

**TOWN OF PITTSFORD
PLANNING BOARD
June 10, 2019**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, June 10, 2019.

PRESENT: Sarah Gibson, Jeffrey Donlon, John Limbeck, Kevin Morabito, David Jefferson

ABSENT: Paula Liebschutz, 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: 9 members of the public were present.

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

TABLED HEARINGS

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

Vice Chair Donlon confirmed that this application continues to be tabled until a future date to be determined.

DECISION PENDING

Alpine Ridge Subdivision, Final Site Plan Approval

Chairman Limbeck summarized the project in which the applicant S&J Morrell is seeking Final Site Plan Approval. He asked if the developer had any updates for the Board.

Rich Tiede of Marathon Engineering answered no, there was no new information to update the board.

Doug DeRue, Director of Planning and Zoning made mention of an edit that needed to be made to the Final Site Plan Resolution. The second sentence in the Condition of Approval term #5 should read "The investigation and addressing the results is required prior to Final Planning Board signatures."

Noting those changes, Chairman Limbeck read through the Final Resolution, noting the 3 Findings of Fact and 16 Conditions of Approval. He also mentioned the list of "Technical Items" added to the Resolution that need to be addressed between the Developer and the Town. Chairman Limbeck then made a motion to grant approval of the Resolution, seconded by Board Member Morabito and the Board voted as follows: Ayes: Jeffrey Donlon, Sarah Gibson, David Jefferson, Kevin Morabito, John Limbeck. Nays: none. Absent John Halldow, Paula Liebschutz. The Resolution was declared carried with the following:

FINDINGS OF FACT

1. This approval is based upon Final plans and information received June 3, 2019.

2. The Findings of Facts as part of the SEQRA resolution dated September 24, 2018 and the Concept and Preliminary Subdivision approvals are hereby referenced and incorporated herein.
3. This Final application is in substantial conformance with the Preliminary approval granted February 25, 2019.

CONDITIONS OF APPROVAL

1. This approval is subject to compliance with or resolution to the list of "Technical Items" attached hereto.
2. Currently the plans do not have entrance plantings or signage shown. It is presumed some type of entrance improvements will be made. Place a note on the plan at the entrance, stating: "Entrance plantings and signage are the responsibility of the HOA." Also note that: "Signs are subject to § 185-134 Signs in residential districts." And also note: "Landscape improvements are subject to DPW approval.
3. Subject to completing a Sewer District Extension, which will include extension and entrance fees prior to Sewer Department Signature.
4. Road name is subject to 911 approval. Documentation is required prior to Planning Board signature.
5. A Phase 1B Cultural Investigation should be completed as soon as practical. The investigation and addressing the results is required prior to Final Planning Board signatures.
6. Subject to approval of Stormwater Management and Construction Phase Erosion Control Plans (SWPPP) by the Town's reviewing Engineer.
7. Lands to be designated as Rural Conservation/Open Space in private ownership or HOA will be subject to a permanent conservation easement. Specific format and wording will be subject to approval by the Pittsford Planning Board Attorney. Dedication of lands to the Town of Pittsford is subject to Town Board approval.
8. Parks & Recreation Trust Fund Fees are applicable to this subdivision. Fees are collected per unit when building permits are issued.
9. The plans must note that the developer (not the contractor) is responsible for the abandonment of the RGE gas easement off of W. Bloomfield Road. This should be added as a specific letter of credit item of \$ 1,000.
10. Subject to approval of the engineer's estimate and subsequent posting of a Letter of Credit in accordance with subdivision regulations.
11. Inspection fees will be established and billed once the engineer's estimate has been approved. This cost is based on 3% of the Letter of Credit, minus items not applicable as determined by DPW.
12. Sewer entrance fees are due prior to Final Sewer Department signature.
13. The following documentation is required prior to Planning Board signature (formats will be provided).
 - Executed easements.
 - Executed multiple affidavits.

Approved Minutes 6-10-19

- Executed offer of highway dedication with deed, EA-5217 and TP 584 prepared for the ROW.
 - Executed offer of land dedication with deed, EA-5217 and TP 584 prepared for Rural Conservation parcels.
 - Environmental Audit covering any lands to be dedicated to the Town of Pittsford.
 - Three Applications for approval of Plat. (A Monroe County Form)
 - RGE available service letter.
14. The applicant is welcome to schedule meetings with the Town Engineer and Staff to discuss details of any or all of the above Conditions or Technical Items, prior to completion and submission plans for signature.
 15. Subject to applicable regulatory approvals including but not limited to Monroe County Health Department, Monroe County Water Authority, Pittsford Sewer Department, Town Reviewing Engineer and the Department of Public Works.
 16. A written response to these Conditions is required prior to submission of plans for signature.

TECHNICAL ITEMS TO BE ADDRESSED:

General:

1. Please adjust the Town Engineer signature line to Town Review Engineer.
2. A road cross section from center line to garage door would be very helpful to identify the grading from gutter to garage door this could ensure home and sidewalk elevations turn out correctly.

Drawing C0.1 – Notes:

3. Please add the following to Utilities 1.1: Pipe slope – Sewer mains shall have a minimum slope of 0.45% unless otherwise indicated on the plans and approved by the Pittsford Sewer Department (PSD). Sewer Laterals 4” in diameter shall have a minimum pipe slope of 2%. Upon approval by the PSD, laterals requiring a minimum of 1% slope shall be increased to 6” in diameter.
4. Please add the following to Utilities 1.2: Sanitary Sewer low pressure air testing shall be conducted for 5 minutes at 5 psi. Manhole vacuum test shall be conducted for 1 minute at 10 lbs. Testing should not occur under 34°F.
5. Please modify the Town of Pittsford Note 11 to read “Compaction testing will be necessary in all areas of fill where pipes, pavements, **SWMF embankments**, and foundations...”
6. Revise Town of Pittsford Note 14 to remove reference to Section 3.

Drawing SV1.0 - Subdivision Plat (Sheet 1 of 2):

7. Provide an open space monument at the transition point between lots 42 and 43.
8. Sanitary Sewer easements will be necessary across HOA lands if end manholes are within HOA lands.

Drawing C1.0 – Overall Plan

9. Please label cross walk shown on West Bloomfield Road to say “Future Crosswalk by Others”.

Drawing C0.2 – Existing Features and Demolition Plan

10. Reduce the southern clearing limits for only those areas to be disturbed in section one.
11. Please add a note to remove the “Existing Stockpile” near the southern existing manhole of the Marjean Subdivision.

Drawing C3.0 – Utility Plan (Sheet 1 of 2)

12. Adjust notes referencing hydrants to say “(Install Roadside of Proposed Sidewalk)” Clearance to sidewalk should be 2 feet minimum.
13. Add a structure, ST 3.3.1, between lots 2 and 3 in the rear yard drainage swale to avoid capacity issues with ST 3.3.
14. Add a note to sewer trunk lines extending beyond structure TR-8 to indicate “Future Sewer by Others”.
15. Provide a 2’ stub with plug west of TR-8 and a note that indicates “Do not form invert and bench walls.”
16. For the sanitary lateral connection to 611 Mendon Road, extend the proposed cleanout to be 20’ from the main.
17. Reroute the proposed lateral connection to 625 Mendon Road from manhole TR-6 to tie into the main. Connect to the main with a 15”x4” WYE 20’ north of manhole to facilitate effluent flow to turn downstream.

Drawing C4.0 – Grading Plan (Sheet 1 of 2)

18. Behind lots 34 and 36 adjust the 1 on 2 slope to a 1 on 3.
19. Currently the “tree-lawn” has a 2% slope which is insufficient, adjust cross slope of tree-lawn area to 4%, but maintain 2% across the sidewalk.
20. Revise grading between lots 4 and 5 to achieve a minimum 1% slope of the side yard swale to the back edge of the sidewalk. House pads elevations for lots 3, 4, 5, and 6 may need to be revised to accommodate the improved side yard swale grading.
21. Final plans should indicate a method of delineation for homeowner association lands, to ensure mowing does not expand into town owned open space lands.
22. Add a note to grading plans: “Any proposed changes in the approved grading plan, greater than 1 foot must be approved by the Pittsford Department of Public Works.”

Drawing C5.0 – Profiles

23. Label Sanitary Sewer manhole SA-7 on the profile.

Drawing C7.0 – C7.1- Truck Sewer

Approved Minutes 6-10-19

24. The maximum distance between manholes is 300 feet the trunk sewer has 382 foot and 340 foot runs.

Drawing C9.0 – Construction Details

25. Revise temporary cul-de-sac to have 12” crushed stone base with the 2” asphalt.

Drawing C9.1 – Construction Details

26. Add the following note to Detail 2, Sidewalk Cross-section Concrete: “Sidewalks placed parallel to the road shall be offset from the center line 23’ (10.5’ behind the gutter). The tree lawn area between the gutter and sidewalk shall have a slope of 4%.”

27. Revise width on Detail 12, Pond Access Trail, for a 6’ wide milling trail. Rename the detail to “Pond Access Road with Trail Overlay”.

28. Revise Detail 6: The Trash Rack protecting the low flow orifice should have a minimum open size to not exceed 2” as the proposed orifice is only 3.1” in diameter.

OTHER DISCUSSION:

The minutes of May 13, 2019 were approved following a motion by Chairman Limbeck seconded by Vice Chair Donlon. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 7:35 PM, seconded by Board Member Morabito and was 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