

DRAFT

Zoning Board of Adjustment (ZBA) Hearing Minutes of May 13, 2024
Application 24-13 by Pittsford Village Farm Inc. (PVF), Parcel #0435, 42 Elm St.

DRB Members Present: Stanley Markowski, Ed Keith Jr., Nicholas Michael,
Charles Simpson, Clarence Greeno

Also Present: Terry White (for PVF), Barbara Lalancette (Abutter), Jeffrey Biasuzzi (ZA)

S. Markowski opened this Hearing by reading through the hearing agenda and the change of use Notice for Application 24-13.

T. White and J. Biasuzzi were sworn in to give testimony.

There were information packets mailed to ZBA members, however they were not received in time for the meeting. New packets were disbursed to the members.

Zoning Administrator J. Biasuzzi gave an overview of the Application. This requested a Change of Use to the principal structure (former farmhouse) to include renovation of, and an addition to, the entire (three-level) structure. New uses proposed include two Apartments, a Community Meeting Space, an Early Childhood Learning/Daycare Center (for up to 26 children), and a proposed ground-floor (16 seat) Café in the existing retail Commercial spaces. There would be 20 new parking spaces (including 3 ADA). Excepting the two apartments, all the other uses are Conditional in the Village zoning district.

T. White relayed the state and federal permitting issues involving this historic structure, as well as technical details involving the facility (Example: No elevator requirement as two levels were accessible at grade).

B. Lalancette noted that the proposal provided new desirable services that would attract new residents to Pittsford.

Chairman Sam Markowski asked if there was any further question or comments. Hearing none he asked if the Members wanted to vote to enter into Deliberative Session, or issue a Decision in the Open Meeting. C. Greeno jr. Moved to Approve Application 24-13 as proposed in writing and testimony; subject to the Project also obtain all federal and state approvals required. N. Michaels seconded the Motion, All approved and the Application was Approved with Condition.

The Zoning Administrator was instructed to draft a Decision for the ZBA's review, amendment, and Chairman's signature.

C. Greeno Moved to conclude the Hearing, C. Simpson seconded, All approved and the Hearing adjourned at approximately 9:15 pm.

Respectfully submitted by Jeffrey Biasuzzi, Recorder & ZA

Approved by Members vote on June 10, 2024 _____
Stanley Markowski, ZBA Chairman