

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 28, 2023**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, August 28, 2023, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

The Board will hold an agenda review session in the Second-Floor Meeting Room at 6:00PM.

PENDING DECISION

BME Associates, Coventry Ridge Subdivision Section 4
Final Subdivision

OTHER BUSINESS

Approval of Minutes

TABLED TOPIC

McMahon LaRue Associates, Geoca Subdivision
Concept Subdivision

The next scheduled meeting is for Monday, September 11, 2023.

**TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 28, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on August 28, 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: Hali Buckley, Paul Alguire, John Limbeck, Kevin Morabito

ABSENT: Paula Liebschutz, Dave Jefferson, John Halldow

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; Robert Koegel, Town Attorney; Evan Harkin, Student Member; Kate Munzinger, Town Board Liaison

ATTENDANCE: There were 2 members of the public present.

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

DECISION PENDING:

BME Associates, Coventry Ridge Subdivision – Section 4
Final Subdivision

Fred Shelley, of BME Associates, introduced the application. Mr. Shelley stated that the applicant received Preliminary Subdivision approval on June 26, 2023 and is returning for Final Subdivision approval. This request is for a 14-lot subdivision section part of the overall Coventry Ridge Subdivision.

Chairman Limbeck stated that this application is not subject to a public hearing. He asked the Board to address any questions with the applicant. Hearing none, Chairman Limbeck read the Final Subdivision resolution, which was unanimously approved.

OTHER DISCUSSION:

The minutes of August 14, 2023, were approved following a motion by Chairman Limbeck, seconded by Board Member Paul Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:35PM, seconded by Board Member Buckley, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

Doug DeRue
Director of Planning, Zoning, and Development

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

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Coventry Ridge Development Corp.
Coventry Ridge Subdivision – Section 4
Final Subdivision
Tax Parcel #177.04-1-15.111**

WHEREAS BME Associates, as agent for Clover Street Development Corp., has made application for Final Subdivision approval with application materials received on August 10, 2023, for a 14-lot subdivision section, as part of the Coventry Ridge Subdivision, on 21.33 +/- acres including 12.2 +/- acres of park district and open space lands; and

WHEREAS, the Town Board, as part of an Incentive Zoning application for this subdivision, issued a negative declaration pursuant to SEQRA on June 2, 1998; and

WHEREAS, the Planning Board, as part of the Concept Subdivision application for this subdivision, issued a negative declaration pursuant to SEQRA on February 8, 1999; and

WHEREAS, Preliminary Subdivision approval was granted on June 26, 2023, and the Final Subdivision plans are consistent with the approved Preliminary Subdivision plans; and

NOW, THEREFORE, upon consideration by the Planning Board of all written and oral submissions and testimony by the applicant and appropriate agencies, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Final Subdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This application is substantially consistent with the revised Concept Subdivision approval granted on July 22, 2013, and the Preliminary Subdivision approval granted June 26, 2023. The conditions placed on the concept application that fall outside of this approval remain in effect.
2. The Planning Board's Concept Subdivision decision dated February 8, 1999, and Revised Concept Subdivision decision dated February 2, 2001, approved the 112-lot concept subdivision on 140 +/- acre site including 65.2 +/- acres of open space. The subdivision was approved as part of an Incentive Zoning subdivision application approved by the Town Board on June 2, 1998. The property is zoned Incentive Zoning (IZ).
3. This section, to be referred to as "Section 4," originally included 15 lots. One lot is now being transferred to a future section within the Coventry Ridge Subdivision, referred to as "Section 3." Therefore, Section 4 will now include 14 single-family residential lots, a dedicated street to be named "Bellingham Creek" from the internal subdivision street, "Coventry Ridge," 12.2 +/- acres of open space, to include park district lands, and a dedicated trail all within the 21.33 +/- acre parcel.
4. This project occurs within 500 feet of land in agricultural production in Monroe County's Eastern Agricultural District. An Agricultural Data Statement was completed on December 11, 2012, for this project as required in Section 283-a of Town Law and Article 25AA of the New York State Agriculture and Markets Law.

5. Representatives from BME Associates, Coventry Ridge Development Corp., Town Staff, and members of the Planning Board attended a site walk on March 21, 2023, to examine existing grading, cul-de-sac location, erosion and sediment control practices, and wetlands on site.
6. The Town reviewed and approved drainage calculations and stormwater management design for Sections 2, 3, and 4 of the Coventry Ridge Subdivision. The proposed site development has been prepared consistent with the approved drainage analysis to include drainage area and proposed surface coverage; therefore, updated calculations are not required.
7. Under the current General Permit (GP-0-20-001), a site with coverage under a previous permit is permitted to discharge stormwater in accordance with said previous permit requirements and post-construction technical/design components may be continued in use, provided the design was in accordance with the requirements at the time of initial authorization. Coventry Ridge Subdivision is covered under a previous General Permit, GP-0-15-002.
8. An updated wetland delineation was completed on March 23, 2023, for the federal wetland located on the southern side of the site, which revealed no significant changes have occurred since the previous delineation conducted on December 19, 2011.

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the Town's DRC report dated March 10, 2023, and the applicant's written response received March 24, 2023, as well as the conditions of Preliminary Subdivision approval dated June 26, 2023, unless specified otherwise herein.
2. Subject to resolution to or compliance with final subdivision plan engineering review comments.
3. Open space lands proposed to be dedicated to the Town of Pittsford will be subject to Town Board approval.
4. A project SWPPP shall be prepared for Coventry Ridge Section 4 as an addendum to the overall Coventry Ridge Subdivision SWPPP and shall reference the existing stormwater management facilities, sediment and erosion control practices, and post-construction practices proposed by this section.
5. The Town of Pittsford Sewer Department should be contacted for applicable sanitary sewer entrance and connection fees for the 14 lots. Entrance fees are generally collected at the time of Sewer Department final plan signature.
6. The following documentation is required prior to Planning Board signature (formats will be provided):
 - Executed easements
 - Executed multiple affidavit
 - Executed offer of highway dedication with deed, EA-5217, and TP-584 prepared for the ROW
 - Executed offer of land dedication with deed, EA-5217, and TP-584 prepared for Rural Conservation parcels
 - Three applications for Approval of Plat
 - RGE available service letter
7. Vegetation clearing limits shall be staked/flagged and discussed on site with Town staff prior to any clearing.
8. All new homes are subject to review and approval by the Design Review and Historic Preservation Board.

9. Building permits are required from the Town of Pittsford Building Department prior to any construction of structures on the site.
10. The Town's standard recreation fund fee is applicable for each new home. This fee is currently \$1,000.00 and is collected upon the issuance of a building permit.
11. Outstanding engineering review fees must be paid prior to Planning Board signature.
12. Final plans must include a written explanation of how the conditions of the Final Subdivision approval have been addressed.

The within Resolution was motioned by Planning Board Member Hali Buckley, seconded by Planning Board Member Kevin Morabito, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Absent
Paula Liebschutz	Absent
Hali Buckley	Aye
Kevin Morabito	Aye
John Halldow	Absent
John Limbeck	Aye

Adopted by the Planning Board on: August 28, 2023.

April Zurowski
Planning Assistant