

Approved Minutes 3-25-19

TOWN OF PITTSFORD
PLANNING BOARD
March 25, 2019

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

PRESENT: Sarah Gibson, John Limbeck, Paula Liebschutz, Kevin Morabito, John Halldow, Jeffrey Donlon

ABSENT: David Jefferson

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

ATTENDANCE: 21 members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Paula Liebschutz. Following a unanimous voice vote the meeting opened at 7:34 P.M.

The minutes of March 11, 2019 were approved following a motion by Chairman Limbeck, seconded by Board Member Paula Liebschutz. Following a unanimous voice vote, the minutes were approved.

DECISION PENDING

Imburgia Re-Subdivision, 23 French Road and 17 High Street, Extension of Final Approval

Tom Fromberger of MRB Group attended the meeting on behalf of the applicant to request extension of the Final Approval for the Imburgia Subdivision.

Chairman Limbeck noted that the original Final Approval was valid for a 180 day period. The applicant is requesting the extension as there has been a sewer agreement to resolve between themselves, the Town, and the Village.

Chairman Limbeck read the Final Resolution extension and noted 2 Findings of Fact and 2 Conditions of Approval. He then made a motion to grant approval seconded by Board Member Donlon and the Board voted as follows: Ayes: Jeffrey Donlon, John Halldow, Kevin Morabito, Paula Liebschutz, Sarah Gibson, John Limbeck. Nays: none. Absent: David Jefferson. The Final Approval Extension was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to previous conditions of approval as stated in the Planning Board Preliminary and Final Subdivision Resolutions dated February 12 and June 11, 2018.
2. No substantive changes are allowed to be made in the plans other than boundary line agreements.

CONTINUED HEARINGS

3750 Monroe Ave, Preliminary Site Plan for new parking and entrance reconfiguration

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Betsy Brugg, of Woods Oviatt Gilman, attended to represent 3750 Monroe Ave Associates. She stated that they don't have anything new to add but are here to continue the public meeting, gather input, and listen to any questions and comments from the Board and residents. She is confident that they can answer questions raised in time and she specifically mentioned the Pittsford Village Mayor's submitted letter and the Board's landscaping concerns.

Chairman Limbeck noted the letter received by the Village of Pittsford's Mayor Bob Corby was submitted Monday evening before the Planning Board meeting. The Board will be taking that under advisement as it was just received.

Chairman Limbeck opened the public hearing.

The first to speak was Mark Harrington, of 58 State Street. He restated that he continues to be troubled with the applicant's plan at 3750 Monroe Ave. and how it is defined.

Suzanne Shaw, 127 Woodland Road spoke next. She came to the first meeting where Mr. Norry was asked if he planned on building more businesses on that property and he answered "no". Mrs. Shaw asked why he would go through the expense to build the traffic light for people that has nothing to do with him and add more parking if another building wasn't in his plan. She added that she thinks that Mr. Norry needs the traffic light in order to add another building. Mrs. Shaw has lived on Woodland Road since 2002 and doesn't have a problem getting out of the street. She feels like what Mr. Norry is doing is a bait and switch scenario.

Justin Vlietstra of 19 Boughton Ave followed. He began by thanking the Board for the public hearing and thoughtful discussion on March 11, 2019, he felt that it brought a lot of useful information and that the Board wants the best project outcome. He mentioned that landscaping concerns and compliance with the Town and Village's Comprehensive Plans will help make this a better project. He then summarized that his main concern stands with what impact this application will have on the village. He submitted a letter to the Board which is located in the Planning Board file for 3750 Monroe Ave. He ended by stating that he requested a copy of the draft minutes from the previous Planning Board Meeting on March 11, 2019 to clarify what Mr. Norry said about the size of the potential future building which he believed was 120,000 square feet.

Planning Board Member Sarah Gibson asked Justin what his role was within the Village. Mr. Vlietstra answered that he was here as a Village resident, but that he was also the Chairman for the Village Planning Board.

Bob Corby, Mayor of Pittsford Village also submitted a letter to the Planning Board which he referenced. His letter is located in the Planning Board file for 3750 Monroe Ave.

Board Member Jeffery Donlon added that considering that the Town has development potential North, South, East and West of the Village in which all future development could have some level of traffic impact on the Village, he asked Mayor Corby if he has anything to give to the Board for them to consider solutions and what consideration should the Town Planning Board have for any of these projects?

Mayor Corby referenced a Town/Village Monroe Ave corridor study done because of the development along Monroe Ave where it shows the highest traffic on Monroe Ave is at Clover St. and Monroe Ave and descends as you get closer to the village.

Jeffery Donlon stated to Mayor Corby that it seems like there is no consideration for any development within the village to alleviate traffic. Mayor Corby answered that to do that you would need to eliminate on-street parking which is vital for our institutions, the library, church, and retail business. In

his opinion, communities that eliminate on-street parking “die” (gave the 4 corners of Penfield as one example). He added that the charm of the Village that residents love and that make Pittsford Village unique is the walkability. Widening roads and adding traffic lanes would ruin that.

Jeffery Donlon asked Mayor Corby if he has reached out to Mr. Norry at all about project development as he suggested in the previous meeting. Mr. Corby mentioned he had met with Town Supervisor Smith and asked Betsy Brugg with Woods Oviatt Gilman for her contact information to get in touch with.

The next to speak was Jean Moe, of 29 Hearthstone Rd. She noted the division of the Town and the Village. She said as a resident, she thinks of herself as part of both. She encouraged the Town and the Village to think of themselves as one entity.

Terese Manfredi of Courtenay Circle spoke to the Board about the traffic she experiences as a resident of the Village.

Chairman Limbeck asked if there were any more members of the public that wished to speak. Seeing none, he stated that the applicant is still collecting data to provide to the Board and answer questions. The public hearing remains open.

Betsy Brugg with Woods Oviatt Gilman spoke to clarify some comments about an additional building being added to 3750 Monroe Ave. She said that it is not in the plans right now. The way the property is zoned, they can add a building in the future but reiterated that they have no specific plans to do so not in the current application.

Doug Derue, Director of Planning and Zoning asked Tom Fromberger of MRB Group for 3750 Monroe Ave Associates if the traffic information proposed for the traffic light include a future building. Mr. Fromberger answered yes and explained that they’ve studied conditions using the most current traffic studies provided by the state in considering the light. If there were an additional building constructed, the current traffic light would accommodate that. The new light would accommodate and improve the circulation of parking to serve the left side of the current building, serve parcels located on the north side of the property, as well as improves access to 150 residents on the south side (Woodland Road) along with the Town Sewer Department and State D.O.T. also located on the south side.

Planning Board Member Sarah Gibson asked how old the traffic study is that they are using for their data. Tom Fromberger answered that it was done recently in the past 2-3 years and will provide the Board with that information.

Jean Moe, 29 Hearthstone Rd. spoke again with a question about traffic light in existence. She wanted to verify if the light was going to be a right-hand turn light only.

Tom Fromberger answered the existing traffic light is proposed to change to a right-out and only lane if the new traffic light is approved. This would help direct traffic away from the village. The majority of the traffic entering the facility primarily comes from the direction of Pittsford Plaza and will not impact the Village. This information is all part of their traffic study they have been working on the last 2 years. He also noted that the extended merge point that will also change is meant to reduce speed and volume of cars as they travel into the Village by tapering out the length of traffic.

Mayor Corby spoke again and asked if the plan for the additional traffic light accommodates the 250 ft. median going up slope toward the bridge that is a part of the proposed plan for 75 Monroe Ave. Tom Fromberger responded that they would need to get back to the Mayor with the additional aspects, they have not looked at all the parts of that project for 75 Monroe Ave.

NEW HEARINGS

Bridleridge Farms (Part of Young Matthews Property), Section 1, Final Subdivision

Paula Liebschutz recused herself from the application.

Peter Vars, President of BME Associates spoke on behalf of the Bridleridge Farms LLC. Jim Connaughton from Bridleridge Farms LLC also attended the meeting to request final approval for Bridleridge Farms Subdivision, Section 1 zoned RN which consists of 4 lots on the east side and 1 lot on the west side of Clover Street. Section 1 received Preliminary approval on July 23, 2018. Since then, they have been working to address the Conditions of the Preliminary Approval Resolution. Final Plans have been prepared and have been submitted with this application, including DRC comments, Town Engineer Comments, NYS DOT and MCWA and Monroe County Health Department. NYS DOT approved the highway access permits for driveway curb tests on Clover St. for Section 1 and approved Utility Work permits for service to those proposed lots. SWPPP has been approved by the Town Engineer and NYS DEC. The DEC issued their acknowledgement letter on March 14, 2019 that the SWPPP has been filed. Section 1 also includes the dedication of Open Space Parcels "B" and "E" located on the west side of Clover St. and has been delivered to the Town. The most time consuming part of the Conditions of Approval that Bridleridge Farms LLC and BME Associates has been working on the Sanitary Sewer route and district extensions. They have had several meetings with Pittsford DPW, Pittsford Sewer Department and the Town Engineer. The result is a district proposal that has been submitted to the Town of a combined gravity sewer and pump station forced main route. The proposal calls for gravity sewer from Reeves Road South into the Bridleridge Farms subdivision and runs along Reeves Road to serve existing Pittsford residents. A pump station is proposed on the west end of Reeves Road (owned by the Town). A Sanitary Sewer Force Main route will run under the Thruway throughout Town lands to the north and connect to the Town's existing sewer located in the Kensington Woods Subdivision. The proposal to utilize the lift station supplies the best flexibility to serve future homes of the Bridleridge Farms Subdivision and existing residents along Reeves Road. The pump station assures that all of Reeves Road residents will have access to a public sewer. There have been several reiterations of this design that has been done over the past 8 months with the Department of Public Works. The developer will install the sewer along Reeves Road thus making a public sewer available for existing residents to be able to connect to at a time that is right for them. The applicant will be applying for a sewer district for Bridleridge Farms only and the Town will address a separate district for the Reeves Road residents. Mr. Vars stated that this was the last main issue they have worked on over the last 8 months that needed to be resolved and believe this is the best solution for the residents and the Town. Mr. Vars said he is happy to answer any questions the Board may have regarding the Sanitary Sewers.

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

Board Member Jeffrey Donlon clarified that this will result in the establishment of 2 separate sewer districts. Mr. Vars answered yes.

Doug DeRue, Director of Planning of Zoning addressed the Board and the public. He asked how many Reeves Road residents were in attendance. He began by apologizing to residents that have called over the last 6 months asking questions about the progress with the sewer. He said that there really hasn't been any new news to pass on as there really hadn't been any real conclusion made and noted the long process this has been. Early on in the process they looked very hard at one of the key components in bringing sewers south of the Thruway to insure the Town wasn't leaving Reeves Road residents out, and that somewhere in the process Reeves Road residents had a reasonable way to connect to sewers. They looked at what a normal process would be through the Town and that number came out very high (about \$13,000/house plus an additional \$3,400 to decommission existing septic systems and making a connection). The dollar amount was so substantial the Town wasn't

even sure if the State would have approved it as there are certain thresholds they have. It also seemed unlikely that residents would sign documents that would increase their taxes to pay for this to be done. The Town kept working through the process and eventually the challenge of getting connection under the Thruway was made possible with a Gravity sewer and pump station which allows for better connections for Reeves Road. There was also quite a bit of generosity from Mr. Spall with Bridleridge Farms LLC, who made sure that the system he put in for the new subdivision provided for connection to Reeves Road. This route allows for a district process that would let people join the district for a very small capital charge of being in a Sewer district that would not require hookup immediately. The cost of this route is half the cost as the other route what would be in the range of \$4,200 for entrance to the Sewer district, plus an additional \$3,400 to decommission existing septic. Residents will be able to sign up to be in the district with only a \$10 capital charge on your tax bill every year and then when in time they want to spend the money to connect when necessary they have the option to do so. If a resident doesn't want to pay the \$10/year on their tax bill to sign up for the district, it can be done down the road with additional charges. Mr. DeRue expressed his hope that all residents will take part of the Sewer district now. Mr. DeRue asked Reeves Road residents in attendance to sign their phone number and email next to their address on the sign-in sheet provided by the Planning Board Secretary to be able to send necessary paperwork and finalized numbers to moving forward. There may still be some work that will need to be done primarily concerning the exact locations of necessary easements where the sewers will cross properties in the front of the house. Mr. DeRue mentioned a possible 20 foot easement that will be necessary for the sewer district. He believes the sewer district will also help raise property values as well.

Rob Fromberger, the Town Engineer added that he truly feels this is a great opportunity for Reeves Road residents to get a sewer connection. Municipalities don't build sewers, it falls on the developers or homeowners to take the cost on so he hopes that Residents see the value in what is being done and take advantage of it.

Chairman Limbeck asked if the Board had any questions. Seeing none, he opened the public hearing which was seconded by Board Member Morabito.

Mike Grakowsky of 519 Reeves Road asked what the Green line on the provided Sewer map represented.

Peter Vars explained the Green line displays the sewer from the 5 lots of Bridleridge Farms Section 1 off of Clover St. which will be extended to serve his property at 519 Reeves Road.

Mr. Grakowsky also asked what happens if you choose not to join the sewer district, will he be forced to hook up if he decides to sell his house in the future?

Rob Fromberger answered that if the septic system is showing to be functional, there is no need to connect to the sewer district at that time. If the septic system fails, then as a homeowner you have to prove to Monroe County Health Department that the cost to repair the septic system is twice as cost effective as connecting to the sewer. He further explained that typically at that point it is more cost effective to connect to the sewer district than replace the septic. He would not be forced to connect if he did sell his house with a functional septic system.

Mr. Grakowsky also asked about the easement on his property – since he already has a large easement, how would that work if he did connect to the sewer district? Would the Town use the existing easement or need more?

Rob Fromberger answered that they would most likely be able to use the existing easement or may not need as wide of an easement. If they can avoid an additional easement, they will.

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Tom Chuta of 435 Reeves Road asked to clarify the location of the pump station proposed to be on the far western end of Reeves Road. Doug DeRue answered yes. Mr. Chuta asked whose property that would be on? Mr. DeRue answered that currently there is a triangle of land that sits in the Town's right of way where the pump station placement is being proposed. Mr. DeRue said that he is always cautious to finalize that spot as plans are not yet finalized.

Mr. Chuta asked about where the sewer lines were proposed to run and asked if they were going to run along the wooded area along the Henrietta-Pittsford line?

Mr. DeRue answered that the wooded area is not a line between Pittsford and Henrietta, but is along Mr. Chuta's property line and where the Imburgia property has a 60 ft. that fronts on Reeves Rd.

Mr. Chuta asked for clarification as to where the pipes would run down Reeves Road. Mr. DeRue used the map to help explain and show where the line was running in correlation to Mr. Chuta's property.

Mr. Chuta also asked about a Zombie home on Reeves Road. He suggested that it would be a perfect spot to be a possible location of the pump station and asked if that was on the table as an option.

Doug DeRue answered that his hesitation is to not to commit to say exactly where the pump station has to be or will go. The first pursuit is the proposed location on the triangle of the Town's right of way. He added that building on private property adds factors that may make the property unusable for development in the future. Mr. DeRue said that he doesn't really consider that as a placement for the pump station. They are more willing to work with the triangle.

Mr. Chuta expressed his hope that the Town would make the triangle parcel where the pump station would be located would to look attractive as it is right across from his home. He has spent a lot of time maintaining and planting on that triangle property in previous years.

Mr. DeRue answered that is one of the things they are working on as part of the plan.

Mr. Chuta added that he is in favor of the sanitary sewers and feels the price is very affordable and fair.

Chairman Limbeck asked if there was a Board that has approval over what the pump station looks like?

Peter Vars responded that there has been much discussion about the appearance of the pump station throughout the process of creating the sanitary sewer plans and he can say that the Town's commission of Public works is championing that issue. The fact of the matter is that 90% of the facility is underground and there has been discussion of screening using landscaping and perming, as well as provide traffic protection from the facility itself. They are working on a final design but Mr. Vars wanted to reassure everyone that it is not being overlooked.

Tim Smith of 3656 Clover St. asked about the placement of the sewer lines along Clover Street at some point, but specifically if the lines for Section 2 and if the sewers would service residents on Clover Street.

Doug DeRue answered that if there would be further sewer development for Clover Street, it would be much further down the road. It's too early to see if there would definitely be additional sewers placed. They would have to see how that sewer for section 1 is designed and laid out.

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Mr. Smith asked about the Pine trees currently placed along Clover St. Mr. Vars answered that Mr. Spall is relocating them further back on the edge of the subdivision property.

Deb Rosati of 3634 Clover Street referenced the July 23rd, 2018 meeting referencing the Final Subdivision approval including the evaluation of water pressure for new and existing homes in the Bridleridge area. She wanted to know what that means and how does that improve the water pressure for existing homes already experiencing issues.

Peter Vars explained that the Monroe County Water Authority has redone their model and made system improvements in the Tobin Road/Henrietta-Pittsford town line area and that once Bridleridge connection is made, will boost the pressure of the overall system. Mr. Vars added that they can send that information to the Pittsford DPW as well.

Doug DeRue said that the MCWA was able to do some work on their side to improve the area. There is a chance that people with poor water pressure are experiencing pressure issues that could be restricted from scaling or other issues, so there is no guarantee that the water pressure will be perfect.

Chairman Limbeck asked if people will be told when the water pressure will be changed. Peter Vars said he wasn't sure what the water authority's policy was on that but he would find out.

Mrs. Rosati asked for confirmation that there is no guarantee that existing residents will not have any improvements in water pressure. Mr. DeRue said he remains cautious to guarantee things he has no control over. He believes the water pressure will be better but may factors could hinder that. Mr. DeRue said there is no way that the developer can do anything about that.

Mrs. Rosati also asked who she would need to talk to about the placement of a weather fence along Clover Street by Mendon Ponds. She said in the winter it gets really bad and not even the trees help stop the snow.

Doug DeRue suggested emailing the town's Commissioner of Public Works towards the end of the year and gave her Paul Schenkel's name.

Tim Smith also asked at what point the water pressure would improve in correlation to when certain water pipes for Bridleridge Farms would be turned on. Peter Vars answered that it is actually 2 separate questions – the lots in Section 1 and future lots are served by a separate system then what currently serves Clover Street residents. The water pressure being address by the MCWA that would affect Clover Street residents is independent of this project.

Bill Matthews of 307 Tobin Road, feels like Tobin Road is the forgotten road in Pittsford. He asked if there could possibility be a sewer added to Tobin Road by Mr. Spall when initial plans were created?

Peter Vars explained that the sewers being designed that when Mr. Spall brings them to Tobin Road, they will be deep enough to serve the Tobin Road residents including a couple of private drives that come off South of Tobin Road.

Doug DeRue, Director of Planning and Zoning said that there has not been much time spend planning sewers for the rest of the houses in the area, but the goal is the sewer reaches everyone if there is a way to get there, and they are trying to get sewers to everyone at the most reasonable cost possible. Mr. DeRue added that this process is a few years down the road.

Mr. Matthews also asked about the barns located on Clover St. and if anyone has looked at them lately as their condition is failing and in dire need.

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Peter Vars answered that a structural analysis was done and provided to the town which was to be reviewed and the Town would make a final decision as to whether or not the barns would be saved or not.

Mr. Matthews asked if there was anything done about the water runoff of the Bridleridge Farms Subdivision. Peter Vars answered that at one point Mr. Spall did add additional farm tiles throughout the property. There is also the addition of the of the stormwater management design for the final subdivision to handle runoff.

Chairman Limbeck asked if there were anyone else that would like to make a public comment. Seeing none, he said the hearing would remain open.

OTHER DISCUSSION:

Chairman Limbeck motioned to close the meeting at 9:11 PM, seconded by Board Member Gibson and approved by a unanimous voice vote.

Respectfully submitted,

Jessica Yaeger
Planning Board Secretary

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