

**TOWN OF PITTSFORD
PLANNING BOARD
March 22, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on March 22, 2021 at 7:00 pm local time. The Meeting took place with Board members participating remotely using Zoom.

PRESENT: Dave Jefferson, Sarah Gibson, Jeffrey Donlon, John Limbeck, John Halldow

ABSENT: Kevin Morabito, Paula Liebschutz

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

ATTENDANCE: There were 14 members of the public present.

Chairman Limbeck made a motion to call the meeting to order seconded by Vice Chair Donlon. Following a unanimous voice vote the meeting opened at 7:02 PM

DECISION PENDING:

Alpine Ridge Subdivision, Section 2, Final Subdivision Approval

Jeff Morrell, President of Morrell Builders, the developer for Alpine Ridge Subdivision spoke on behalf of the application.

He discussed how the project timeline was moving along faster than originally expected, even with the COVID-19 pandemic restrictions imposed during 2020. He explained that they have seen an increased market for empty nesters within the Pittsford Community which is what the Alpine Ridge Subdivision of attached units are attracting. They are focused on continuing to be good neighbors with boarding residential properties through out the development process through communication with the neighbors and providing ample screening to them from the development as well. They have had good communication with the neighbors in the Northern Section (Section 1), and plan to continue with the neighbors in the Southern Section (Section 2). He added that the greenhouse building for the development is almost complete, and the Healing Connection (a housing program for teenagers/young adults with eating disorders) are working on closing on the original property on the development and they are looking forward to having them within their development community. He opened up the discussion to the Planning Board for any questions.

Chairman Limbeck referenced the letter that was submitted to the Board from Morrell Builders to the (main) neighboring property of Section 2, 707 Mendon Road, regarding meeting to discuss the start of development. Chairman Limbeck asked how that was going.

Jeff Morrell answered that they had had a first meeting and set up a 2nd meeting to discuss details of the project. The 2nd meeting was set up for the previous Thursday, but Mr. Gardiner couldn't make it. Mrs. Ellefson was able to talk with the Morrell's and they briefly walked the property to discuss some particulars. They are going to be setting up a 3rd meeting with Mr.

Gardiner and Mrs. Ellefson when they are both available, to walk the entire property and document the current state of stormwater management for everybody's best interest. They want to make sure that there are no negative effect of the development of Section 2 on their property, and to help with issues where they can. Their plan is to decrease the stormwater management on their property b 12%, as well as add any enhancements that may help dry them out as their property is currently pretty wet in areas.

Chairman Limbeck asked if there were any other questions from the Board.

Vice Chair Donlon responded that he does not have any questions but would like to compliment on developers on their outreach to the neighbors.

Chairman Limbeck, hearing no other questions from the Board, thanked Jeff Morrell for his time and that the Board looks forward to wrapping up Section 2 at the next meeting.

Bridleridge Farms Subdivision, Section 1, Easement Adjustment

Jim Connaughton of Spall Homes and Bridleridge Farms, LLC was in attendance on behalf of the application.

Chairman Limbeck asked if there was any update for the Board.

Mr. Connaughton answered that Mr. Spall did speak with the neighbor Mr. Weitz regarding the Conservation Easement Area Lot Line Adjustment and that all request from the Board have been addressed.

Chairman Limbeck asked Doug DeRue, Director of Planning and Zoning for the Town of Pittsford, if there were any remaining issues with the application.

Mr. DeRue answered no, the last step is for this application to be heard by the Town Board as it is a Town Board action to approve the Conservation Easement release.

Chairman Limbeck asked if there were any other questions from the Planning Board. Vice Chair Donlon did not have a question, but wanted to thank the applicant for taking the time to talk to the neighbor.

Chairman Limbeck read through the draft Final Resolution, noting 5 Findings of Fact and 1 Conditions of Approval. Chairman Limbeck asked for an approval. Vice Chair Donlon motioned to approve the Final Resolution, seconded by Board Member Halldow. The board voted as follows: Ayes: Jefferson, Donlon, Gibson, Halldow, Limbeck. Nays: none. Absent: Morabito, Liebschutz. The Bridleridge Farms Section 1 Conservation Easement Line Adjustment Resolution was approved.

CONDITIONS OF APPROVAL

1. The easement release is subject to a Town Board action approving the release.

OTHER DISCUSSION:

The minutes of March 8, 2021 were approved following a motion by Chairman Limbeck, seconded by Vice Chair Donlon. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:20 p.m. seconded by Board Member Halldow 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