

**TOWN OF PITTSFORD
PLANNING BOARD
June 14, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on June 14, 2021 at 6:00 pm local time.

PRESENT: Dave Jefferson, Sarah Gibson, John Limbeck, John Halldow, Kevin Morabito, Paula Liebschutz

ABSENT: Jeffrey Donlon

ALSO PRESENT: Robert Koegel, Town Attorney, Kate Munzinger, Town Board Liaison, Douglas DeRue, Director of Planning, Zoning & Development, Renee McQuillen, Acting Planning Board Secretary

ATTENDANCE: There were 14 members of the public present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Morabito. Following a unanimous voice vote the meeting opened at 6:02 PM

DECISION PENDING:

3280 Monroe Avenue - McDonald's Restaurant, Preliminary/Final Site Plan and Special Use Permit Modification

Randy Bebout with TYLin and Ron and Scott Fithen as franchise owners appeared on behalf of the application. They have addressed the DRC comments and sent them back to the Town. Chairman Limbeck asked if the board had any questions or comments. Hearing none, he then asked if any members of the public had comments to share, again, hearing none he made a motion to close the public hearing, seconded by Board Member Jefferson. Following a unanimous voice the Public Hearing was declared closed.

Chairman Limbeck read the SEQRA resolution noting 8 Findings of Fact and then asked for a motion to approve the resolution. Planning Board Member Halldow made the motion to approve, seconded by Planning Board Member Liebschutz and voted upon by members of the Planning Board as follows: Ayes: Jefferson, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Donlon.

Chairman Limbeck then read the resolution, citing 6 Findings of Fact and 8 Conditions of Approval and made a motion to approve, seconded by Planning Board Member Jefferson and was voted on as follows: Ayes: Jefferson, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Donlon.

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the DRC report and the applicant's written response received on May 7, 2021 unless specified otherwise herein.

2. The buildings appearance is subject to approval by the Design Review and Historic Preservation Board.
3. Directional signage is subject to additional review and approval by the Department of Public Works.
4. Minor adjustments to landscape planting locations and or species are subject to Department of Public Works approval.
5. Subject to additional review of building mounted lighting specifically the color (K) value, lumen level and if shielding is available for the fixtures.
6. A rendering is attached to this decision as a representation of the appearance of the site and proposed exterior building renovations. Building Architecture/appearance is subject to Approval by the Design Review and Historic Preservation Board.
7. Additional measures may be required by the D.P.W. for the Maintenance and protection of traffic and pedestrians during construction.
8. The Monroe Ave. Design Guidelines require that HVAC, satellite dishes and other mechanical equipment shall not be visible from public streets and parking areas.
9. Sewer Grease Trap installation must be inspected by the Town.
10. Engineering reimbursement fees will be due before Planning Board signature on final plans.
11. Subject to applicable regulatory agency approvals.

145 Kilbourn Rd. Oak Hill Cottages, Preliminary/Final Site Plan and Special Use Permit Modification

Brian Burri with Bergmann P.C., appeared on behalf of the application and indicated they were working through some technical issues. Chairman Limbeck then asked if any board members had additional comments or questions, hearing none, he then asked for comment and questions from the public. With no comments made, Chairman Limbeck made a motion to close the Public Hearing, seconded by Board Member Halldow, following a unanimous voice the Public Hearing was declared closed.

Chairman Limbeck then read the resolution and noted there are 4 Findings of Fact and 13 Conditions of Approval and then asked for a motion to approve. Board Member Jefferson made the motion to approve and Board Member Liebschutz seconded it and was voted on as follows: Ayes: Jefferson, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Donlon.

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with or resolution to DRC comments dated May 7, 2021 and the applicant's written response received May 18, 2021.

2. Subject to final engineering review and approval of the drainage memo submitted June 9, 2021.
3. Final plans must note: "Town of Pittsford Code Enforcement Officers can require shielding of light fixtures where the glare of the light source is visible from private property or public ways."
4. Subject to appropriate water pressures/volumes verified with Hydraulic calculations.
5. A Road Cut permit from the Pittsford DPW, is required for work within the Knollwood Drive ROW.
6. Landscaping plant materials shall be a minimum of 50% native species. Landscaping tree substitutions and or location adjustments are subject to DPW approval.
7. The proposed additions/improvements must meet applicable Building and Fire Codes or receive necessary variance(s) from the State.
8. The Town, working with Oak Hill Country Club, will assign addresses for the new buildings.
9. Sanitary sewer mains and connection to the Town's manhole must be inspected by the Sewer Department.
10. Sewer line(s) shall be labeled or noted as private.
11. It should be noted that the Town reserves the right to have the Building Permit plans reviewed for Code compliance by an outside contracted consultant and billed to Oak Hill Country Club.
12. Any outstanding Engineering Review Fee balances are due prior to Planning Board signature.
13. Subject to all applicable regulatory approvals including, but not limited to the Town Reviewing Engineer.

NEW HEARINGS:

3690 East Ave, St. John Fisher College, Preliminary/Final Site Plan and Special Use Permit Modification.

Bob Bergdorf, Nixon Peabody; a representative from SWBR Architects; and George Stooks, St. John Fisher College all appeared on behalf of the application. Mr. Bergdorf explained that the purpose of the application was to make improvements to the athletic area. They plan to replace 3 portable seat bleachers and make drainage improvements, he noted there will be no sound amplification. There will also be changes to Dugan Yard. The college will be upgrading the backstop and renovating the area up to it, along with adding high tension netting. These changes will not have an impact on handicap parking spaces. He also commented that any modifications requested via the DRC report will be reflected on the building permit plan set. Chairman Limbeck asked if the board has any questions, hearing none he made a motion to open the public hearing, seconded by Board Member Gibson and following a unanimous voice

vote the public hearing was declared open. No members of the public were present to speak about the application and so Chairman Limbeck made a motion to close the public hearing, seconded by Board Member Gibson and after a unanimous voice vote the hearing was declared closed.

Chairman Limbeck then read the resolution and cited 2 Findings of Fact and 3 Conditions of Approval. Chairman Limbeck made the motion to approve and Board Member Halldow seconded it and was voted on as follows: Ayes: Jefferson, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Donlon.

CONDITIONS OF APPROVAL

1. Subject to resolution of or compliance to DRC comments dated June 10 2021.
2. Previous Planning Board approvals include the following conditions, which remain in effect.
 - There shall be no illumination of the ballfield and use shall be limited to daylight hours.
 - There shall be no amplification of sound associated with ballfield use.
 - Ballfield use shall be limited to College and community events.
 - A Temporary Activities Permit issued by the Department of Public Works is required for Non College Related events
3. New construction is required to meet applicable building codes.

519 Allens Creek Road, Allendale Columbia School, Preliminary/Final Site Plan and Special Use Permit Modification.

Shannon Baudo, Assistant Head of Allendale Columbia presented to the Planning Board Members the reasoning behind this application. Seeing the need for it last year they opened the "Little School" for children 18-36 months old and had a wait list of 10 families seeking spots for their children. The 2 classroom addition will allow for 15 more students per room.

Peter Vars, with BME Associates explained the details of the proposal for the board, it will be a single story addition to the existing wing and will be strictly used for classroom space. The space it will cover is almost all already hard surface, any paths affected will be reworked. Drainage and site work will be minimal and no exterior utility work is planned. They are in receipt of the DRC report and agree to comply with all of the comments.

Trevor Harrison, HBT Architects, indicated that the exterior will match existing structure and that each room will have its own entrance to the outside. There will be 2 small HVAC units added and will be behind the periapt.

Chairman Limbeck asked if the expansion is for planned future enrollment numbers. Ms. Baudo commented there has been an increase in families in need of full day care. Board Member Morabito inquired if neighbors had been made aware, Mr. DeRue commented that Rick Garret had been in to review the application.

Hearing no further comments from the Planning Board, Chairman Limbeck made a motion to open the public hearing, seconded by Board Member Morabito and following a unanimous voice vote the public hearing was declared open. No members of the public were present to speak about the application and so Chairman Limbeck made a motion to close the public hearing, seconded by Board Member Liebschutz and after a unanimous voice vote the hearing was declared closed.

Chairman Limbeck read the resolution granting approval and noted there are 2 Findings of Fact and 3 Conditions of Approval. Board Member Halldow made a motion to approve and Board Member Gibson seconded it and was voted on as follows: Ayes: Jefferson, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Donlon.

OTHER DISCUSSION:

The minutes of May 10, 2021 were approved following a motion by Chairman Limbeck, seconded by Board Member Jefferson. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:37 p.m. seconded by Board Member Morabito and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

Renee McQuillen
Acting Planning Board Secretary

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