

**TOWN OF PITTSFORD
PLANNING BOARD
FEBRUARY 12, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on February 12, 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: Kevin Morabito, Hali Buckley, Dave Jefferson, John Halldow, Paul Alguire, Paula Liebschutz

ABSENT: John Limbeck

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

ATTENDANCE: There were 16 members of the public present.

Planning Board Member Morabito made a motion to call the meeting to order, seconded by Board Member Alguire. Following a unanimous voice vote, the meeting opened at 6:30PM.

CONTINUED HEARINGS:

McMahon LaRue Associates, Geoca Subdivision
Concept Subdivision

Jon Tantillo, of Knauf Shaw LLC, reintroduced the application. Eric Geoca and Lynne Tempest-Geoca, owners of 215 Mendon Road and applicants for the Geoca Subdivision, and Al LaRue, of McMahon LaRue Associates, were also in attendance. Mr. Tantillo stated that this application was originally proposed for two new lots and one existing lot, but per the Town's 1995 Comprehensive Plan, the applicant has revised the plan and reserved a right-of-way (ROW) for the possible relocation of Stone Road. The applicant is requesting that the Planning Board grant the applicant an additional building lot, as Town Code Section 185-19 allows the Board to determine the total number of allowable lots if a new public or private road is created. In this case, the applicant will not build a new road, but will preserve the area for a new road, should New York State require the future realignment of Stone Road. The applicant originally submitted for Concept Subdivision approval in 2023 but has since submitted more detailed plans and is requesting Preliminary/Final approval.

Vice Chairman Halldow stated that the Board has varying opinions regarding the number of lots appropriate for this site.

Mr. Geoca stated that the original application for two new lots and one existing lot met the Town's Residential Neighborhood Zoning Code. He has since preserved the ROW, per the Board's request. He is aware of a neighborhood petition submitted to the Planning Board for accessibility to sanitary sewers and would be interested in extending the sewer main if an extra lot were to be permitted. He asked for direction from the Planning Board on which plan would be most desirable.

Mr. LaRue stated that the sanitary sewer can be extended from two directions. One way would serve only the new subdivision and the other would serve the new subdivision and neighbors to

the south. Extension of the sanitary sewer from the south would require more sanitary main and would likely be more costly. He stated that the revised site plans also include proposed 40-foot front setbacks along the preserved ROW.

Board Member Buckley asked if the front setbacks along the ROW were to be reduced further, would the developer move homes further north. Mr. LaRue stated that reduced setbacks could be helpful, but if the road were to be built in the future, the homes may be too close to Stone Road. Mr. Tantillo stated that the orientation of the homes shown on the plans are drawn to reflect current conditions. He stated that the New York State Department of Transportation (NYSDOT) has shown no interest in realigning Stone Road at this time.

Vice Chairman Halldow stated the Board understands this property is part of the Town's one and only historic district, but subdivision is still permitted. The Planning Board will take the number of lots, setbacks, accessibility to sanitary sewer, along with other factors, into consideration before deciding. The Design Review and Historic Preservation Board will grant Certificates of Appropriateness for these homes after subdivision is approved.

Board Member Morabito shared that he was in favor of three new lots and one existing lot with extension of the sanitary sewer from the south.

Mr. Tantillo asked the Board when the Concept Subdivision will be resolved. Board Member Buckley stated that the Board will not vote tonight, as the applicant has not appeared in front of the Board in several months.

Vice Chairman Halldow stated that there is an open public hearing on this matter and invited public comment.

Margaret Caraberis, of 81 South Main Street, and as President of Historic Pittsford, shared her comments. She stated that the Mile Post/Stonetown Historic District is eligible to be listed on the National Register of Historic Places. She stated that Historic Pittsford will be contacting the State Historic Preservation Office (SHPO) for comment on this application. She also addressed items within the applicant's Short Environmental Assessment Form (SEAF) that may need correction, specifically considering that this project is in a rural area, not suburban. She advised the Town to develop an Environmental Impact Statement (EIS) regarding the possible realignment of Stone Road.

Robert Corby, of 70 Washington Avenue, shared his comments. During his time as Village Mayor, Mr. Corby stated that he focused on keeping Pittsford walkable. He expressed concern that if Stone Road were to ever be realigned, it would create a Jefferson Road-type roadway through the historic district. He was not opposed to three new homes but would prefer the ROW to be eliminated and orient the homes toward Mendon Road and Mendon Center Road.

Mr. DeRue stated that the realignment of Stone Road would not create a roadway as large as Jefferson Road. The purpose of the possible realignment would be to take traffic pressure off of the existing intersection. Should NYSDOT need to widen the intersection, the Town would be able to show the space saved for realignment instead. Widening the existing intersection would move the roadway closer to key historic properties within the historic district. This ROW would create an outlet, instead of expanding the road. The ROW, as proposed, would allow a three-lane road plus room for sidewalks.

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Vice Chairman Halldow asked if the Planning Board can object to the road. Mr. DeRue stated that the Planning Board should account for and support past planning decisions made by the Town Board.

Harry Lusk, of 14 Mendon Center Road, stated that he has lived in his home for many years and cars have backed up at this intersection since he was a child. He stated that the realignment of the road would not increase traffic or make traffic disappear, it would simply re-route the existing traffic. He stated that subdivision of this property should be carefully reviewed and expressed his interest in positive development of this property. He preferred two new homes and the existing home.

Bonnie Salem, of 31 Rosewood Drive, shared her comments. She stated that this property should be considered rural, not suburban. She believes septic systems should suffice and is in favor of two new homes, not three. She directed the Board to an area on the site plans that proposed brush removal along Mendon Center Road and asked the Board to consider saving the existing brush for buffering.

Susan Houghton, of 26 Mendon Center Road, shared her comments. She asked the Board to review the proposed wet wells just north of her property, as she is currently experiencing drainage issues and is concerned wet wells may increase water directed to her property. She believes 0.6 acres per lot is not large enough for this area. She preferred no subdivision at this property.

Board Member Morabito asked if this property should be determined rural or suburban. Mr. DeRue stated that this property faces a rural area on one side and a subdivision on the other. He stated that the term "rural" is typically used for land south of the Thruway. The Town will review and correct the SEAF as necessary.

Board Member Buckley thanked the applicant for preserving an area for the ROW, as requested by the Planning Board. She understood the opposition for the construction of the road but reminded the public that preservation of this ROW does not mean the road will be built anytime soon, if ever.

Board Member Alguire stated he is in favor of three new lots with the one existing home.

Vice Chairman Halldow stated he is in favor of two new lots with the one existing home.

Board Member Morabito asked if the Town has a preference: sewer or septic. Mr. DeRue stated that the Town Code for subdivision requires sanitary sewer to be extended to the subdivision, or if too costly, septic systems be accompanied by a dry sewer.

Mr. Tantillo asked the Board to provide direction as to whether three new lots with a sanitary sewer or two new lots without a sanitary sewer is preferred.

Ms. Salem asked the Board to consider other factors, not just the sanitary sewer extension.

Vice Chairman Halldow stated that the public hearing will remain open at this time.

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

Rama Gupta, owner of 3096 and 3092 Clover Street, introduced the application. She is requesting a resubdivision of her two properties in anticipation for her daughter, Brea Gupta, to build a home on the vacant lot of 3092 Clover Street. She stated that septic system and sanitary sewer extension estimates have been submitted for Planning Board review. The sanitary sewer must be brought from the east because the property owner to the north was not willing to grant an easement. She stated that the Design Review and Historic Preservation Board reviewed and approved the proposed house plans.

Mr. DeRue and Ms. Rama Gupta discussed the sewer estimates submitted. Mr. DeRue stated that the Town Engineer will review the proposed costs and work out any questions that may arise with the applicant's engineer at Costich.

Board Member Alguire asked about the health of Ms. Rama Gupta's septic system. He suggested that if the septic tank were to be in poor health, the applicant should consider the cost benefit of extending a sewer to two homes versus replacing a septic system and installing a new one. Ms. Rama Gupta stated that her septic system is not ready to be replaced at this time.

Vice Chairman Halldow stated that there is an open public hearing on this matter and invited public comment.

John Antetomaso, of 8 Watersong Trail, Penfield, stated that the sewer installation may be challenging due to Allens Creek being a regulated water body.

Vice Chairman Halldow stated that the public hearing will remain open at this time.

OTHER DISCUSSION:

The minutes of January 22, 2024, were approved following a motion by Board Member Liebschutz, seconded by Board Member Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Morabito motioned to close the meeting at 7:26PM, seconded by Board Member Buckley, 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