

**TOWN OF PITTSFORD
PLANNING BOARD
JANUARY 22, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on January 22, 2024 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, Dave Jefferson, Paul Alguire, John Halldow, Hali Buckley, Paula Liebschutz, Kevin Morabito

ABSENT: None

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

ATTENDANCE: There were 52 members of the public present.

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

CONTINUED PUBLIC HEARINGS:

Victorian Estates Resubdivision (3096/3092 Clover Street)
Preliminary/Final Subdivision

The applicant was not in attendance. Chairman Limbeck tabled this application to the next meeting.

Bergmann Associates, Oak Hill Country Club (145 Kilbourn Road) Clubhouse Additions
Preliminary/Final Site Plan and Special Use Permit

Brian Burri, of Bergmann Associates, and Erik Reynolds, of SWBR, introduced the application. Mr. Burri stated that the proposed future terrace expansion has been incorporated into this project.

Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Buckley, none opposed.

Chairman Limbeck read the SEQRA and Preliminary/Final Site Plan and Special Use Permit resolutions, both unanimously approved by the Board.

REFERRED FOR ADVISORY COMMENTS:

Pittsford Oaks Apartments Project
Town Board Rezoning Application (PUD)

This Town Board application involves re-zoning of Parcel 8 and 12 of the Tobey Planned Unit Development (PUD). The Town Board has referred this application to the Planning Board for advisory comments. Town staff has presented the Planning Board with a draft memorandum

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that was crafted after Board Members submitted comments. The Board discussed edits of the memorandum and vocalized its opinions on the project.

Danny Daniele, of Daniele Family Companies, Jerry Goldman, of Woods Oviatt Gilman LLP, and Jim Ritzenthaler, of Passero Associates, were in attendance on behalf of the application.

Chairman Limbeck asked Board Members to comment on the proposed change of use from senior housing to market-rate apartments. Board Members Alguire, Morabito, Liebschutz, Jefferson, and Chairman Limbeck supported the change of use. Board Member Buckley supported the change of use but requested a section of the units be preserved for senior housing only.

Chairman Limbeck asked Board Members to comment on the proposed parking ratio of 1.37 spaces per unit. Board Member Jefferson stated his preference for 2 spaces per unit. Board Member Morabito favored a ratio closer to 1.5 spaces per unit. Board Member Buckley asked if Members felt comfortable with overflow parking at Pittsford Federal Credit Union and Ryan Properties. Board Member Alguire did not favor the idea and suggested that ownership may change in the future and eliminate the accessibility to overflow parking. Board Members Liebschutz and Halldow favored a parking ratio between 1.7 and 2 spaces per unit. Board Member Alguire preferred a ratio between 1.5 and 2, 2 spaces per unit being preferable.

Chairman Limbeck asked Board Members to comment on the proposed unit count of 191 units. Chairman Limbeck stated that over 60% of the units are studio or one-bedroom apartments. He preferred less units with more unit types, such as two or three-bedroom apartments. Board Member Morabito preferred less than 191 units but was unsure of an appropriate number. He appreciated that the building had approximately the same footprint as the previously approved senior living project. Board Member Buckley asked Town staff to explain why 150 units was mentioned in the draft memorandum. Mr. DeRue stated that if a parking ratio of 1.75 spaces per unit were used, it would yield about 150 units. Based on individual Board Member comments, an appropriate parking ratio would equate to about 1.75 spaces per unit. Board Member Buckley understood and supported 1.75 spaces per unit with 150 units.

Chairman Limbeck stated that the Board recognizes that the project will create additional traffic, as any project would, but that traffic congestion will not be unreasonable. Board Member Liebschutz stated that although the two main intersections are signaled, the Sinclair Drive and Clover Street intersection is not. She stated concern that Pittsford Oaks residents may use Sinclair Drive, a private drive to Cloverwood Senior Living, as a cut-through to Clover Street.

Mr. DeRue asked the Board to comment on unit types, as Chairman Limbeck mentioned earlier. Board Member Morabito deferred to the applicants' preference. Mr. DeRue stated that if unit count was standardized, but bedroom count increased, a preferred parking ratio may be ineffective. Board Member Buckley preferred square footage of the building to stay the same but was unsure of appropriate unit types. Chairman Limbeck stated that building footprint should not increase, and that his earlier comment may have been difficult to loop into unit count. Mr. DeRue stated that the Design Review and Historic Preservation Board has concerns about square footage and number of stories included at Pittsford Oaks.

The Board made edits to the draft memorandum. Chairman Limbeck motioned to approve the draft memorandum, as edited, and present the memorandum to the Town Board, seconded by Board Member Jefferson. Ms. Zurowski took a roll call vote, all ayes, none opposed. A copy of the approved memorandum is attached hereto as part of the official minutes.

OTHER DISCUSSION:

The minutes of January 8, 2024, were approved following a motion by Board Member Alguire, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

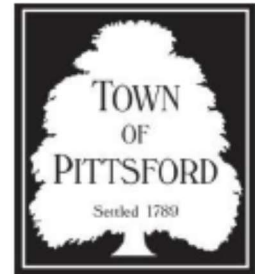
Chairman Limbeck motioned to close the meeting at 7:19PM, seconded by Board Member Morabito, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

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

MEMORANDUM



To: Town Board

CC: Doug DeRue, April Zurowski, Robert Koegel

From: Planning Board

Date: January 22, 2024

Regarding: Pittsford Oaks Re-Zoning Application – Advisory Report

As you know, the Town Board has received an application to rezone Parcels 8 and 12 of the Tobey Planned Unit Development (PUD) at the intersection of Clover Street and West Jefferson Road to allow the construction of up to 191 units of market rate residential apartments. Currently, the parcels are zoned to allow the construction of up to 115 units of senior housing (although the previously-approved, unbuilt project for the parcels was for 106 units of senior housing).

Under Town Code § 185-75(B)(1), whenever any planned unit development is proposed, the Town Board must submit the application to the Planning Board for its "input" through a non-binding advisory report. The Planning Board has received the application, as well as additional plans, reports, and commentary from the applicant, the Planning staff, and the public, and has considered this material at a public workshop as part of its regularly-scheduled meetings on December 11, 2023 and January 8, 2024, consistent with Town Code provisions. This memorandum, which is a distillation of comments from individual Planning Board members, constitutes the Planning Board's advisory report on the subject application.

On the subject of change of use from senior to market rate housing.

The Planning Board does not object to the change in use from senior to market rate housing. The Planning Board recognizes that the use of this property as senior housing would foster an explicit goal of the most recent update of the Town Comprehensive Plan and should generate, on a unit by unit basis, less traffic congestion than market rate housing. Should market rate housing be allowed, there may be ways to incorporate the benefits of senior housing. For example, a certain number or percentage of units could be designated for seniors only. Alternatively, the target group of tenants could be empty nesters and 50 plus year olds to address concerns of having peripatetic college students as tenants.

On the subject of sufficient parking for the project.

The applicant proposes to provide 282 parking spaces (mostly underground below the apartment building) for the proposed 191 residential units, for a parking ratio of 1.48 spaces per unit. However, 21 of those proposed spaces are on the surface in the Town's right of way along Tobey Village Road and will not be allowed. Moreover, the Planning Board is not in favor of

providing additional surface parking spaces on the verdant land of Parcel 12, adjacent to the Town-designated landmark at 2867 Clover Street. Thus, the actual parking ratio for the proposed project appears to be 1.37 spaces per unit.

There is some dispute over the proper parking ratio for the proposed project. The applicant points to industry standards and certain projects within and without the region to establish a parking ratio roughly between 1.2 and 1.5 spaces per unit as adequate for a multi-family residential project. The Planning Department looks to the actual parking ratios in the nearby Dunnwood Green apartment complex on West Jefferson Road just over the Henrietta border (2.3 spaces per unit) and recently built Kilbourn Place apartments on East Avenue (2 spaces per unit), as well as the parking requirements in nearby towns (running between 1.75 spaces and 2.5 spaces, with 2 spaces predominating), to propose a parking ratio of at least 2 spaces per unit.

The Planning Board concludes that a parking ratio for this project between 1.5 and 2 spaces per unit should be a prudent target. Assuming the current site plan has 261 viable space (282 proposed spaces, minus 21 spaces not allowed) and a parking ratio of 2 spaces per unit, the project could be limited to 130 units.

On the subject of number of allowed units.

The consensus of the Planning Board is that the proposed unit count of 191 units is too high. Furthermore, creating more parking spaces to accommodate 191 units based on a parking ratio of 2 spaces per unit is not recommended. The allowable number of units should be somewhere between 120 and 170 units, with the optimum number between 130 and 150 units. It is noted that if 261 parking spaces were provided at a parking ratio of 1.75 spaces per unit, the project would yield about 150 units.

On the subject of traffic congestion.

The Planning Board recognizes that any new development of this property will generate additional traffic impacts over the existing conditions, but this project should not cause unreasonable additional traffic impacts. Nevertheless, some nearby residents will notice additional traffic congestion with this project and may find it more difficult to enter and exit their residential subdivisions.