

**TOWN OF PITTSFORD
PLANNING BOARD
January 11, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on January 11, 2021 at 7:00 pm local time. The Meeting took place with Board members participating remotely using Zoom.

PRESENT: Kevin Morabito, Paula Liebschutz, Dave Jefferson, Sarah Gibson, Jeffrey Donlon

ABSENT: John Limbeck, John Halldow

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

ATTENDANCE: There were 19 members of the public present.

Vice Chair Donlon made a motion to call the meeting to order seconded by Board Member Jefferson. Following a unanimous voice vote the meeting opened at 7:03 P.M.

CONTINUED HEARING:

Kilbourn Place Apartments, Preliminary/Final Subdivision and Preliminary/Final Site Plan Approval

Vice Chair Donlon gave introduction to application, noting a number of items received since the last Planning Board meeting on December 14th, 2020, including revised DRC Response, revised Photo Simulations and landscaping plans, and sidewalk alternatives. He asked if anyone from the applicant's team would like to speak.

Jerry Goldman of Woods Oviatt Gilman LLP reiterated that new and revised information had been submitted for tonight's Planning Board meeting. Their objective tonight was to address any questions from the board and the public and hope to close the public hearing and move to receiving a decision.

Vice Chair Donlon asked if the applicant could walk the Board through the sidewalk alternatives. Given that a lot of revised information was submitted, he did not want to gloss over any details and would like the applicant to go over the new submissions.

Alex Amering, with Costich Engineering, restated that at the last meeting there had been discussion on the current sidewalk plan including the slope and hand railings, placement and placement alternatives, as well as plantings for screening. The feedback that they had received from the Board was not in favor of the current plan that required the use of handrails due to the slope of the sidewalk, or the alternative proposed for the sidewalk to be placed in the ROW which would require a retaining wall. They worked with Town staff including the Town Engineer and Director of Planning and Zoning and came up with 2 alternatives that were submitted. Sidewalk Alternative 1 kept the same layout, enabling the existing trees to remain, and graded

lower to a slope of 5% which eliminated the need for hand rails. Sidewalk Alternative 2 placed the sidewalk in the ROW with a retaining wall.

Vice Chair Donlon asked how Sidewalk Alternative 1 was achieved. Mr. Amering explained that basically the surrounding grade will be a ramp, where the ground on either side of the sidewalk will be above the surface of the sidewalk in some areas.

Vice Chair Donlon wanted to know if that would need to be reinforced? Mr. Amering answered that no, there would be a gradual grade or slope.

Board Member Morabito asked if the sidewalk was a required amenity to the project or an added feature. Dave Reidman answered that the sidewalk is required as part of the Town Board decision.

Board Member Liebschutz questioned if the trees noted on the plans would remain. Mr. Reidman answered yes.

Doug DeRue, Director of Planning and Zoning for the Town of Pittsford asked Alex Amering a question about two contours noted on the plans for the sidewalk giving a 5 foot discrepancy in the grade as the grading shows. Mr. Amering explained that there is an existing 24" diameter tree that after a site walk was deemed in poor health and would need to be removed. Mr. DeRue added that while he does think this alternative is an improvement, he wants to make note to the Board that the sidewalk will be depressed into the ground and will have what looks like a 5 foot bank up the sides.

Vice Chair Donlon asked where the sidewalk would be depressed. Alex Amering explained the high point is around the cluster of trees. Vice Chair Donlon expressed that his only concern with the depression of the sidewalk and the stability of the ground and how that will be maintained over time. He suggested the use of some sort of retention used to help ensure the long term stability. Doug DeRue noted that could be possible to use landscaping (instead of grass) to help hold the ground as well. Dave Reidman added a combination of both some sort of retention and landscaping.

Board Member Morabito noted that he prefers no sidewalk feature. Vice Chair Donlon explained that as that is part of the Town Board approval, the Planning Board has no authority to change that. Mr. DeRue added that the Planning Board's job is to keep planning for the future outlook of the project and the Town's future outlook is to continue sidewalks on that side of East Avenue.

Vice Chair Donlon thanked the applicant for putting time into providing these alternatives, and concluded that he favors Sidewalk Alternative 1. Board Member Liebschutz and Jefferson agreed.

Vice Chair Donlon asked the applicant could go over the most current changes made to the landscaping plans.

Alex Amering original plans included some landscaping that was included in the original approved plan making the plantings about 6 years old. For the most part, they didn't eliminate a lot of landscaping but moved it to help blend new plantings with what is out there. One area that was heavily discussed at the last meeting was the landscaping to screen the Frisbee property. The submitted a rendering from the viewpoint of their property showing a screening fence and

evergreen trees added. They received some good feedback from the board to add landscaping in front of the curb lines to help screen parking looking into the site from East Avenue which they added to the revised renderings using low line shrubs and grasses. They also added screening in front of Building 2 to help screen the general courtyard area along East Avenue.

Vice Chair Donlon asked what plantings were used here and how tall they will be at maturity. Mr. Amering responded that they used shrubs and grasses which grow relatively quickly and could reach maturity of about 2-4 feet with the goal of screening the parking and courtyard from East Avenue. Vice Chair Donlon noted to Mr. DeRue that it would be good to get Board Member Halldow's feedback on this as he was the board member to request the parking screening. Mr. DeRue also noted what looked like to be mini arborvitaes used on the renderings which would be good for screening.

Dave Reidman asked to screen share to review the renderings together with the Board and the landscaping details were discussed that would be used to screen from East Avenue and the locations of the plantings. Things to note: the applicant will be adding landscaping shown in the renderings to the landscaping plan for Lot 2.

Vice Chair Donlon asked Town Staff and the applicant if the renderings involving the Frisbee property were sent to Mr. and Mrs. Frisbee. Town staff confirmed they were sent to the Frisbee's and that they had not received any comment regarding them.

Vice Chair Donlon asked if the Board had any additional questions.

Board Member Liebschutz clarified that the renderings don't show the full height of 3-4 feet of the mini arborvitaes in front of Building 2, but that at full size it will help break up the site line nicely in her opinion. Alex Amering confirmed that the mini arborvitaes would reach 3-4 feet at full growth and will help screen most vehicles.

Doug DeRue, Director of Planning and Zoning wanted to address on change in the plan regarding the sidewalk in front of Building 1 as it has been shifted closer to the ROW of about 5 feet. He wanted to add that the NYS DOT did suggest the sidewalk be placed closer to the ROW in one of their letters regarding the project, he just wanted to make sure the Planning Board saw the change. He directed the board to look at EA-100 within the Site Plan to see the revised layout.

Vice Chairman Donlon asked for clarification on the location on the plans. Doug DeRue explained that the shift makes the sidewalk closer to the road and lays outside of the current easement which sits further back, roughly 10 feet from the curb. He added that bringing the sidewalk closer to the road could present for added opportunity for more landscaping. Vice Chair Donlon asked if there was consideration to add more landscaping on the other side of the sidewalk. Mr. DeRue answered he believes they do show landscaping there and would check the plans.

Board member Liebschutz asked what the distance is from the curb to the new location of the sidewalk is. Dave Reidman answered 5 feet. He added that his understanding of the DOT's recommendation to move the sidewalk closer to the curb is that it acts as a "traffic calming" measure as there is a notion that it will slow traffic. The DOT did add a shoulder to both sides of East Ave recently as well.

Vice Chair Donlon asked for the total adjustment to the sidewalk location. Alex Amering answered that it was 10 feet from the curb, where now it is 5 feet from the curb. Board Member Morabito asked what the distance the sidewalk is on the opposite side of the street to the curb. Mr. DeRue answered 5 feet.

The Board concluded that they were ok with the sidewalk placement 5 feet from the road. Board Member Gibson, Liebschutz, Morabito and Jefferson added the preference to keep the distance the same as the sidewalk placement on the opposite side of the street.

Vice Chair Donlon asked if there were any other revisions worth making note of. Mr. DeRue answered that he has some questions about discrepancies in the height of the sound wall being added to screen from 490. Dave Reidman answered that they are not proposing anything different than what is currently out there. Mr. DeRue responded that he is looking for clarification on the plans with how the wall will set once the regrading of that parcel is completed, and how it will be connected to the existing sound walls already there. Mr. Reidman acknowledged.

Vice Chair Donlon asked if the applicant has gone to the Design Review Board (DRB) for the application since the hearing began. Mr. Reidman answered yes, they have received overall good feedback. The DRB has discussed the Wright House renovation and they will go back to the Board for each building as construction drawings are completed. Vice Chair Donlon added that he expressed his concerns about design and would not like to see the same designs as the Town Homes that currently exist on the parcel.

Vice Chair noted that this is an open public hearing and asked if anyone in attendance of the Zoom meeting would like to make comment.

Don and Jody Frisbee spoke on behalf of the application. He asked what trees were show in the renderings and would be planting to help screen their property from the proposed apartment Building 2. Dave Reidman said they would plant 5 Tamarack trees.

Board Member Morabito asked where the trees were in relation to the yard. Mr. Frisbee explained it was hard for him to tell, Alex Amering with Costich Engineering used some elements in the picture to explain the location of the tree plantings relative to the house on the property.

Mr. Frisbee noted that on a previous plan he counted 6 trees planted between his property and the Kilbourn Place property, even though 5 trees were noted on the most current plan, Dave Reidman agreed to add one more tree totaling 6 trees planting along the property line. Vice Chair Donlon did add that on the site walk he did make note to the applicant that the area where the Tamarack's were going to be planted, there is an area of dead and unhealthy trees and brush that would benefit both the applicant and the Frisbee's to clean up and improve.

Mr. Frisbee also asked about the location of the fence towards the rear of his property and inquired about the opportunity for additional plantings there. Vice Chair Donlon responded that that area of his property is currently wooded, and unless it were cleared out he is not sure about adding landscaping there, adding it was not really the responsibility of the applicant to do that. Board Member Jefferson agreed.

Mr. Frisbee concluded that he is happy with the discussion and changes. The Board thanked him for his feedback and interest in the project.

Vice Chair Donlon asked if there were any other attendees that would like to make comment. Seeing none, he addressed the applicant. He reiterated their request to close the public hearing, but said at this point he would like to keep the public hearing open, concluding that it doesn't preclude any progress that the Planning Board needs to make to reach a decision, and would like to make sure the technical items that need to be resolved with the Town are resolved. Jerry Goldman asked the Planning Board if they could give specific items they are looking to have done to close the public hearing (besides the technical items needed by Town Staff). Vice Chair Donlon said from his point of view, he doesn't have anything significant but wants to make sure landscaping plans meet the expectations of the Board and that they are comfortable with the revised sidewalk renderings. He asked the Board if anyone else had specifics for the applicant. Board Member Liebschutz agreed and appreciated the work done on the sidewalk alternatives and asked if we could retain a condition for any possible landscape revisions needed after the fact. Board Member Jefferson and Morabito agreed and said not much left to cross finish line.

OTHER DISCUSSION:

Town Councilmember Kate Munzinger, Liaison to the Planning Board wanted to update the Planning Board on the status of the Equity Training discussion from the last meeting. As of right now, the Town Board has decided to create and Diversity and Inclusion Committee and the idea of training would be discussed within the committee.

The minutes of December 14, 2020 were approved following a motion by Vice Chair Donlon, seconded by Board Member Gibson. Following a unanimous voice vote, the minutes were approved, none opposed.

Vice Chair Donlon motioned to close the meeting at 8:18 p.m. seconded by Board Member Jefferson and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

Jessica Yaeger
Planning Board Secretary

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