

**TOWN OF PITTSFORD  
PLANNING BOARD  
September 9, 2019**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, September 9, 2019.

**PRESENT:** John Limbeck, Paula Liebschutz, Jeffrey Donlon, David Jefferson, Kevin Morabito, John Halldow

**ABSENT:** Sarah Gibson, Robert Koegel, Town Attorney

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

**ATTENDANCE:** 2 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 7:31 P.M.

**NEW HEARING:**

**900 LINDEN AVE** Preliminary/Final Site Plan Application, CubeSmart® Self-Storage Facility

Spencer Read, Vice President of Mitchell Design Build, and Brad Humberstone, Project Architect with Mitchell Design Build, attended the meeting on behalf of the applicant, Star Sentry LLC.

Mr. Read explained the application was being proposed by their client, Star Sentry LLC, who purchased the building known as the former Sentry Safe with the intent to create a self-storage facility as a CubeSmart® Self-Storage. The Site Plan modifications are minimal; the asphalt will remain unchanged, adding no additional impervious surface. On the West side of the property, a small loading/unloading area will be added. There will be no new stormwater elements added to what is currently there. On the East side of the property in the South East corner, they are adding the proposed office space, including minor changes to add sidewalks and a small ramp. There are also some industrial elements being added to the façade of the building. They have withdrawn the exterior storage part of the application for RV and boat storage at this time. They are aware they will need a Special Use Permit for that should they decide to apply for that separately in the future.

Mr. Read opened up for any questions from the Board.

Board member Morabito asked Mr. Read more about CubeSmart® as a company. Mr. Read explained that the storage facility is branded a CubeSmart® but will have a local owner. He explained that CubeSmart® acts as a 3<sup>rd</sup> party managing aspect to the business where they will hire the manager and staff and also will handle business accounting.

Board Member Morabito also asked if the plans submitted shows “trademark” CubeSmart® colors. Mr. Read answered yes.

Board Member Jefferson asked if the colors on the plans were set in stone. Mr. Read answered that he was not sure but would look into it, the typical/standard CubeSmart® colors are the blue and red shown on the plans.

Board Member Liebschutz said that she did to a search online to look at CubeSmart® buildings. Although the red and blue colors were prominent in some, she did see neutral colors used on CubeSmart® buildings as well.

Mr. Read said that there are 2 other CubeSmart® locations in the area: one in the City of Rochester, and the other in the Town of Irondequoit. Both locations have the standard blue and red CubeSmart® colors. He also said that he would look into other color options CubeSmart® permits. Board Member Liebschutz answered that she thinks the Design Review Board will have some concerns with the red and blue colors at the current proposed location.

Board member Jefferson asked about the exterior doors proposed in the façade changes. Mr. Read confirmed that they have no function and are just for aesthetics. Board member Jefferson added that the exterior doors would then technically be considered signage since they serve no purpose, and that there may be code requirements to consider with that.

Mr. Read explained that the false exterior doors are part of the typical CubeSmart® design.

Vice Chair Donlon asked what materials were going to be allowed to be stored in the units. Mr. Read replied that it was hard to answer that question off hand. He would be happy to get a copy of the CubeSmart® lease that would be used with customers, but that the exact materials being stored would depend on the individual using the storage units.

Board Member Jefferson questioned the sprinkler systems that would be used in the storage units, the placement and alerts sent to the monitoring company. Mr. Read answered that the detectors were located within the HVAC unit which were temperature sensitive and will send alert to the monitoring company.

Board Member Liebschutz asked Mr. Read to explain the faux exterior doors a little more. Mr. Read explained that that they would be metal doors placed along the back wall, creating a 3-4 foot hallway with glass windows on the exterior of the building.

Chairman Limbeck asked if Mitchell Design Build was a local company. Mr. Read answered that they are a local design and build company in Rochester.

Board Member Halldow added that in terms of the aesthetics of the building, it is a lot to process. The colors are unfitting to the area and the 3<sup>rd</sup> floor of the Tower South being added to the front feels extensive.

Chairman Limbeck asked Mr. Read if they had received a copy of the DRC Report. Mr. Read answered yes, they had received the DRC Report and would be sending their replies/comments back to Doug DeRue as soon as they were completed. He added that the 1<sup>st</sup> phase of the site plan consisted of 50,000 sq. ft. and that the owner was hopeful to be operational this year. He explained that the façade may be worked on in the spring as weather conditions need to be factored in for fall/winter.

Board Member Liebschutz questioned the lighting of the Tower South and if it would be lit 24 hours a day. Mr. Read said that they would be willing to work with the Town's recommendations on the allowed lighting of the tower.

Chairman Limbeck asked Doug DeRue, Director of Planning and Zoning, to explain the coordinated SEQRA process for this application. Doug DeRue answered that when 2 Boards within a town are involved in a Site Plan application process, it is common practice that one is chosen to take the role of lead agency for the SEQRA process. This also can lessen the time it takes to complete 2 different SEQRA processes from each Board and since this is a short form, Mr. DeRue thought this would be the simplest process.

Chairman Limbeck responded that because he thinks this particular project will sit longer with the Design Review Board than with the Planning Board, he would prefer to split the SEQRA process.

Doug DeRue noted that and the Planning Board could do their own SEQRA review.

Chairman Limbeck asked if there was any asbestos abatement done. Mr. Read answered that that they have not done any asbestos abatement as part of their project with the building. Chairman Limbeck also inquired if the building met ADA standards. Mr. Read said that the main entrance will be ADA compliant and the units are on floor level and are ADA accessible.

Chairman Limbeck made a motion to open a public hearing, which was seconded by Board Member Morabito. He mentioned to Mr. Read and Mr. Humberstone that they look forward to getting their DRC Comments.

Board member Morabito asked how entry to the building work, would customers get a general/individual code to get in?

Doug DeRue, Director of Planning and Zoning had a few questions for the applicant. Mr. DeRue asked what the hours of operation would be and how many employees the business would have. He also asked if there were any hours that the facility would be opened with no employees present. Mr. Read answered that the business hours would be from 8 a.m. – 7 p.m. and the staff would consist of a Manager and Assistant Manager. The building would remain open but with no employees after 7 p.m. where customers could access the facility with an access code.

Doug DeRue also asked about the flow of traffic and asked Mr. Read if it was necessary to have the entrance to the building in front. Mr. Read answered that due to the grade of the property, it is imperative the entrance be in front and was the only location to place the door to get in and out of the building.

Board Member Jefferson asked if fencing was going to be placed around the entire property. Mr. Read answered that the fencing that was included in the original application was proposed only for the exterior RV and boat storage which they have withdrawn at this time.

Doug DeRue had questions about hazardous materials in conjunction with the Town Code as there are specific materials listed in the code that are not allowed in a self-storage facility. Does CubeSmart®'s lease list specifics? The Town's Fire Marshal will want to know what is going to be allowed by CubeSmart® to make sure it coincides with the Town's Code. Mr. Read answered that he doesn't know, but he will get a sample lease and also ask if specifics can be added to it to abide by the Town Code.

Vice Chair Donlon asked how storage companies (and CubeSmart® specifically) enforces what is stored in self-storage units? Mr. Read wasn't sure, he knows the company goes through the lease with each customer. Customers are also required to supply their own insurance for self-storage units or purchase insurance through CubeSmart® if they do not have their own.

Seeing no more questions, Chairman Limbeck thanked Mr. Read and Mr. Humberstone for their time and the public hearing will continue to the next meeting as well.

**INFORMAL DISCUSSION:**

**Draft Comprehensive Plan – Planning Board Comments**

Vice Chair Donlon noted Page 40, Item # 4 of the draft Comprehensive Plan. The paragraph reads "Require that any development applications within the designated corridors addressed in the Design Standards demonstrate there will be no detriment to traffic flow in the corridor or impacts to nearby neighborhoods." Vice Chair Donlon was involved with the steering committee and commented that the committee worked hard to try and eliminate absolute statements like this one in the Comprehensive Plan. Board Member Liebschutz recalled having that statement changed from "no detriment to traffic flow" to something like "minimize traffic flow" or "having no discernable or no negligible detriment to traffic flow". The Board also noted that on the Page 42, Item # 5 states the opposite of what is noted on Page 40, Item # 4. Page 42, Item #5 reads "Require that plans for any additional building or redevelopment within the MATZ PUD must affirmatively demonstrate steps taken to minimize negative impacts to traffic flow in the corridor covered by the MATZ, or downstream in either direction."

The Board highlighted Page 42, Item # 1 as a potential concern. The statement reads "Consider a moratorium on development in the MATZ, including the PUD, pending completion of review of the recommendations below." Vice Chair Donlon questioned the term "moratorium". He wondered why the Town would want to shut doors to potential future development, as the Town can't foresee what that potential development could be and what it could bring to the Town (the moratorium would be temporary). Board Member Morabito feels that the word "moratorium" should not be used in the Comprehensive Plan. There were also comments made that when the Town held a public meeting at the Pittsford Fire Department to get resident opinions on important issues to include within the Comprehensive Plan. Board Member Morabito also noted that Page 36 Item # 10 also uses the words "consider a moratorium" pertaining to the RRSP in Residential Development.

Vice Chair Donlon mentioned the Planning Board application of 3750 Monroe Ave in the MATZ PUD area where there was a large reaction to the property owner putting (another) large business building in back and increasing the traffic flow on Monroe Ave. He thinks it's important to consider that not all businesses are people-intensive, and more that heavy traffic will automatically be added to the area.

Board Member Morabito made mention of Page 14 that clarifies that "As an independent municipality, the Village writes and maintains a comprehensive plan of its own. Therefore, this document does not include statements of policy pertaining specifically to the Village." The Board feels like some of the points made above can be construed as pertaining more to the Village than to the Town and wants the Town Board to keep in mind that they have a separate Comprehensive Plan.

Page 57, discusses Clean Energy and includes a picture noted as “An example of a local home with a roof-mounted solar array”. The Board questioned if this was a house located in Pittsford, and if it is not, proposed it be removed.

Board Member Morabito wanted to discuss the “Mixed Use” character within the Comprehensive Plan’s Potential Future Land Uses. He personally really likes the idea of Mixed Use development, but he doesn’t see where it is possible anywhere in Pittsford. Doug DeRue, Director of Planning and Zoning answered that the only option would be re-development along Monroe Ave, particularly in the Pittsford Plaza area. Chairman Limbeck asked is Mixed Use development would even possible to do at St. John Fisher College and/or Nazareth College within the Town, as he can see that being something they possibly could be interested in doing in the future.

Board Member Morabito also had questions pertaining to the idea of Cluster Development & Zoning within the Community Character section. The idea of taking 50% of a subdivision to be allocated as open space is a great idea, however many of these developments are developed at different times and therefore don’t create the general impression of “cluster living”. This is something that may be taken into consideration for future planning to try establish clear objectives.

Board Member Liebschutz noted Page 19. There is a picture of “Country Village Plaza” which is located in Greece, NY. She suggested that if we are going to use pictures, we try to be consistent and use local pictures of establishments in Pittsford, NY.

These were noted by Deputy Supervisor Kate Bohne-Munzinger to relay to the Town Board.

**OTHER DISCUSSION:**

The minutes of August 12, 2019 were approved following a motion by Chairman Limbeck seconded by Board Member Jefferson. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 8:22 p.m., seconded by Vice Chair Dolon and was 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