

**TOWN OF PITTSFORD  
PLANNING BOARD  
JUNE 12, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on June 12, 2023, 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, Hali Buckley, Paul Alguire, Paula Liebschutz, Kevin Morabito, Dave Jefferson

**ABSENT:** John Halldow

**ALSO PRESENT:** April Zurowski, Planning Assistant; Doug DeRue, Director of Planning, Zoning, & Development; Robert Koegel, Town Attorney; Kim Taylor, Acting Town Board Liaison

**ATTENDANCE:** There were 18 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 6:31PM.

**CONTINUED HEARINGS:**

**BME Associates, Coventry Ridge Subdivision Section 4**  
Preliminary Subdivision

Fred Shelley, of BME Associates, re-introduced the application. Jim Connaughton, of Coventry Ridge Development Corp., was also in attendance. Mr. Shelley described the changes made to the Coventry Ridge Section 4 plat map and grading plan. The number of lots in this section was reduced from 15 to 14 to allow for increased buffering along the northern property line and to improve rear yard grading on the southern side of the site near the federal wetlands. The applicant will look to place the removed lot in future Section 3.

Chairman Limbeck asked the Board to address any questions with the applicant. No questions were raised. Town Staff will review the revised plans and communicate comments with the applicant and the Board. Doug DeRue, Director of Planning, Zoning, and Development, mentioned that the point between the property line at lot 40 and the northern property line of the site may need adjustment.

Chairman Limbeck stated that this public hearing was closed on April 24, 2023.

**Nixon Peabody LLP, 60 Golf Avenue (HWY) Monopole**  
Preliminary/Final Site Plan and Special Use Permit

Robert Burgdorf, of Nixon Peabody LLP and as agent for Verizon Wireless, re-introduced the application. Kathy Pomponio, of Verizon Wireless, and Jackie Bartolotta, of Tectonic Engineering; were also in attendance. Mr. Burgdorf thanked the Board for their suggestions for bollards around the ground equipment and stated that these are planned to be added to the final plan set. The applicant will also be installing a screened fence around the ground equipment to protect from debris of normal Highway Department operations.

Chairman Limbeck asked the Board to address any questions with the applicant. No questions were raised.

Chairman Limbeck stated that this is an open public hearing and requested public comment. No comments were offered. Chairman Limbeck motioned to close the public hearing, seconded by Planning Board Member Kevin Morabito, none opposed.

Chairman Limbeck read the SEQRA Resolution and Preliminary Site Plan Resolution, both unanimously approved by the Board.

**McMahon LaRue Associates, Geoca Subdivision**

Concept Subdivision

Al LaRue, of McMahon LaRue Associates, P.C. and as agent for Eric Geoca, re-introduced the application. Eric Geoca, owner of 215 Mendon Road, was also in attendance.

Mr. LaRue stated that the revised plan includes the 80-foot right-of-way (ROW) and 4 new building lots south of the ROW, plus 1 existing home at 215 Mendon Road.

Chairman Limbeck asked the Board to address any questions with the applicant. Planning Board Member Hali Buckley asked the applicant why 4 new lots were chosen. Mr. Geoca stated that 4 new lots on the south side of the ROW provide village-style lot dimensions, of which are slightly larger than the common Village of Pittsford lot size. Mr. LaRue stated that all new lots are proposed south of the ROW to allow for buffering around the existing home.

Chairman Limbeck stated that this application was referred to the Design Review and Historic Preservation Board (DRHPB) for comment about the feasible number and size of lots, as this property falls within the Town's only historic district: the Mile Post/Stonetown Historic District. The DRHPB has mixed recommendations for the concept subdivision. Chairman Limbeck stated that the Planning Board has confirmed that the ROW will remain and is specifically looking for DRHPB comment regarding the number of lots, either 3 or 4 new building lots south of the ROW. The Planning Board is favoring 3 new lots.

Planning Board Member Paula Liebschutz asked Robert Koegel, the Town Attorney, to clarify the Planning Board and DRHPB roles within this subdivision process. Mr. Koegel stated that he will research the exact roles and relay to each respective board.

Chairman Limbeck stated that this is an open public hearing and requested public comment. Hearing none, Chairman Limbeck stated that this hearing will remain open.

**Wegmans Food Markets, 3195 Monroe Avenue**

Preliminary/Final Site Plan

Tyrese Bryant, of Wegmans Food Markets, introduced the application. He stated that the applicant is moving ahead with a 5-year plan to update all parking lot lighting across stores from metal halide to LED fixtures. The location, height, and type of poles will not be changing. Fixture heads are the only proposed change. The proposed fixtures are dark sky compliant and will be shielded from neighboring residential properties. The fixture heads are more energy efficient and will reduce safety and security concerns.

APPROVED MINUTES 061223

Chairman Limbeck asked if the applicant will be submitting a written response to the Development Review Committee (DRC) report. Mr. Bryant confirmed.

Planning Board Member Paul Alguire asked that any current light spillage be addressed upon replacement of fixture heads. Mr. Bryant acknowledged that DRC comments state that the Town's Code Enforcement Officer will address this matter if not corrected during construction.

Chairman Limbeck motioned to open the public hearing, seconded by Planning Board Member Paula Liebschutz, none opposed.

Chairman Limbeck read a public comment aloud from residents at 12 Leeward Lane, Lisa and Thomas Mckay.

No other comments were offered. Chairman Limbeck stated that this hearing will remain open.

**OTHER DISCUSSION:**

The minutes of May 22, 2023, 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.

Planning Board Chairman John Limbeck motioned to close the meeting at 6:59PM, seconded by Planning Board Member Hali Buckley, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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