

TOWN OF PITTSFORD  
PLANNING BOARD  
February 25, 2019

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, February 25, 2019.

**PRESENT:** Sarah Gibson, John Limbeck, Paula Liebschutz, David Jefferson

**ABSENT:** Kevin Morabito, John Halldow, Jeffrey Donlon

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

**ATTENDANCE:** 13 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 7:30 P.M.

Chairman Limbeck noted changes made to the agenda for tonight's meeting, noting that Terraces at Cloverwood would not be in attendance tonight.

**CONTINUED HEARINGS**

**Monroe Golf Club**, 155 Golf Ave. New Maintenance Building Site Plan, Special Use Permit

Board Member Gibson recused herself from this application.

Chairman Limbeck addressed the meeting room. There was no quorum and therefore no action can be taken. Chairman Limbeck did note that the landscaping revisions made to the grading plan looked good. He also mentioned that a line of credit would be needed to achieve adequate buffering as a condition of approval. Any remaining credit would be returned at the time of the Certificate of Occupancy.

The hearing remains open until the next meeting.

Board Member Gibson rejoined the meeting.

**Alpine Ridge**, 651 Mendon Road, Preliminary Subdivision

Jeff Morrell, owner of Morrell Builders, addressed the Board with the status of the project. He has no update to share and expressed his hope to close the public hearing. They provided an updated map in response to the remaining issues with the trails and access roads necessary within the subdivision.

Chairman Limbeck questioned the changes made to the map.

Jeff Morrell explained that the trail network has been updated to connect to established town trail systems in abutting neighborhoods, and also established access roads to retention ponds. They are happy to work with the Town of Pittsford on this and look forward to finalizing what mix of millings and

mowed paths will be on the property. He indicated they were able to make a connection through the Trowbridge property and added an access drive for Town staff to maintain.

Chairman Limbeck asked for comments from the Board. Hearing none, he asked if there were any public comments.

Kevin Ryan, 619 Mendon Road, wanted to discuss the proposed trail placements for the subdivision as one of the trails will run alongside his property. He also mentioned concern of the proposed trail connection to existing town trails to Bromsgrove Trail as it will cross Mendon Road.

Chairman Limbeck asked the town if the trails have to connect at that point.

Doug DeRue, Director of Planning and Zoning, answered Mr. Ryan's question about connecting the subdivision trails to existing town trails across Mendon Road. Trails will need to meet state requirements to connect across Mendon Road as it is a state road. Before anything is decided they will need to get an answer and that will take time.

Chairman Limbeck asked if we could make a decision at the Final approval.

Mr. DeRue answered Chairman Limbeck's question regarding trail placement. The trail placement to cross Mendon Road will depend on the state's response. Mr. DeRue also responded to Mr. Ryan's concerns about the trail placements. He explained that the plans specify an access road, not a trail placement alongside his property. He added that there is also a gap at the rear of lots 42 and 43 for a possible future trail connection. After speaking with the Town's Parks Department he also said it seems like a good future connection to the north to the trails near the Cottages at Malvern Subdivision.

Chris Peets, 625 Mendon Road voiced his concern about the Storm Water Pond affecting his property.

Chairman Limbeck directed the question to Doug DeRue, Director of Planning and Zoning.

Mr. DeRue explained that he doesn't know the specific rock depth of this area off hand, and asked Rich Teide about area grading and the creek elevation.

Rich Teide with Marathon Engineers, didn't have a full set of grading plans but soil and infiltration tests shown that the ground in this area is mostly clay and not something water permeates through. Regarding the creek elevation, the grade stands 2 – 3 feet above creek level and he has no concern with water migrating from the pond.

Doug DeRue had a grading plan available and brought it to the front and looked over the plans with Rich Teide, Mr. Peets and Mr. Ryan.

Chairman Limbeck asked if there were any more public comment. After hearing none, he added there had been several comments made from the public which he personally felt had been satisfied.

Chairman Limbeck made a motion to close the public hearing, followed by a unanimous voice vote.

### **Resolution**

Chairman Limbeck noted the following written resolution had been reviewed and considered carefully by the Board and cited the Findings of Fact and several Conditions of Approval. Chairman Limbeck then made a motion to grant approval of a Resolution, seconded by Board Member Jefferson and the Board voted as follows: Ayes: Jefferson, Liebschutz, Gibson, Limbeck. Nays: none. Absent John Halldow, Jeffrey Donlon, Kevin Morabito. The Resolution was declared carried with the following:

### CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the Town's DRC report and the applicant's written responses, unless specified otherwise herein. Given the number of plan changes that have not been reviewed, the review of the final plans will generate a DRC report style final review letter; this must be completed prior to any outside agency signatures.
2. Trails will need to be boxed out 6 inches with rough millings installed as a base of 4 inches topped with 2 inches of fine millings. The Town has free rough millings available. Trails in wooded areas will be field located and not require 6 inch boxing to preserve tree roots. Trail details must be added to the plans.
3. The revised Trail plan provided on February 20, 2019 is generally acceptable, exact locations will require further discussion. To provide for the possibility of a future trail to the north the a 15 foot wide Open Space connection of Town land is required between lots 42 and 43 connecting OS-4 and OS-5.
4. "Proposed" crossing location on Mendon Road should be identified near the north entrance of the subdivision.
5. The "private" park area and greenhouse may need some additional discussion and details provided as part of the Final application process. If gas and/or electric are provided it will likely need a street address and meter.
6. Section 1 final plans must include a temporary cul-de-sac with associated temporary easement.
7. A Phase 1B Cultural investigation should be completed as soon as practical, if not completed before final approval; the Investigation and addressing the results will be a condition that must be met before Final Plan signatures.
8. Subject to approval of Stormwater management and construction phase erosion control plans (SWPPP) by the Town's reviewing Engineer.
9. 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.
10. Final plan submissions should include sidewalk easements on any lands of the Subdivision that will be privately owned and provide suitable grading adjacent to Mendon Road and West Bloomfield Road.
11. Parks & Recreation Trust Fund Fees are applicable to this subdivision.
12. This preliminary approval is subject to completing a Sewer District Extension, which will include extension and entrance fees.
13. Design elevations of the sanitary sewer are subject to review and approval by the Town Engineer. Final plans will include review of utility easement locations.
14. Details associated with the trunk sewer connection and road bore will be reviewed with the Final Subdivision application.

15. Final plans should indicate a method of delineation for homeowner association lands, to ensure mowing does not expand into town owned Open Space lands. It is possible to mow Open Space land that is owned by the homeowners association at the subdivision entrance areas provided a conservations easement covers those lands.
16. Town Specifications limit Catch Basin and Manhole spacing or from a high point to 300 feet. Adjustments will be necessary in the road basins, likely eliminating the need for 15 inch cross over pipe and over-size basins.
17. Existing water curb stops that fall within lands proposed for dedication to the Town must be properly abandoned per MCWA requirements.
18. Information provided in response to DRC comment # 41 should be provided in section view for review and inclusion with future building permit applications.
19. Lots with disconnected or partially disconnected roof leaders should be shown on the grading/utility plan.
20. The applicant is welcome to schedule meetings with the Town Engineer and Staff to discuss details of any or all of the above conditions prior to completion and submission of final application.

Chairman Limbeck thanked the public for coming in to help with the process and noted the Board's appreciation of their input.

**St. John Fisher College, 3690 East Ave., Amendment to Keough Dorm Annex, Special Use Permit & Site Plan for Parking Addition**

Kurt Charland of Berman Associates, Ken Widanka, Director of Facilities Services at St. John Fisher College, and Bob Bergdorf of Nixon Peabody attended the meeting on behalf of the project.

Kurt Charland addressed the board, presenting the different options for landscaping they had created as improved plans to provide screening from Fairport Road. The first was a planting row of arborvitae/evergreen trees from 3 different road perspectives. The second was the previous landscaping photo simulation and draft plan of landscaping only at 1 year. The third was a decorative timber guardrail with plantings. The college felt that this was a great option as it screened cars in the parking lot, shielded headlight glare and included desired landscaping. The fourth option was a masonry wall requested by the Board. Mr. Charland explained that with the wall there will not be much room for many additional plantings due to the space the wall needs to be constructed. He then asked for Board comments and made note of the college's preference of the softer timber fence and landscaping.

Board Member Gibson asked why additional landscaping was not possible for the masonry wall.

Mr. Charland explained that the wall requires wider footing construction than a fence would and impacts the space needed for the plantings and the room the plantings need for root systems.

Board Member Liebschutz expressed her preference of the masonry wall, and added that she wants plantings added to break up the wall line.

Mr. Charland replied that there is room for a few conifer trees/arborvitae placements for a total of 13 plantings by the wall.

Chairman Limbeck agreed that he also liked the wall option the best. He added that a nice blend of the wall with plantings is something the board agrees with. He asked if this is an option for screening.

Ken Widanka answered that it is an option that the college is offering to the Board.

Chairman Limbeck asked for any public comments. Hearing none, Chairman Limbeck made motion to close the public hearing, seconded by Board Member Jefferson.

### **SEQRA Resolution**

Chairman Limbeck read through the SEQRA Resolution as follows. Chairman Limbeck indicated that the applicant supplied sufficient information for the Board to consider and after requesting additional documentation; the Board has reviewed and carefully considered the following SEQRA resolution. Chairman John Limbeck read the opening comments and noted the Findings of Fact and Conditions of Approval. Chairman John Limbeck made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, Board Member Jefferson seconded the motion and the Board voted as follows: Ayes; David Jefferson, Paula Liebschutz, Sarah Gibson and John Limbeck. Nays: none. Absent John Halldow, Jeffrey Donlon, Kevin Morabito.

The SEQRA resolution was approved and on file with the approved Planning Board minutes of the Town of Pittsford.

### **Resolution**

Chairman Limbeck noted the following written resolution had been reviewed and considered carefully by the Board and cited the Findings of Fact and several of the Conditions of Approval. Chairman Limbeck then made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, seconded by Board Member David Jefferson and the Board voted as follows: Ayes: Jefferson, Liebschutz, Gibson, Limbeck. Nays: none. Absent John Halldow, Jeffrey Donlon, Kevin Morabito. The Resolution was declared carried with the following:

### **CONDITIONS OF APPROVAL**

1. Subject to resolution to or compliance with the Town's DRC report and the applicant's written response dated received December 21, 2018 unless specified otherwise herein.
2. The project is required to insure emergency access is to be maintained throughout construction.
3. If unreasonable impacts associated with lighting occur, shielding may be required by the Code Enforcement officer.
4. The Final Plans must include a masonry wall and landscaping consistent with the attached photo simulations and plan view provided on February 21, 2019. The plan view shows the masonry wall including the following plantings: 3 Arborvitae, 2 Winter Hawthorne, 2 Sassafras and 6 white spruce.
5. Planting relocations, and or plant substitutions are subject to DPW approval.
6. Applicable SWPPP requirements noted by the Town Review Engineer must be complied with, prior to final signatures.
7. Any outstanding Engineering Review Fees are due prior to signature on final plans.
8. Subject to applicable regulatory approvals including but not limited to Pittsford Department of Public Works and the Town's Reviewing Engineer.

**Other Matters:**

The minutes of February 11, 2019 were approved following a motion by Chairman Limbeck, Board Member Gibson seconded and following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 8:30 PM, seconded by Board Member Sarah Gibson and approved by a unanimous voice vote.

Respectfully submitted,

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Jessica Yaeger  
Planning Board Secretary

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