

TOWN OF PITTSFORD  
PLANNING BOARD  
July 10, 2017

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

**PRESENT:** John Limbeck, Paula Liebschutz, Shannon Dupra, Jeffrey Donlon, John Halldow & Michael Sherwood, student liaison

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

**ABSENT:** David Jefferson & Kevin Morabito

**ATTENDANCE:** Sixty-Seven (67) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Liebschutz; followed by a unanimous voice vote the meeting opened at 7:30 P.M.

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

Chairman Limbeck acknowledged Board Member Liebschutz recused herself again.

Mr. Spall addressed the Board noting his firm submitted photometric materials regarding dark sky compliance along with materials addressing criteria concerns. Ted mentioned public access to the quarry and parking there were previously discussed; quarry reclamation information was sent and work continues with the DEC on buffering. Additional work with regard to sanitary sewers awaits resolution approval from the Board.

Chairman Limbeck acknowledged receipt of the information earlier this evening and explained the Board will need time to review the material.

Mr. DeRue mentioned Town Staff awaits further information concerning the Lehigh Station Road pump station.

Mr. Vars from BME informed the Board the materials Mr. Spall addressed included cut off fixtures to avoid light spillage and cited 2 documents from the 2007 to 2008 review covered regulations related to rural lighting and noted the DPW at that time issued guidelines related to criteria number 10. Sanitary sewer calculations are complete and will be shared with the DPW, Town Engineer and Sewer Department while upgrades to the Lehigh Station pump station will be discussed.

Chairman Limbeck explained the Board reviews current lighting and photometric requirements not those from the past and reminded those present the hearing remains open for comment; no one chose to address the Board this evening and the hearing remains open.

**2300 West Jefferson New Family Branch YMCA** preliminary site plan

Mr. Romell president of the YMCA felt sufficient progress was made at the June meeting, those in attendance responded favorably to the look and feel of the proposed facility; noted LaBella will work with any grading concerns along Jefferson while acknowledging traffic concerns exist and commented on modifications to the sidewalk proposed along Jefferson Road.

Chairman Limbeck indicated the Planning Board has no power to affect modifications involving roadway concerns or issues noting Jefferson and Clover are State roadways. NYSDOT will address turning lanes, traffic lights, speed and similar issues along Clover or Jefferson. Chairman Limbeck suggested a meeting with the Town of Henrietta, Town of Pittsford and Costich Engineering regarding Jefferson Road and discussion on the impacts of future development along the road. Chairman Limbeck acknowledged the applicant proposes a

sidewalk along Jefferson, is pursuing an approach from the Canal, noted an entrance only lane to access the facility from Clover and a signalized light at the main entrance off Jefferson.

Chairman Limbeck also acknowledged receipt of an email dated July 6<sup>th</sup> from Julie and Jeffrey Steele indicating they support the YMCA.

Chairman Limbeck determined the Board had no questions currently and reminded those in attendance the hearing remains open for public comment.

Bobbie Freitag of 40 Concord Drive feels the Y is an asset that welcomes everyone, acknowledged traffic concerns exist at the current location too and that location has no room to permit growth.

Dr. Rob Dhurjaty from 115 Sylvania Road, a 20 member of the Y Board believes it is good for families.

Rachel Baker August of 46 Rand Place explained she was recruited by the Y to assist with their fundraising effort. As a 10 year Y member, who serves on the Parks and Rec. Ms. Baker August expressed concern that several prospective donors have asked why the project appears to be delayed and want to get it done before finalizing their donation.

Chairman Limbeck acknowledged the Boards review of the Y project might appear a slow process however in order to undertake due diligence members are carefully reviewing all materials while awaiting additional technical information. Chairman Limbeck explained while fundraising is important to the YMCA it is not a Planning Board issue and noted no Board Member is dragging their feet. All concerns must be vetted and the Board will continue to work toward closure.

Vince Leece of 4 Old Acre Lane indicated the project should outweigh any traffic issues.

Mr. Laird 12 Arbor Creek is a 22 year resident of Pittsford has seen major projects come to the area and improve life, noted traffic will be dealt with and he wanted the Planning Board aware time is of the essence.

Chairman Limbeck understands that time is of the essence to the Y as he further explained the Boards duty is conduct a proper review of materials, continue to work with staff, the DOT and others toward approvals. Chairman Limbeck acknowledged the while the Planning Board awaits some technical materials there is enough information to close the public hearing.

Chairman Limbeck motioned to close the public hearing, Board Member Dupra seconded the motion and following a unanimous voice vote the public hearing was closed.

The applicant is reminded some technical issues must be resolved prior to a SEQRA vote or resolution.

Chairman Limbeck thanked all who came and again assured them the Board is taking the process seriously.

## **NEW HEARINGS:**

### **Brugler Preliminary Subdivision 166 Mill Rd. (2 lots)**

Mr. Bonsignore of Woods Oviatt Gilman LLP explained Ms. Brugler placed this property into a trust about 6 years ago in order to facilitate the trustee's ability to subdivide the land. This proposal proposes to divide the property allowing a little over an acre for the existing and the proposed home. The zoning is RN and neighboring lots are of similar size as shown in the DRC rendering on page 2 of that document.

Mr. Schultz from MRB Group explained several concerns need to be addressed including the proposed lot becoming part of the sewer district. The existing home has a functioning septic system and the applicant prefers to maintain it as such. An RG&E easement at the front of the proposed lot is where the driveway is suggested and water service must come under Mill Road across the RG&E property to a shutoff.

Board Member Liebschutz referenced item number 5 in the DRC comments; Mr. Bonsignore acknowledged should a performance bond be required by the Town the applicant will provide it.

Chairman Limbeck made a motion to open the hearing for public comments; Board Member Donlon seconded the motion which passed following a unanimous voice vote.

Mr. Kane of 155 Mill Road suggested pine trees along the private road be protected and requested the Board work toward connecting the Auburn Trail.

Mr. DeRue noted while the Town supports saving trees several may be removed to connect the Auburn Trail.

Mr. Rhinehart of 175 Mill Road would like an easement to keep trees and keep the proposed home secluded.

Mr. Spindelman of 4 Cedarwood Circle lives to the rear of the property and hopes construction will not diminish the natural green barriers between the homes.

There were no further comments and Chairman Limbeck indicated the hearing would remain open.

### **4245 East Avenue Nazareth Golisano Athletic Training Center, Site Plan/Special Use Permit**

Mr. Sylvestri of Harter Secrest addressed the Board explaining the proposed structure has increased by 5,000 sf to 118,000+/- sf due in part to Special Olympics requirements and the variety of ball courts/fields proposed and the track. Mr. Sylvestri acknowledged Nazareth anticipates indoor collegiate events, with Special Olympics events on evenings or weekends. Additionally, Nazareth may host 2 or 3 high school events when the track or fields are available.

Nazareth will appear at the Zoning Board to request approval for a height variance, the athletic center roof as proposed is 44' and the gable at 55' 10".

Mr. Roloson of LaBella Associates commented on the center's various elements including the 6 lane track, field activity areas, locker rooms, restrooms, courts for basketball, volley ball and tennis plus a turf field, classroom, a conference room and spectator seating. Collegiate sport requirements must be met such as basketball requiring a minimum of 44' vertical height. Special Olympics requirements will also be met.

Board Member Donlon asked where on the campus this structure is proposed.

Mr. Steehler from LaBella explained the proposed location is near to rear of the campus with little impacts to the College or its neighbors with the exception of the Irondequoit Country Club. The athletic center is proposed 170' from the ICC property along a fairway.

The design allows for appropriate access for the fire equipment. A bus loop from the east side of campus allows a safe drop off for athletes and a parking area for up to 5 busses nearby. The P and Q lots have 561 parking spaces combined; the college measured parking on a typical day noting Q lot 80% full and P only 40%.

A sanitary sewer line exists in the proposed location. Storm water will be managed by the Sister of St. Joseph retention pond and infiltration and a suggestion was made to extend the campus road to a 3 way intersection.

Chairman Limbeck expressed concerns regarding roof runoff to the infiltration basin with the rest to a 30" sewer and noted bus parking and high school events should be reviewed

Board Member Liebschutz suggested French Road neighbors will not be happy to have additional traffic especially busses on the road.

Chairman Limbeck made a motion to open the hearing for public comment, Board Member Liebschutz seconded the motion and approval followed a unanimous voice vote.

Mr. Puccia from ICC suggested the Board consider requiring a berm with additional landscape materials to provide a more adequate buffer this building. It will be viewed from the clubhouse when looking across a beautiful fairway as a large flat wall with a very high roof. It will generate noise along the previously horse barn/meadow buffer of the fairway. The club had enjoyed the vista for over 100 years.

Approved PB Minutes 7-10-17

Mr. DeRue asked the roadway elevation to the rear of the proposed building versus the ICC road near the clubhouse. Mr. Puccia invited Board members as well as staff to come onto the property to understand the visual impact.

Board Member Haldow asked whether the proposed location was near the stable area at Nazareth.

There was no further public comment and the hearing remains open

Chairman Limbeck motioned to accept the June 26<sup>th</sup> minutes, Board Member Dupra seconded and following a unanimous voice vote they were approved.

Chairman Limbeck motioned to close the hearings at 8:55 pm Board Member Donlon seconded the motion; following a voice vote the motion was approved.

123 South Main Street Bell Atlantic Mobile Systems of Allentown, Inc., d/b/a Verizon Wireless Special Use Permit/Preliminary Site Plan was tabled at their request.

Respectfully submitted,

Linda Stoddard  
Planning Board Secretary

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