

**TOWN OF PITTSFORD  
PLANNING BOARD  
JUNE 26, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on June 26, 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, Paula Liebschutz, Dave Jefferson, John Halldow

**ABSENT:** Paul Alguire, Kevin Morabito

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

**ATTENDANCE:** There were 11 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 6:31PM.

**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 stated that the Town and applicant have discussed trail grading concerns and expect to work out these details prior to the submission of a final subdivision application.

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

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

Chairman Limbeck read the Preliminary Subdivision resolution, 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. Lynne Geoca-Tempest and Eric Geoca, owners of 215 Mendon Road, were also in attendance. Mr. LaRue stated that the Board and applicant were awaiting Design Review and Historic Preservation Board (DRHPB) comments at the last Planning Board meeting. Doug DeRue, the Town's Director of Planning, Zoning, and Development, stated that a memo from Meghan Brooks, the Town's Building Department Assistant, on behalf of the DRHPB, was delivered to the Planning Board immediately prior to tonight's meeting. Chairman Limbeck asked Robert Koegel, Town Attorney, to clarify the correct procedure for this subdivision after his research, which was requested at the last Planning Board meeting. Mr. Koegel stated that

the Planning Board has referred this application to the DRHPB, but only as an advisory role. The DRHPB, as interpreted from Town Code by Mr. Koegel, is not required to issue a Certificate of Appropriateness for the subdivision of land within a historic district. The Planning Board will regulate the subdivision of land. Following its subdivision, the DRHPB will issue a Certificate of Appropriateness for each structure that is built because the lots fall within the Mile Post/Stonetown Historic District. The DRHPB will have control over home orientation, scale, color, and overall look. Mr. LaRue confirmed that he understood the process as Mr. Koegel described.

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

Chairman Limbeck stated that this application was referred to the Design Review and Historic Preservation Board for comment as this property falls within the Town's only historic district: the Mile Post/Stonetown Historic District. Chairman Limbeck read the DRHPB's memo aloud. Their comments included:

- The DRHPB supports no new development, of a road or any additional residential development, in order to retain the historic integrity of the district. It is the Town's only historic district and is a 19th century settlement area unduplicated in Pittsford. Unlike many historic sites, it is important that the actual terrain is to be preserved, not just one building. The intersection is the heart of this historic district, supplemented by the several buildings and cemetery. The meeting of several old roads is key.
- If new development is necessary, the DRHPB strongly recommends dividing the existing property into three total lots, one existing home and two new lots, with the setbacks of new lots orienting towards existing streets in such a way that would allow for the possibility of the Stone Road realignment should it be constructed.
- The DRHPB agrees that modern front setback standards are "out-of-character" for this historic district and recommends that historical context is taken into consideration when establishing the front setback.
- The DRHPB recognized that historic homes still need to function as homes and the key to a successful district is to be respectful of the historic nature of the district even as it changes.
- Regarding future homes, the DRHPB advises that modest homes, subservient in size to the existing homes and of appropriate style with detached garages, would be most likely to be successful in the Mile Post/Stonetown Historic District.

Chairman Limbeck stated that this is an open public hearing and requested public comment.

Chairman Limbeck stated that residents along Mendon Center Road submitted a petition in favor of the sewer extension and their interest in granting an easement to allow this. Residents featured in the petition included Andrew Moll, of 38 Mendon Center Road, Mary Ann Wukovitz, of 34 Mendon Center Road, and Lisa Dunn, of 44 Mendon Center Road.

Susan Houghton, of 26 Mendon Center Road, stated that she was not contacted by neighbors regarding the interest for a public sewer extension, though she is interested in granting an easement as well. Ms. Houghton stated that she understands the historic significance of this district and plans to recreate historic foliage in the area. She stated that she appreciated the DRHPB's comments for no new development or road and agrees that the proposed four new lots are too many. Mr. DeRue confirmed the Planning Board's interest to include the right-of-way (ROW) through this property has been validated through past planning and Town Board

decisions. The Town Board adopted this plan in the 1995 Comprehensive Plan and required a ROW to be preserved during the Stonetown Hamlet Subdivision in the late 1990s. The actual construction timeline of the Stone Road realignment remains unknown.

Peggy Brizee, of 81 South Main Street, and as President of Historic Pittsford, stated that she questioned the Town Board regarding this application and members were not familiar with the realignment plan. She also asked if SEQRA was addressed for the road realignment. Chairman Limbeck asked Mr. DeRue if the Stonetown Hamlet Subdivision falls within the Mile Post/Stonetown Historic District. Mr. DeRue confirmed and mentioned that this subdivision was approved after the creation of the district. Mr. DeRue informed Ms. Brizee and the Planning Board that this realignment was identified in the 1995 Comprehensive Plan, which was adopted by previous Town Board members. No current Town Board members were on the Town Board in 1995. SEQRA was addressed during the adoption of the 1995 Comprehensive Plan. Without realignment, any future expansion of the intersection would encroach on multiple historic places. Mr. DeRue stated the realignment plan would protect and preserve the historic places surrounding the existing intersection. Planning Board Member Hali Buckley asked Mr. DeRue if DRHPB comments were made then in protest of development. Mr. DeRue could not recall but did confirm that there were concerns about development of a subdivision within the historic district at the time.

Board Member Buckley asked the applicant to please submit a revised subdivision plat showing three new lots instead of the four lots as submitted. Chairman Limbeck seconded this request. Mr. Geoca voiced his frustration over the inclusion of a ROW through the property and stated his preference for two new lots without the ROW. Board Member Buckley stated that the Board will require a ROW for this subdivision. Planning Board Member Paula Liebschutz stated her preference to see three new lots. Mr. Geoca stated that he will consider this request.

Bonnie Salem, of 31 Rosewood Drive and a member of the DRHPB, requested that the Board please consider home orientation when subdividing. She suggested two new lots would allow one home to face Mendon Center Road and one to face Mendon Road.

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, re-introduced the application. He stated that the applicant submitted a written response to the Development Review Committee (DRC) report and a revised plan to correct minor misprints.

Chairman Limbeck questioned Mr. Bryant over DRC responses that appeared to object to light fixture shielding. Mr. Bryant stated that plans submitted showed now light spillage and fixtures are dark-sky compliant. Chairman Limbeck asked the applicant to revisit DRC report responses and please revise to include the option for the Town to require shielding. Mr. Bryant stated that the applicant does not want to include this note but will work with the Town to resolve any issues that may arise. Mr. DeRue stated that the note should be required to allow the Town to regulate lighting long after the application is resolved. Board Member Liebschutz agreed with Chairman Limbeck and asked Mr. Bryant to revisit DRC responses. Mr. Bryant agreed to submit written responses to the DRC report.

APPROVED Minutes 062623

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.

**OTHER DISCUSSION:**

The minutes of June 12, 2023, 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 7:24PM, seconded by Planning Board Vice Chairman John Halldow, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

---

April Zurowski  
Planning Assistant

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