

TOWN OF PITTSFORD  
PLANNING BOARD  
March 27, 2017

Minutes of the Planning Board meeting held in the Town Hall, 11 South Main Street, Pittsford, NY, March 27, 2017.

**PRESENT:** John Limbeck, Jeffrey Donlon, Kevin Morabito & John Halldow

**ALSO PRESENT:** Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development; Linda Stoddard, Planning Board Secretary & Julia Koron, student liaison

**ABSENT:** David Jefferson, Paula Liebschutz & Shannon Dupra

**ATTENDANCE:** Nine (9) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Donlon; followed by a unanimous voice vote the meeting opened at 7:33P.M.

**CONTINUED HEARING:**

**Clover St and Tobin Rd Young/Matthews** concept subdivision

Chairman Limbeck reminded those in attendance the hearing was a continuation of the application requesting approval for a 123 lot concept subdivision.

Mr. Vars from BME Associates shared a few introductory comments, indicated he submitted the written response to the Town's revised DRC comments and awaits additional Environmental Board comments.

Discussion continued regarding open space designations and a suggestion to arrange a site walk of the property as the weather improves. Mr. Vars suggested meeting on a Saturday and Chairman Limbeck explained he would check with Board members not in attendance this evening.

Mr. DeRue suggested the applicant stake out proposed intersections while noting wetlands, Ag lands, open space pockets and other areas of interest/concern within the first 100 feet.

Mr. Vars agreed with staking the proposed intersections and mentioned he plans to bring iPads that are capable of using google earth with the site overlay to facilitate observation/discussion of the sensitive areas, wetlands and quarry.

Chairman Limbeck wants proposed open space and criteria related to it understood

Mr. Koegel requested a photometric plan of the land be provided.

Mr. Vars commented briefly on 3 components: 1) photometric plot of street lights at Tobin Road intersection, 2) attempt to address light spillage from future homes due to the developments proximity to Mendon Ponds Park and 3) have a plan to address proposed spillage by drafting residential guidelines

Mr. DeRue mentioned he retrieved archive materials related to a previous decision on the Matthews property noting Behan Planning complied with only 9 of the 10 criteria as well as a lengthy memo from Marty Brewster regarding the amount of light measured from the windows.

Mr. Vars addressed a deed proposed between the applicant and Mr. Imburgia concerning approximately 3 acres of Imburgia land to the north which Mr. Imburgia indicated will have no conservation or deed restrictions.

Approved PB Minutes 3-27-17

Mr. DeRue reminded the applicant to confirm the future density use as Mr. Imburgia suggested the possibility of constructing a home for a family member on that acreage.

Mr. Donlon acknowledged an open space quandary remains and would it remain if the quarry is removed as open space.

Mr. Vars indicated Mr. Spall had already stated his feelings that removing the quarry would not work for him.

There was some discussion regarding site capacity worksheets; Mr. DeRue stressed the initial site capacity worksheets related to the Matthews concept application were not finalized but were revisited and will be again during the preliminary application review. He also addressed the more current South of the Thruway Plan and the Updated Comprehensive Plan.

Chairman Limbeck indicated the Board had no further questions and reminded those present of their right to address the Board.

Mr. Imburgia of Reeves Road commented on his understanding of the conveyance of 3 acres to Mr. Spall without restrictions in lieu of sewer easement. He expressed concern that it now appears this could impact his future plans to develop this portion of land.

Mr. DeRue briefly discussed the use of the site capacity worksheet and determination of gross acreage.

There were no further questions; Chairman Limbeck thanked both Mr. Vars and the residents for their input while explaining the hearing remains open.

Chairman Limbeck motioned to accept the March 13<sup>th</sup> minutes as corrected; this was seconded by Board Member Morabito and approved by unanimous voice vote.

Chairman Limbeck motioned to close the meeting at 8:40 pm seconded by Board Member Donlon and approved by voice vote.

Respectfully submitted,

Linda Stoddard  
Planning Board Secretary

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