

**TOWN OF PITTSFORD  
PLANNING BOARD  
October 11, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on October 11, 2021 at 6:30 PM local time. The meeting took place in the lower level meeting room of Pittsford Town Hall, 11 S. Main Street.

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

**ABSENT:** Jeffrey Donlon, John Halldow

**ALSO PRESENT:** Kate Munzinger, Town Board Liaison, Paul Schenkel, Commissioner of Public Works

**ATTENDANCE:** There were 6 members of the public present.

Planning Board Chairman John Limbeck made a motion to call the meeting to order seconded by Planning Board Member Paula Liebschutz. Following a unanimous voice vote the meeting opened at 6:30 PM.

**NEW HEARINGS:**

**Oak Hill Country Club, East Course Service Building – Bergmann Associates**

Jim Durfee, of JDurfee Architect and Bergmann Associates, began discussion of the application. Oak Hill Country Club is requesting Preliminary/Final Site Plan and Special Use Permit approval from the Planning Board for the addition of an East Course Service Building. The site will be used as a restroom facility, irrigation control center, and on-course snack bar. He reminded the Board that he attended the August 9, 2021 Planning Board meeting to informally discuss this application, now returning as a formal application.

He stated that the proposed service building will be less than 1,000 square feet and will include a covered porch area. The building will replace the existing restroom facility and irrigation control structure. Both the existing buildings on the site are proposed for demolition. Mr. Durfee assured the Board that the proposed building will compliment Oak Hill's aesthetic and will be approved by the Design Review and Historic Preservation Board.

Brian Burri, of Bergmann Associates and Site Engineer for the project, pointed out the location of the proposed building on a site map of Oak Hill's East Course. He stated that the site has existing sewer and water service that will be tied into. The existing cart path will provide access to the building, allowing for maintenance and stocking of product. All stocking of the service building will be performed by golf carts. Mr. Burri stated that the service building will provide an on-course stop for players and will offer food, shelter, and restrooms.

Mr. Burri informed the Board that the Development Review Committee comments were received and responded to. All comments were acknowledged and will be taken into account when adopting building plans.

Planning Board Chairman John Limbeck asked about the proposed building's proximity to neighbors. Brian Burri informed the Board that the building will be approximately 500 feet from

the nearest neighboring property line. Jim Durfee stated that the building will be visible to neighbors.

Planning Board Chairman John Limbeck made a motion to open the public hearing for this application, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the public hearing was opened.

Planning Board Chairman Limbeck informed the public that the hearing will remain open at this time.

### **Monroe's Restaurant, 3001 Monroe Avenue – Buckingham Properties**

Ken Glazer, CEO of Buckingham Properties, introduced this application. This application is asking for an amendment to a Planning Board decision dated August 10, 2009. Monroe's Restaurant is proposing to extend their patio and is requesting to increase the allowed seating from 56 to 80 persons.

Planning Board Member Kevin Morabito questioned the existing conditions at the site. Kathy Mott, owner of Monroe's, stated that there are currently a few steps that lead to the existing patio. She stated that Monroe's would like to extend the hardscape, allowing for more tables and therefore more outdoor seating.

Board Member Paula Liebschutz asked if the existing hardscape will be changed. Mr. Glazer informed the Board that the hardscape will extend to existing slate at the site.

Planning Board Chairman John Limbeck motioned to open the public hearing, seconded by Planning Board Member Dave Jefferson. Following a unanimous voice vote, the public hearing was opened.

Chairman Limbeck addressed a public comment made by Dennis Mucenski of 2504 Clover Street via email to Planning Board Secretary April Zurowski. The email stated that Mr. Mucenski has resided at his home for two years and has noticed increased noise levels during seasons of outdoor seating at Monroe's, especially weekends and evenings. He stated his concern that an extended patio may increase noise levels further. He asked the Board to please consider the probability of increased noise due to a larger number of outdoor guests.

Board Member Dave Jefferson questioned the proposed hours at Monroe's for outdoor seating. Ms. Mott stated that the restaurant is currently open Monday through Saturday from 4PM to 9PM and Sunday 4PM to 7PM. She mentioned that the restaurant is not currently open for lunch and is not open for late night dining.

Board Member Paula Liebschutz mentioned that during previous applications, there were members of the public present to raise concern over noise from outdoor dining at Monroe's. She asked if anything were to be done to mitigate sound.

Ms. Mott informed the Board that a glass wall is to be placed at the site. She expects this wall with help defer noise. She also stated that sound may be mitigated by existing heavy foliage.

Planning Board Chairman Limbeck informed the public that the hearing will remain open at this time.

**OTHER DISCUSSION:**

The minutes of September 27, 2021 were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman John Limbeck motioned to close the meeting at 6:45PM, seconded by Board Member Paula Liebschutz, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

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April Zurowski  
Planning Board Secretary

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