

**TOWN OF PITTSFORD  
PLANNING BOARD  
September 23, 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, Kevin Morabito

**ABSENT:** Sarah Gibson, John Halldow, Dave Jefferson, Kate Munzinger, Town Board Liaison,

**ALSO PRESENT:** Robert Koegel, Town Attorney, 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 Vice Chair Donlon. Following a unanimous voice vote the meeting opened at 7:31 P.M.

**NEW HEARING:**

**900 LINDEN AVE** Preliminary/Final Site Plan Approval, 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 discussed their responses to the DRC comments and DRB advisory comments. They met with the owners of 900 Linden Ave and made drastic changes to the plans in response to the DRC and DRB comments. These changes include complete façade redesign where they eliminated the tall corner/tower with the storage doors, and now have perforated metal paneling in gray that will act as a rain screen system and provide them an area for signage. They also have used muted colors of gray and white, keeping the red for signage and branding. They added more landscaping to the front of the building to shield the overhead door on the front of the building. They could not relocate the location of the overhead door due to the building grades, it is the only functional option. They also have the door white to help it blend in to the color of the building. Mr. Read then said that he is happy to answer any questions from the Board.

Board Member Liebschutz asked for a little more detail pertaining to the perforated metal being used in the front of the building. Mr. Read answered that it gives them the ability to add a visual element to the building and use for signage.

Board Member Morabito commented his approval for the design changes that were made.

Chairman Limbeck asked if there were any more comments from the Board. Seeing one, he made a motion to close the public hearing, seconded by Board Member Morabito.

Chairman Limbeck noted the DRB Advisory Comments. He then read through the resolution, indicating the 6 Findings of Fact and 10 Conditions of Approval. There was an edit to be made in the Resolution: Finding of Fact #1 which removed "and Design Review Board both..."

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Chairman Limbeck asked for a motion to approve the resolution. Board Member Liebschutz made the motion to approve.

The within Resolution was motioned by Chairman Limbeck seconded by Planning Board Member Liebschutz and voted upon by members of the Planning Board as follows:

David Jefferson	absent
Sarah Gibson	absent
Jeffrey Donlon	aye
John Halldow	absent
Kevin Morabito	aye
Paula Liebschutz	aye
John Limbeck	aye

The Resolution was declared carried with the following Conditions of Approval:

**CONDITIONS OF APPROVAL**

1. Subject to compliance with or resolution to Development Review Committee report comments and the applicant's response received September 16, 2019; unless specified otherwise herein.
2. Landscaping new and existing as shown on the drawings is required to be maintained and or replaced as necessary. Minor adjustments or replacements to landscaping are subject to DPW approval. Long term maintenance of the landscaping by the property owner is required as part of this approval.
3. Any proposed changes in lighting is subject to further review by the DPW. The following note must be added to the site plans, "Town of Pittsford Code Enforcement Officer can require shielding of the light fixtures where the light source/glare is visible from the street or adjacent properties".
4. The appearance of the building is subject to DRB approval, prior to issuance of a building permit that includes exterior modifications.
5. Although the building is currently fully sprinklered, the system must be evaluated for the proposed use and or modifications that may be proposed.
6. If outside utility work is proposed, utility locations and easements will need to be added to the Site Plan.
7. During construction, parking is not permitted on Linden Avenue.
8. Subject to reimbursement of any outstanding engineering review fees.
9. Applicable Building/Fire Codes must be complied with.
10. Subject to applicable regulatory approvals including but not limited to the Town Engineer.

**OTHER DISCUSSION:**

The minutes from September 9, 2019 were approved, with corrections, following a motion by Chairman Limbeck seconded by Board Member Liebschutz. Following a unanimous voice vote, the minutes were approved.

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Chairman Limbeck motioned to close the meeting at 7:43 p.m., seconded by Vice Chair Donlon 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