

2. Talarico concept subdivision - 3489 East Avenue
3. 2717 Clover Street 1 lot subdivision
4. Nazareth College Special Permit Modification (French Road access)
5. St. John Fisher College Special Permit Modification (3700 East Avenue)

### **INFORMAL DISCUSSION**

- Status of spring House
- Future projects

**Please send comments or questions to  
[dderue@townofpittsford.com](mailto:dderue@townofpittsford.com)**

## **Zoning Board of Appeals MARCH 17<sup>TH</sup> MEETING**

### **Applications Approved:**

- 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.

- 3690 East Avenue St. John Fisher College is requesting a area/height variance to allow a 46 foot height for the third floor addition to Dorsey Hall when the code allows only 30 feet for the maximum height of any structure or dwelling. Code Sections 185-39 & 185-133 F. Property is zoned SRAA.
- 146 Kilbourn Road- Area Variance- requesting relief from Code Section 185-15 C (3) requiring a 20' side setback. Proposed to construct a new addition within this side setback.
- 53 Butternut Drive - Area Variance, requesting relief from Code Section 185-23 C (1), requiring a 50' front setback. Proposed to construct a new addition within the front setback.
- 72 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 Landsdowne 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.
- 191 West Bloomfield Road - Area Variance, requesting relief from Code Section 185-30 C requiring a 20' setback. Proposed to construct an aboveground pool and shed within the side set back.
- 116 Overbrook Road - Area Variance, requesting relief from Code Section 185-15 C (1), requiring a 70' front setback. Proposed to construct a new addition of existing garage within the front setback

## **April 21, 2003 Meeting**

### **Public Hearings Continued:**

- 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.
- 2 Lochnavar Parkway - Area Variance, requesting relief from Code Sections 185-113 C (3) & (6) & 185-121, requiring a that no

accessory structure shall be closer than 4' to the rear and side lot lines, and no fence shall be over 3' in height within the front setback. Proposed to construct a shed closer than 4' to the rear and side lot lines and to install a 4' high fence to enclose an inground pool within the front setback. The neighbor is concerned that the pool is too close to the property line in the present application. The Board requested the applicant to consider and show plans for an alternate location for the pool, which will also require a setback variance. The alternate location will have to be re-advertised.

- □ Working on a final copy of the brochure that is handed out to the owners of historic houses explaining the importance of protecting the historic homes within the Town of Pittsford for future generations.

#### **New Applications for Public Hearings:**

- □ 87 Alpine Drive, 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.
- □ 4245 East Avenue, Nazareth College, Area Variance, requesting relief from Code Section 185-133 E Signs, requiring only two signs allowed freestanding and/or attached to the structure, identifying the school. Proposed to install a new entrance sign at the French Road access for identification for Nazareth College.

## **ARCHITECTURAL REVIEW BOARD**

**March 24, 2003**

- □ New Homes - 7
- □ Residential Additions - 7
- □ Commercial Properties - 2

There will be no meeting on April 14, 2003, due to the lack of a quorum. No meeting on May 26, 2003 due to the fact that it is Memorial Day and the Town offices will be closed for the holiday.

## **HISTORIC PRESERVATION COMMISSION**

**March 20, 2003**

- □ The "Save the Barn" project on West Jefferson Road continues.
- □ The members are looking at three properties 28, 36, 43 Knollwood Drive, for potential nomination as a designated Town of Pittsford Landmark.