

TOWN OF PITTSFORD
PLANNING BOARD
April 23, 2018

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, April 23, 2018.

PRESENT: John Limbeck, Jeffrey Donlon, Paula Liebschutz, Shannon Dupra.

ABSENT: Kevin Morabito, David Jefferson, John Halldow

ALSO PRESENT: Kate Munzinger, Town Board Liaison, Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development, Michael Sherwood, student liaison, & Renee McQuillen, Planning Board Secretary

ATTENDANCE: Twelve (12) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Donlon. Following a unanimous voice vote the meeting opened at 7:31 P.M.

DECISION PENDING:

U of R Urgent Care, 3400 Monroe Ave., Final Site Plan

Mr. Fromberger of MRB Group reviewed the status of the application and asked the Board if they had any questions, being none:

Chairman Limbeck read an approval resolution and then made a motion to accept the resolution as read. Board Member Donlon seconded the motion and the board voted as follows: Ayes; Donlon, Dupra, Liebschutz and Limbeck, and Nays: none; Absent: Jefferson, Halldow, and Morabito: The Resolution was declared carried with the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. Subject to the issuance of a Flood Damage Prevention Permit by the Pittsford DPW prior to the start of Site Work.
2. Signage is subject to the Planning Board's approval of a revised "Sign Plan" regarding maximum size and location of the signs. The design of the sign(s) will be subject to review and approval by the Design Review and Historic Preservation Board.
3. Sewer Department entrance fees will be due and collected when a Building Permit is issued for the interior renovations.
4. Lighting is subject to further review and approval by the Planning Board as part of the Final Site Plan review.
5. New York State Department of Transportation communications for disturbances within the ROW must be forwarded to the Department of Public Works.
6. Site Plans are subject to applicable regulatory approvals, including but not limited to the Town Engineer and the Pittsford Department of Public Works.

CONTINUED HEARINGS:

Bridleridge Farms, Clover St., Preliminary Subdivision Section 1 (formerly Young Matthews)

Chairman Limbeck noted Board Member Liebschutz is recused from this application.

Mr. Vars of BME Associates indicated they are continuing to address the DRC comments and asked if the Board had any questions in regard to the written response to the DRC comments.

Chairman Limbeck questioned the amount of land proposed for dedication and is there a benefit to doing this now? Mr. Vars replied the applicant acknowledges that this needs to be resolved to the satisfaction of staff and the Planning Board.

Chairman Limbeck then indicated the hearing was open for public comment. Hearing none, he indicated the hearing will remain open.

Longwell Concept Subdivision for 41 lots at 437 E Jefferson Road

Chairman Limbeck acknowledged Board Member Liebschutz returned to the Board.

Mr. Bringley of Marathon Engineering indicated there had been a site walk last week with members of the Planning Board and Lucas Bushing with Marathon Engineering in attendance. He also indicated that Marathon had responded to the board with their written DRC comments.

Mr. Bringley explained soiled samples will be tested in the next couple of weeks and that these samples will be outside the limits of the previous landfill. Current soil composition appears to be sand, gravel and filled with some concrete. None of which precludes them from building on the site.

Mr. Bringley also indicated they are in the process of making changes to the proposed plan and will be removing 1 lot from the eastern fringe of the subdivision so as not to infringe on the view of the adjacent property owners.

Chairman Limbeck asked for status of the proposed 2nd entryway. Mr. Bringley indicated it will be gated, properly distanced and the NYS DOT has indicated it will not be an issue based on the initial review.

Chairman Limbeck asked whether anything further had been heard from NYS. Mr. Bringley explained nothing yet had been heard yet but the applicant is anticipating a written response within a week or two.

Chairman Limbeck questioned if the age of the DEC wells was known. Mr. Bringley commented that they will have the most recent testing report soon, and that the wells have been monitored for several years.

Board Member Dupra mentioned that the comments made this evening were consistent with site walk discussions.

Chairman Limbeck then commented the board received an email received from Bill and Beryl Clymer, 7 Basin View Dr. expressing concerns regarding the proposed subdivision and how it might impact the view from their property. Chairman Limbeck commented he was happy to hear that the plan will be adjusted to help resolve this concern. He then noted the homeowners concern regarding traffic patterns and the speed limit in the area potentially causing issues with entering and exiting their subdivision and explained while the board is sympathetic to their concerns they do not have a say in such matters, these concerns would need to be addressed with the NYS DOT.

Chairman Limbeck opened the hearing for public comment. No comments were made and it was indicated that the hearing would remain open for the next meeting.

Mr. Bringley indicated Marathon Engineers intends to have new drawing and technical data for the board to review at the next meeting.

Other Matters:

Mr. Goldman, attorney for Cloverwood Senior Life, spoke to the board letting them know they took the oral comments received during the April 9, 2018 meeting to heart and went back to review their design regarding massing and grading.

Ms. Fortanaro of SWBR Architects, distributed a 27 page packet of renderings dated April 23, 2018 of the PUD site. The renderings show the proposed building in summer and winter settings from 9 different viewpoints.

Mr. Goldman reviewed the packet of possible perspective views with the Planning Board members discussing grading plans, tree canopy height in relation to the Lusk House which will receive additional suitable landscaping.

Board Member Dupra remarked that in View #3 you cannot see Phase I but wonders what impact Phase II will have on this view of the Lusk House.

Mr. Goldman replied that Phase II does not have a specific timeline attached to it at this point, but that if it was developed you will be able to see it.

Chairman Limbeck then asked if Phase II would be a separate consideration by the Town Board since we do not have any information about it at this time. Mr. DeRue replied that this is still to be determined, without any information it is too early to know.

Chairman Limbeck made a motion to accept the Minutes of April 9th as written, Board Member Dupra seconded the motion and following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 8:10 PM seconded by Board Member Donlon and approved by a unanimous voice vote.

Respectfully submitted, April 23, 2018

Renee McQuillen, Secretary
Planning Board

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT