

TOWN OF PITTSFORD
PLANNING BOARD
September 24, 2018

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, September 24, 2018.

PRESENT: John Limbeck, Jeffrey Donlon, Paula Liebschutz, David Jefferson, Kevin Morabito, Sarah Gibson

ABSENT: John Halldow

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

ATTENDANCE: Six (6) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Liebschutz. Following a unanimous voice vote the meeting opened at 7:34 P.M. Chairman Limbeck welcomed and introduced Sarah Gibson as a new member of the Planning Board.

DECISION PENDING

Nazareth College, Amendment to the Landscape Plan

The applicant was not present and the agenda item was tabled to the next meeting.

CONTINUED HEARINGS:

Alpine Ridge, Mendon Rd. & West Bloomfield Rd., Concept Subdivision

Jeff Morrell with Morrell Builders, stated that they were here to answer any unresolved concerns and hope to close the public hearing. They met with town staff regarding the second entrance and redesigned the plan removing the cul-de-sac and created a fully dedicated road. This adjustment to the plan did move it a little further south so that the drive is centered between 2 property lines across on the north side of the road.

Vice Chair Donlon asked why the redesign? Mr. Morrell replied it met the ingress/egress requirements of the Fire Code and DOT along with the Town's advisement that it was a better long term solution.

Chairman Limbeck commented he was in favor of the redesign, but had reservations about going forward with an approval without a formal public notice of the redesign. Mr. Koegel, Town Attorney commented that no public notice was necessary. Board Member Morabito asked if the process would need to start over if the board notified residents. Mr. Koegel indicated no it would not.

Board Members Jefferson and Gibson offered their support for the plan.

Chairman Limbeck asked if there was any public comment or questions and hearing none Board Member Morabito made a motion to close the public hearing seconded by Board Member Liebschutz. The board voted as follows: Ayes: Jefferson, Morabito, Liebschutz, and Gibson. Nays: Donlon, Limbeck. Absent: Halldow. The motion carried and the hearing was closed.

Chairman Limbeck acknowledged the Board had reviewed the SEQRA Resolution and then read it in full. Board Member Jefferson made a motion to grant approval of a negative declaration pursuant to SEQRA, Board Member Liebschutz seconded the motion and the Board voted as follows: Ayes: Jefferson, Morabito, Liebschutz, Gibson. Nays: Donlon, Limbeck. Absent: Halldow.

Chairman Limbeck read the Concept Resolution in full and cited the Conditions of Approval. Planning Board Member Liebschutz made a motion to grant approval of the Concept Resolution, Board Member Jefferson seconded the motion with the Board voting: Ayes: Jefferson, Morabito, Liebschutz, Gibson. Nays: Donlon and Limbeck. Absent: Halldow. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the Town's DRC reports and the applicant's written responses, unless specified otherwise herein.
2. This Concept approval allows up to 48 new single family dwelling units and two existing home sites based on the revised concept plan received on September 11, 2018. The Planning Board reserves the right to give further consideration to building setbacks and maximum impervious surface area.
3. Stormwater management and construction phase erosion control plans (SWPPP) are to be submitted with the preliminary subdivision application, completed in conformance with applicable Phase II Stormwater Regulations and Chapter 127 of Town Code. The location and design of the stormwater wetland facility will be reviewed as part of the Preliminary Subdivision application review process.
4. Proposed sanitary sewer following the Town's sewer master plan must be included in the Preliminary Subdivision application plans. Preliminary plans must also indicate proposed sewer easements to adjacent properties. Prior to final sewer design discussions with the Town and verification of the existing DRY SEWER invert for a connection in the future must occur.
5. Lands to be designated as Rural Conservation/Open Space in private ownership will be subject to a permanent conservation easement. Specific format and wording will be subject to approval by the Pittsford Planning Board Attorney.
6. Preliminary plan submissions should include sidewalk easements and provide suitable grading adjacent to Mendon Road and West Bloomfield Road on any lands of the Subdivision that will be privately owned.
7. Proposed road name should be submitted to 911 for approval as part of the Preliminary submission.
8. Parks & Recreation Trust Fund Fees are applicable to this subdivision.
9. Proposed trails are subject to additional review and must be shown on the grading plans of the preliminary subdivision submission, it's possible that proposed trails will need to be shown on the Plat map.
10. Completion of a Phase I a, Archeological investigation, is required prior to a Planning Board decision on the Preliminary Subdivision application.
11. Preliminary plans should indicate a method of delineation for rural conservation lands left in private ownership.
12. The applicant is welcome to schedule meetings with Town Engineer and Staff to discuss details of any or all of the above conditions prior to completion and submission of preliminary application.
13. A meeting to discuss stormwater management is required prior to the submission of Preliminary Subdivision applications.

Carters Port (Longwell) Concept Subdivision for 41 lots at 437 E Jefferson Road

Rich Tiede, Marathon Engineers, stated he was in front of the board to discuss the 3 major points left to resolve before concept approval could be granted. They are the secondary emergency access road, clarifying the proposed density of the project, and confirmation from the DEC that the site is

closed unless something is found during the course of development. Does the Planning Board have any additional questions?

Chairman Limbeck mentioned the board has an issue with the DEC letter as it does not clarify if it is ok to build a home on the site. Vice Chair Donlon concurred that he felt there was an end use concern. Chairman Limbeck explained that for the protection of future home owners the Planning Board needs more clarity on this issue. Mr. Koegel, Town Attorney, commented that he spoke with Mr. Bringley of Marathon Engineering and a DEC attorney regarding clarity of the end use for the property. They are coordinating schedules for a conference call to review the matter.

Vice Chair Donlon asked if there had been any outreach to the NYS DOT and are any changes anticipated? Mr. Tiede replied the DOT has looked at the site distance during the concept stage and they will continue to work with the DOT as they move further through the process.

Mr. DeRue asked the Planning Board if they were ok with the number of homes proposed, that this property is unique as it has split zoning on it. It is zoned both RRAA and RN. He indicated that the calculations provided by the applicant seemed to be reasonable, and that the number of units in the RN property is a Planning Board decision, the number of units need to fit with the neighborhood.

Board Member Morabito asked what neighborhood this decision should be based on since the property is not within a neighborhood. Mr. DeRue replied it would be the layout based on the new development, does the RRAA piece mesh with RN?

The Planning Board offered no objection to the proposed number of homes.

There was discussion between the applicant and Planning Board Members regarding the buffering and landscaping.

Chairman Limbeck asked if any members of the public were here to comment on the application, hearing none, he indicated that the hearing would remain open.

NEW HEARING:

790 Linden Ave., Parking Lot Expansion, Preliminary Site Plan

Matt Tomlinson, Marathon Engineering, explained they had previously appeared in front of the Planning Board with parking lot design options and were back seeking Preliminary Site Plan approval. They requested a front set back variance from the Zoning Board of Appeals. The ZBA referred back to the Planning Board before they would render a decision. The applicant received and responded to the DRC report and felt the lighting concerns would be limited in impact.

Chairman Limbeck asked if the board had any questions. Vice Chair Donlon asked for the applicant to review their landscape plan.

Chairman Limbeck then made a motion to open the public hearing, Vice Chair Donlon seconded the motion and following a unanimous voice vote, the hearing was opened.

Chairman Limbeck asked if any members of the public wished to comment on the application. Hearing none, he made a motion to close the public hearing, Vice Chair Donlon seconded the motion and following a unanimous voice vote, the hearing was closed.

Chairman Limbeck read the Preliminary Site Plan resolution in full and then made a motion to approve the resolution seconded by Board Member Gibson. The board voted as follows: Ayes: Jefferson,

Donlon, Morabito, Liebschutz, Limbeck, and Gibson. Nays: none. Absent: Halldow. The Resolution was carried with the following:

CONDITIONS OF APPROVAL

1. Subject to granting of an area variances by the Zoning Board of appeals.
2. Subject to compliance with or resolution to DRC comments dated September 21, 2018 and the applicant's written response received September 24, 2018 unless otherwise specified herein.
3. Subject to the granting of a Sidewalk Easement to the Town of Pittsford in a format acceptable to the Town attorney. (the town will provide a format, engineer to provide a legal description)
4. Landscaping as shown on the drawings or required herein must be completed within 90 days of paving the expanded parking area.
5. The proposed landscaping "should" reach a height of 36 to 48 inches, whereas the Planning Board finds this acceptable, the Planning Board defers to the Zoning Board of Appeals the ability to increase the landscaping amount and height if that Board feels it's needed to address the Variance request.
6. Minor adjustments or replacements to landscaping are subject to DPW approval. Long term maintenance of the landscaping by the property owner is required as part of this approval.
7. The proposed parking lot lighting is subject to further review, clarification of the photometric plan and whether the light source will be visible from the street is necessary. The following note must be added to the site plans, "Town of Pittsford Code Enforcement Officer can require shielding the light fixtures where the light source/glare is visible from the street or adjacent properties".
8. The Planning Board defers to the Town Engineer in regards to the installation of a drywell to protect the Town Storm Sewers on Linden Park.
9. During construction, parking is not permitted on Linden Avenue.
10. Subject to applicable regulatory approvals including but not limited to the Town Engineer.

Other Matters:

The minutes of August 27, 2018 were approved following a motion by Chairman Limbeck, Board Member Donlon seconded and following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 8:28 PM seconded by Board Member Morabito and approved by a unanimous voice vote.

Respectfully submitted,

Renee McQuillen
Planning Board Secretary

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