

**TOWN OF PITTSFORD  
PLANNING BOARD  
September 26, 2022**

Minutes of the Town of Pittsford Planning Board meeting held on September 26, 2022, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

**ABSENT:** Paul Alguire, John Halldow

**ALSO PRESENT:** Robert Koegel, Town Attorney; April Zurowski, Planning Department Assistant

**ATTENDANCE:** There were 23 members of the public present.

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

**NEW HEARINGS:**

Chairman Limbeck informed the Planning Board and the public that the Verizon Wireless application will be heard first, though the agenda states that Pittsford Square will be heard first.

**Verizon Wireless, 77 W Bloomfield Rd**  
Preliminary Site Plan and Special Use Permit

Jared Lusk, of Nixon Peabody LLP, introduced the application. He stated that the application was reviewed with the Board at the previous meeting as an informal discussion and is now being formally presented. Mr. Lusk displayed the landscape plan and explained to the Board that the stealth tree facility would be surrounded by existing trees. Mr. Lusk stated that the applicant would add more landscaping along the southern side of the facility fencing if requested.

Chairman Limbeck asked the Board to express any questions or comments regarding the landscape plan. Board Member Kevin Morabito asked the applicant to describe which plantings were proposed. Mr. Lusk called a representative from Costich Engineering to the podium, Dave Weisenreder. He stated that the applicant is proposing arbor vitae and other shrubs. Chairman John Limbeck asked the applicant to confirm a two-year warranty on all proposed landscaping. Mr. Weisenreder confirmed.

Chairman Limbeck explained to the public that the discussion at the previous meeting was informal. This application will be open for public comment. Chairman Limbeck stated that height was an issue at the informal meeting, proposed for 100 feet with an additional 5 feet for stealth tree finishes.

Chairman Limbeck asked the Board to address questions with the applicant. Board Member Paula Liebschutz asked the applicant to explain the difference in service at a total of 100 feet

versus a total of 105 feet. Mr. Lusk stated that the height differential will be explained by Mr. Crosby. He stated that Verizon Wireless, when designing this network, was originally looking into another macro facility on Willard Road, commonly known as the "Isaac Gordon" site. Mr. Lusk stated that he understands the significance of the Greenprint in Pittsford and that the Town would prefer to keep a cellular facility out of that area. The applicant agreed to eliminate the Isaac Gordon site, should the currently proposed facility serve the region sufficiently. Mr. Lusk stated that a draft resolution for 100 feet in total height was received, but that the applicant is unwilling to lower the total height of the stealth tree due to concerns with coverage. He stated that the applicant would be willing to reduce the proposed stealth tree height, but the applicant would be no longer willing to eliminate the site within the Greenprint.

Town Attorney Robert Koegel addressed the Planning Board. He explained to the Board that Pittsford Town Zoning Code states that no telecommunication facility shall exceed 100 feet in total height. Mr. Koegel stated that the Town statute requires the Planning Board to approve the minimum height necessary. The Code requires the Board to review application materials to approve a tower that provides sufficient service at the minimum height necessary. In order to do this, the Board must request materials from the applicant to verify that the requested height is the minimum necessary. The Board shall be able to understand and articulate the proof in order to make a decision. He stated that this macro site was originally proposed for a 95-foot monopine at the Church of Transfiguration, around ¼ mile away. This alternate site was identified by the Town and Verizon deemed this site not available. Later, the Town asked the applicant to verify the property owner they were in touch with and discovered that the applicant had not been contacting the current owner. Verizon was then able to secure the alternate site. Now, the applicant is proposing a height 10 feet taller than the Church proposal. The additional 10 feet makes this application not in compliance with Town Code. Mr. Koegel stated that this alternate site is a ¼ mile closer to the Greenprint, is 50 feet higher in elevation, and is now proposed at 10 feet taller than before. The Board should review materials to support the need for increased height. The Board has an obligation to approve the minimum height necessary.

Chairman Limbeck stated that the Board agrees with Mr. Koegel, that materials should be submitted to verify 105 feet is the minimum height necessary, especially considering the requested height is in conflict with Town Code. He stated that these materials should also be reviewed by our contracted Radio Frequency Engineer, Bill Johnson.

Board Member Paula Liebschutz asked to hear from Mr. Crosby and then Mr. Johnson in regard to minimum height necessary. The Board agreed.

Mr. Lusk pointed out a footnote within the application that states that the Isaac Gordon site will be removed should the Thornell Road site be approved. Mr. Koegel stated that the Town's First notice of Incomplete Application letter stated that this footnote should be in bold and included on the front page of the application. Mr. Lusk stated that the applicant will not formally agree to eliminating the Isaac Gordon site until the Planning Board approves the requested height of 105 feet. Mr. Koegel asked the applicant to explain why this was agreed upon at the previous site at 95 feet but is now conditional with 10 feet of increased tower height. Mr. Lusk stated that the Radio Frequency Engineers should discuss height differential between sites.

Mike Crosby, Radio Frequency Engineer for Verizon Wireless, explained the difference between the Church site and the alternate site at 77 W Bloomfield Road. He stated that the alternate site reasonably provides the same service as the originally proposed site. Mr. Crosby stated that as the mid-band signal propagates, it drops in height rapidly. When proposing a site, the tower must be strategically and centrally located. He stated that this alternate site works identical to

the proposal for 95 feet at the Church at a 116-foot centerline. He stated that the applicant is trying to move the facility and still provide sufficient coverage. He stated that a monopole would meet the 100-foot maximum, but the Board prefers a stealth tree. The additional 5 feet is unrelated to RF need; it would provide finishes for a stealth tree. Mr. Crosby stated that lowering the tower's height would further jeopardize the site.

Bill Johnson, Town Radio Frequency consultant, stated that he has no disagreement with what Mr. Crosby explained. He informed the Board that this is new technology. Verizon and other carriers are expanding to new frequency bands of operation. Verizon is proposing to deploy a system that works with trees, buildings, and other obstructions. Verizon is attempting to find out how far this new band will propagate and who will be covered. New radio frequency tools still need to be refined. Mr. Johnson stated that Mr. Crosby has information and tools that he has not seen and does not have. Additional small sites, this macro, and other new sites in the near future will be applied for based on the way implemented sites perform. Moving the original proposal to this alternate site will draw coverage away from hybrid overlay area within the planned network. Mr. Johnson stated that this type of small cell and macro cell network is the first he's seen. How well this network performs will be how Verizon moves forward. Mr. Johnson received a summary of how the 123 S Main stealth bell tower site is performing and it does not perform as well as originally anticipated. Deployment of higher bands means more capacity, but in turn, the signal does not travel as far. Mr. Johnson is attempting to help the Board find a balance. He stated that in order to extend the hybrid area, the proposed site needs to be taller. Mr. Johnson stated that he has not seen proof that 105 feet is the minimum height. He stated that he will review proof when it is provided.

Board Member Sarah Gibson asked Mr. Johnson to clarify the differences between a 100-foot monopole and a 105-foot monopine. Mr. Johnson stated that in both cases the antenna centerline would be 96 feet. Eight-foot antennas would result in a total antenna height of 100 feet. Because a monopine is requested, an additional 5 feet would be needed as a tree topper.

Board Member Liebschutz asked if the 105-foot monopine is equal to the 100-foot monopole in regard to RF need. Both Mr. Crosby and Mr. Johnson confirmed.

Planning Board Chairman John Limbeck motioned to open the public hearing, seconded by Planning Board Member Kevin Morabito.

Chairman Limbeck asked if anyone from the public was the resident at 85 W Bloomfield Road, the immediately abutting neighbor. No member of the public responded.

Chairman Limbeck stated that the Board has received written comments regarding this application. He asked for public comment at this time.

Dominic Caroselli, of 64 Stonington Dr, stated that in his opinion, the extra five feet will be unnoticeable. He stated residents will notice if the service is not improved. He expressed that the applicant and Board should compromise and move forward.

Janice Mowalski, of 60 Stonington Dr, stated that she has not been able to attend many meetings and anticipated this application would be approved by now. She stated that discussions between neighbors and on social media show the community is upset and wondering why this application is being held up. She stated that, from what she has heard, only one Planning Board member did not favor the Church site. She has also heard that the Church site would be constructed within 5 months, while the alternate site would take 9 months. She

stated that the Board should have received a petition to approve this site and it was not responded to.

Anthony Leone, of 66 Greenwood Park, stated that he sent comments to April Zurowski. Chairman Limbeck verified that comments were received. He has heard objections to the 50 W Bloomfield site at the Church. He stated that he does not want a telecommunications facility within the Greenprint, as the Town has worked hard to protect this space. He stated that he had no opposition to the Church site. He asked the Board to consider the value of the site if it does not function.

Planning Board Member Paula Liebschutz excused herself from the meeting at 7:21PM.

Jeffrey Blart, of 66 Stonington Dr, stated that he understands the Board's obligations, but the area is in need of better service.

Diane Adams, of 64 Greenwood Park, expressed her concern for safety if service is not available.

Chairman Limbeck stated the Board and Town staff will need to ensure technical details are wrapped up prior to an approval for 105 feet. He stated that the DRC report needs to be responded to. A conclusion should be made between RF engineers.

Mr. Lusk stated that Verizon has not discussed installation timelines with residents and is unsure where Ms. Mowalski heard construction timelines. This alternate site will require a longer time from approval to construction due to the NYPA and SHPO processes that the applicant must follow.

Chairman John Limbeck stated that the Board does not appreciate that Verizon was working with the Church for two years prior to application submission. He suggested that in order to prevent lengthy timelines in the future, the applicant should coordinate with the Town. Board Member Dave Jefferson asked Mr. Lusk if there was a way to expedite NYPA and SHPO approvals. Mr. Lusk stated that these approvals cannot be expedited.

Chairman Limbeck stated that this public hearing will remain open at this time.

**Benderson Development, Pittsford Square Site Improvements**  
Preliminary/Final Site Plan

Matt Oates, of Benderson Development, introduced the application. He stated that this application includes modifications to Pittsford Square's site plan. The applicant is requesting an outdoor patio space for Moe's Southwest Grill, straightening out the drive lane, and adding a row of parking against the back of the building. Modifications would preserve the tie-in to pedestrian connections to Monroe Avenue and the Auburn Trail.

Board Member Jefferson asked if improvements were requested by the tenants. Mr. Oates stated that Benderson is simply looking to make improvements.

Chairman Limbeck asked if the applicant has spoken with the Fire Department regarding emergency access and turning radii. Mr. Oates stated that Benderson has not approached the Fire Department yet but plans to do so.

Board Member Gibson stated that she favors the current landscaping on site. She asked the applicant to provide landscaping as equally attractive.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Morabito. Chairman Limbeck asked for public comment. Hearing none, he stated that this public hearing will remain open at this time. He asked the applicant to please respond to the DRC report.

**OTHER DISCUSSION:**

The minutes of September 12, 2022, were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member Dave Jefferson. Following a unanimous voice vote, the minutes were approved, none opposed.

Planning Board Chairman John Limbeck motioned to close the meeting at 7:40PM, seconded by Planning Board Member Kevin Morabito, 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