

**TOWN OF PITTSFORD
PLANNING BOARD
August 12, 2019**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, August 12, 2019.

PRESENT: Sarah Gibson, John Limbeck, Paula Liebschutz, Jeffrey Donlon

ABSENT: David Jefferson, Kevin Morabito, John Halldow, Robert Koegel, Town Attorney

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

ATTENDANCE: 6 members of the public were 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 7:32 P.M.

DECISION PENDING:

Terraces at Cloverwood, Final Site Plan Approval

Tom Palumbo with STANTEC spoke, representing Friendly Senior Living and Cloverwood Senior Living. Glen Cooper, CEO of Friendly Senior Living and Leticia Fornataro with SWBR Architects were also in attendance on behalf of the application.

Mr. Palumbo summarized that they were in front of the Planning Board seeking Final PUD Site Plan Approval for the 106 Unit Senior Living Facility. He noted that the most recent application included responses to the Preliminary Conditions of Approval as well as the DRC Comments. He added that they have also submitted a few more sheets in the Plan documents referencing grading and landscaping plans. They did make a few changes to note on the Plans from the Preliminary plan submission. They re-located the generator to the South lot. This moves it farther away from the units being built, neighbors around it, and where it is better shielded from view. This will also help decrease noise concerns. They also changed the landscaping plans to keep the large trees currently along the edge of the property, adding some plantings of new red cedar trees along the back to buffer resident's view of the road. There were also some technical changes that had to be made with the water main and storm sewer changes to comply with MCWA. Mr. Palumbo also mentioned the landscaping budget referenced in the Preliminary Conditions of Approval. There was concern that the amount being spent on landscaping (more than \$300,000) did not add up to 1% of the overall budget. Due to the large scale and cost of the project combined with all of the landscaping that is included in the plans, the use of retaining walls and underground parking to make the project more appealing, he hopes will all be taken into consideration for the landscaping budget.

Chairman Limbeck asked the Board if there were any questions. Seeing none, he commented to Mr. Palumbo and the wonderful job done with the landscaping of the project and complimented the team effort of everyone working on the project.

Chairman Limbeck then read through the Draft Final PUD Site Plan Resolution, noting the 4 Findings of Fact and 13 Conditions of Approval with the addition of Final Review Comments which also need to be addressed with the Approval. Chairman Limbeck also noted the specific revision of Condition # 6 that should read as follows: "Sanitary Sewer entrance fees will be due as provided by the Sewer

Department, prior to issuance of a Building Permit.” He then made a motion to grant approval seconded by Board Member Liebschutz and the Board voted as follows: Ayes: Jeffrey Donlon, Paula Liebschutz, Sarah Gibson, John Limbeck. Nays: none. Absent: David Jefferson, John Halldow, Kevin Morabito. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. This approval is subject to compliance with or resolution to attached Final Review Comments dated August 6, 2019 attached hereto.
2. A Letter of Credit will be necessary for portions of the project, including but not limited to maintenance and inspections of the Stormwater Pollution Prevention Plan (SWPPP), the sanitary sewer, sewer manhole adjustments, sewer inspection fees, and landscaping adjacent to Clover Street, West Jefferson Road and Tobey Village Road. Details will be established as part of Final Site Plan review.
3. The new building will require the demolition of the existing structures on site; demolition permits are required. The current Town Code requires the Crystal Barn structure proposed for demolition be advertised in the paper by the Town after the demolition permit application has been made. The legal notice creates a 60-day waiting period prior to the issuance of the demolition permit. It is possible that Town Code will change in this regard.
4. Signage as shown on the plans meets the size limitations of the PUD, but the signs do require a Building Permit to be issued and Design Review and Historic Preservation Board approval for the design and lighting.
5. Landscaping adjustments, limited to minor location adjustments and changes in plant species are subject to Department of Public Works approval. This must be noted on the landscaping plan.
6. Sanitary Sewer entrance fees will be due as provided by the Sewer Department, prior to issuance of a Building Permit.
7. It should be noted that the Town reserves the right to have an outside private building code review performed and billed to the Terraces at Cloverwood.
8. The Site Plans include a generator for the new building, the generator will require a separate building permit for its installation. Noise from the generator is the primary concern and as part of the building permit application for the generator specifications including sound deadening options will be required.
9. The Town is required to obtain a Stormwater Maintenance and Access Easement Agreement to insure stormwater facilities are maintained. The Town will provide the format of this document and it must be executed prior to the Commissioner of Public Works signature on the Final Plans.
10. Adjustments to the locations of signage, landscaping or other obstructions can be required by the Fire Marshal prior to C/O if it's determined that they interfere with Fire Department and or emergency response access. This must be specifically noted on the plans.
11. Buildings equipped with a standpipe system installed in accordance with [Section 905](#) shall have a fire hydrant within 100 feet (30 480 mm) of the fire department connections; verify that the location of the FD standpipe connection within the parking garage area will be within 100 feet of the hydrant.

12. Engineering Review Fee outstanding balances are due prior to Planning Board signature.\
13. Subject to all applicable regulatory approvals.

CONTINUED HEARING:

Panorama Landing – Phase 2, Final Site Plan Approval and amended Phase 1

Tom Fromberger with MRB Group was in attendance on behalf of the applicant, Gallina Development Corp. for Final Site Plan and Subdivision approval for Phase 2 and amendments to Phase 1 for Panorama Landing. He addressed the Board and explained that they had addressed concerns mentioned in the DRC Comments and was open to questions from the Board.

Chairman Limbeck asked if there was any changes made to the Plans. Mr. Fromberger answered no.

Being an open public hearing, Chairman Limbeck asked the meeting room if there was any public comment on the application. Seeing none, Chairman Limbeck motioned to close the public hearing seconded by Vice Chair Donlon.

Chairman Limbeck then read through the Draft Final Site Plan and Subdivision Approval, noting the 2 Findings of Fact and 10 Conditions of Approval. Vice Chair Donlon made motion to grant approval, seconded by Board Member Liebschutz and the Board voted as follows: Ayes: Jeffrey Donlon, Paula Liebschutz, Sarah Gibson, John Limbeck. Nays: none. Absent: David Jefferson, John Halldow, Kevin Morabito. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the Town's DRC report dated July 3, 2019 and the applicant's written response dated, July 16, 2019.
2. In accordance with the applicants Incentive Zoning application to the Town Board dated June 30, 2015. The applicant/developer of the property is required to satisfy the "amenity" offered in the application and approved by the Town Board. Specifically a total of \$75,000 to be paid in instalments of \$25,000 for the first building and \$12,500 for each of the remaining four buildings paid when each building permit is issued.
3. The Letter of Credit will need to be adjusted for the additional phase. A draft Letter of Credit engineer's estimate will need discussion to determine appropriate line items. Site Construction may not start until necessary revisions to the Letter of Credit are made and established.
4. The addresses established for the buildings during phase I of the project will not change even though there will be two buildings on one tax parcel. Therefore, the numbers 961 and 963 will be used for the two buildings on the lot.
5. Further adjustments will be necessary in regards to meeting the dimensional requirements for the fire apparatus turnaround proposed in parking lot east of building C.
6. The Planning Board recognizes that in the future the developer and or building owners may want to add additional landscaping or fencing to screen adjacent uses. The Planning Board approves the addition of 6 foot fencing and landscaping for screening purposes for the entire site subject to review and approval by the Department of Public Works.
7. A pre-construction meeting with the Town is required prior to the start of any work.

Approved Minutes 8-12-19

8. Sewer Department entrance fees will be collected with the Sewer Connection Permit that is issued with each building as part of the Building Permit process for that individual building.
9. Subject to reimbursement of any outstanding Engineering Review Fees accrued by the Town's review engineer, the final amount will be known shortly after the Town's Engineers signature on the plans.
10. Subject to applicable regulatory approvals including but not limited to NYSDOT, Pittsford Sewer Department, Department of Public Works and the Town Review Engineer.

OTHER DISCUSSION:

The minutes of July 8, 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 8:02 PM, seconded by Board Member Gibson 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