

TOWN OF PITTSFORD
PLANNING BOARD
August 28, 2017

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

PRESENT: John Limbeck, Jeffrey Donlon, Paula Liebschutz, Shannon Dupra, John Halldow, David Jefferson & Kevin Morabito

ALSO PRESENT: Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development, Linda Stoddard, Planning Board Secretary & Michael Sherwood, student liaison

ATTENDANCE: Twenty (20) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Dupra; followed by a unanimous voice vote the meeting opened at 7:32 P.M.

DECISION PENDING:

2300 West Jefferson New Family Branch YMCA preliminary site plan

Chairman Limbeck acknowledged the hearing was closed during the August 14th meeting prior to the Planning Board granting the YMCA a negative declaration pursuant to SEQRA.

The Board and Chairman Limbeck reviewed materials from the applicant, were involved in discussions with Town staff regarding the resolution prior to Chairman Limbeck reading the introductory remarks of the Resolution to grant Preliminary Site Plan/Re-subdivision approval and his mentioning the resolution contained Nine (9) Findings of Fact and Thirty-one (31) Conditions of Approval.

Chairman Limbeck made a motion to approve the Site Plan/Re-subdivision Resolution, Board Member Jefferson seconded the motion followed by the roll call vote: Ayes: Jefferson, Donlon, Halldow, Morabito, Dupra, Liebschutz and Limbeck. Nays: none. Absent: none. The Resolution was declared carried with the following:

Conditions of Approval:

1. This approval is subject to compliance with the Town's DRC report dated April 21, 2017 and the Applicant's written response dated May 18, 2017 and a supplemental response dated June 20, 2017, unless specified otherwise herein.
2. The final submission must include the details and the status of the "Use and Occupancy Permit" that must be issued by the NYSDOT for the amenities within the NYSDOT ROW.
3. A Letter of Credit will be necessary for portions of the project, including but not limited to maintenance and inspections of the Stormwater Pollution Prevention Plan (SWPPP), the sanitary sewer, sewer manhole adjustments, sewer water tight cover, sewer inspection fees, and landscaping adjacent to Clover Street and West Jefferson Road.
4. The status of the traffic signal installation and work within the West Jefferson ROW must be provided with the application materials for Final approval. Updated plans for work within the ROW as well as any communications from the NYSDOT must be provided. The last document from the NYSDOT that the Town was provided is dated December 23, 2015. Final plans cannot be signed without NYSDOT approval of work proposed within the ROWROW.
5. Application for Final approval must include the status of the USACOE wetland permit and mitigation measures. Lack of permit approval may delay a final decision by the Planning Board.
6. Final submission must include the status of MCWA and MCDOH review and approval and copies of correspondence should be included.

7. The proposed sidewalk within the NYS ROW will be maintained by the Town of Pittsford after the State DOT maintenance period has expired. Snow plowing of the sidewalk is not currently on the Town of Pittsford schedule, the Commissioner of Public Works will determine when Town snow plowing of the sidewalk will begin.
8. A sanitary sewer district extension is required for this project. Final plans cannot be signed until this is completed.
9. The Final submission must include information related to kitchen or food preparation areas. An external grease interceptor(s) will be required. Details must be included on the site plans. If a dishwasher is installed, it cannot be discharged in a way that would flow through the grease interceptor.
10. If floor drains are provided in the maintenance building they will need to be connected to sanitary sewer and shown on the site plans. Provide pertinent details related to the maintenance building.
11. Televising of the sanitary sewer must be completed prior the start of construction. Coordination with the Pittsford Sewer Department is required; all onsite manholes must be checked prior to flushing.
12. Final plans must include profiles of the new sanitary sewer, including the sewer size, existing and proposed grades, and profiles of the proposed utilities.
13. Detail of the connection to the Town of Pittsford dedicated manhole must be included on the final plans. This detail is subject to review and approval by the Sewer Department.
14. A note must be added to the plans stating that: "All sanitary sewers and manholes will be inspected by the Town of Pittsford and built to Town of Pittsford standards."
15. Details of the "pool drain" or the pump capacity that drains the pool (gallons per minute) must be provided to the Town Engineer prior to the issuance of a building permit.
16. Utility locations that will be located in excavated "fill" materials must be indicated on the utility plans with notes indicating/highlighting the locations where the utilities will be located in "fill".
17. The elevation of the proposed water main and sewer main must be identified at all areas of storm sewer crossing.
18. Final application materials must include a revised photometric plan subject to additional review with a color scale and/or foot candle values that represent the foot candle range from minimum to the maximum values.
19. Lighting fixtures will have a maximum color range value of 3000K.
20. Final plans must note: "Town of Pittsford Code Enforcement Officers can require shielding of light fixtures where the glare of the light source is visible from private property or public ways."
21. Final landscape plans are subject to review and approval by the Planning Board. The project "shall have landscaping equal to a minimum expenditure of 1% of the total project cost. Landscaping shall be considered as any living plant but shall not include excavating, earthmoving, fill, grading or paving associated with normal requirements of building."
22. The Town is required to obtain a Stormwater Maintenance and Access Easement Agreement to insure stormwater facilities are maintained. The Town will provide the format of this document and it must be executed prior to the Commissioner of Public Works signature on the plans.
23. The revised SWPPP is subject to review and approval by the Town Engineer. Revised SWPPP submitted with the application for final approval must include:
 - Calculations of upstream runoff volumes from the south side of West Jefferson.
 - Analysis of downstream culvert capacities under developed conditions.
 - Earthwork calculations as well as cut/fill area map.
 - Details of proposed stormwater facility outlet structure (also include in plan set).
24. The following note must be added to the plans: "One week prior to the start of clearing and grubbing the Town will be notified, limits of clearing will be flagged and checked by the Town prior to the start of work." Clearing on the western side of the project should be minimized to the extent that is practical.
25. The following note must be added to the plans: "Removal of topsoil from the site is subject to Town of Pittsford approval."
26. Final Plans must include the proposed locations of monument signage and details of the structures' length, height, width and footings. (Exact sign details color, wording and so on is not required)
27. All aspects of Fire Code as it relates to the site plan will be reviewed with the final submission. Please clearly identify the proposed location of the Fire Department connection, and hydrants new and existing.
28. The Final submission must include hydraulic calculations for water supply.

29. A complete “code compliance and life safety review” shall be submitted with the building permit application. The Applicant shall be aware that as a matter of policy, the Town of Pittsford reserves the right to send the plans out to a contracted consultant for code review. Additionally, due to the size and complexity of this project, the Applicant is informed that it may be necessary to contract with outside agencies to assist with construction inspections. These costs will be billed to the YMCA.
30. Rooftop equipment must not be visible from public views.
31. Final Site Plan submission must include a written response to these conditions explaining how they have been addressed.

CONTINUED HEARINGS:

Young/Matthews Concept subdivision Clover St and Tobin Rd

Board Member Liebschutz recused herself from this application.

Chairman Limbeck explained to Mr. Spall the Board has been reviewing criteria necessary to continue working toward Concept approval; noting the Board appears to accept the following criteria numbers: 2, 5, 6, 9 and 10.

The Board is seeking advice from counsel regarding criteria number 3 and 7. A straw poll showed members continue to discuss these criteria and whether there is sufficient buffering of existing properties, is a house necessary to constitute a homestead or is the barn on the property enough and are 10 acres enough to be considered a farm.

Mr. Vars mentioned there is no guarantee someone choosing to farm the 10 acres would want to live on the property.

Chairman Limbeck asked if the public would like to address the Board as the hearing was still open.

Ms. Petrie of Clover suggested the intent of the 2005 Comprehensive Plan RRSP has not been met by this proposal. Ms. Petrie also explained the proposal for 122 homes would block the existing scenic view behind her home where she currently enjoys a vista of wildlife and farmland.

Chairman Limbeck noted the meeting remains open.

789 Linden Av D’Agostino Family LLC

Chairman Limbeck recused himself again.

Mr. Carini of Carini Engineering Designs shared a color rendering of the proposed addition at 789 Linden Avenue along with revised site plan materials and noted access limitations require truck size limitations. Mr. Carini also explained the applicant has no plan to sprinker the building at this time due to the cost involved to bring water from across the road. However, should tenant use require sprinklers, they will be provided.

Vice Chairman Donlon inquired whether the applicant had a specific tenant in mind and Mr. Carini explained not at this time. The applicant is currently concerned with the update and constructing an addition that is more aesthetically attractive to a future tenant.

Mr. DeRue acknowledged most of the DRC comments were technical questions and receiving the added landscape page left few issues remaining. Mr. DeRue reminded Mr. Carini of the need to attend the ZBA meeting.

Mr. D’Agostino confirmed there is no tenant at this time and that sprinklers are not in the current plan.

The applications below will continue on September 11th

4245 East Av Golisano Athletic Training Center Site Plan/Special Use Permit

123 S Main St Verizon Cell Tower

Chairman Limbeck made a motion to approve the August 14th minutes as corrected; Board Member Dupra seconded the motion and the Board approved the minutes following a unanimous voice vote.

Chairman Limbeck motioned to close the meeting at 8:08 pm, seconded by Board Member Jefferson and approved by a unanimous voice vote.

Respectfully submitted,

Linda Stoddard
Planning Board Secretary

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