

**TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 26, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on August 26, 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, Kevin Morabito, Hali Buckley, Paul Alguire, Paula Liebschutz

ABSENT: John Halldow, Dave Jefferson

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; April Zurowski, Planning Assistant; Evan Harkin, Student Member; Robert Koegel, Town Attorney

ATTENDANCE: There were 5 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Buckley. Following a unanimous voice vote, the meeting opened at 6:30PM, none opposed.

PENDING DECISION:

BME Associates, Coventry Ridge Section 3
Preliminary Subdivision

Fred Shelley, of BME Associates, and Jim Connaughton, of Clover Street Development Corp., introduced the application.

Mr. Shelley stated that revised plans were submitted on August 5, 2024, which followed Town staff and Planning Board comments.

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

Chairman Limbeck read the Preliminary Subdivision resolution, which was unanimously approved by the Board.

CONTINUED HEARING:

Passero Associates, Pittsford Oaks Apartments
Preliminary/Final Subdivision and Preliminary Site Plan

Jerry Goldman, of Woods Oviatt Gilman, LLP; Danny Daniele, of 2851 Clover, LLC; Andrew Burns, of Passero Associates; and Hans Lindenhovius, of Christa Construction, introduced the application.

This application is returning from the August 12, 2024, Planning Board meeting. Mr. Burns stated that the applicant received comments from the Town based on responses to the Development Review Committee (DRC) Report and has submitted revised plans and supplemental materials earlier this afternoon. Town staff will work to review the responses and revised plans. Questions and comments are being worked out with the applicant.

A meeting with the Fire Marshal for NYS Fire Code review occurred last week and the applicant issues were resolved, and the Planning Board can continue review.

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Mr. Burns stated that an updated No Impact Letter from the New York State Historic Preservation Office (SHPO) was received after revised plans were submitted.

The applicant has received responses from Zach Stark, from New York State Department of Transportation (NYSDOT) Region 4, on the Traffic Impact Report. NYSDOT has requested further information from the applicant to support suggestions made in the concluding remarks of the report. Recommendations to NYSDOT have been made including reducing speeds on Clover Street and W Jefferson Road to 40 MPH, improve signal timing at Tobey Village Road and Clover Street, Tobey Village Road and W Jefferson Road, and Clover Street and W Jefferson Road, and consider a flashing yellow left turn arrow at W Jefferson Road and Clover Street. A response to this letter has been submitted to NYSDOT and the Town has been copied.

Mr. Burns stated that two site walks occurred last week, and a balloon flight test is planned for September 4, 2024.

Mr. Goldman stated the applicant would like to begin demolition of the existing Barn Bazaar buildings.

Chairman Limbeck stated his frustration when he saw the demolition that the applicant had started after the applicant contested that no demolition had started at the last meeting. Chairman Limbeck stated that if the building was constructed prior to January 1, 1974, an asbestos report is required. The Town did not receive this. Mr. Danny Daniele stated that all buildings were abated and that he did not know the Town needed the asbestos report. Chairman Limbeck stated that a developer of his experience should know better.

Board Member Liebschutz stated that the Board will need time to review the new materials. She did review the letter from NYSDOT, in which Mr. Stark asked for additional information. Mr. Burns stated that the applicant has responded to the letter from NYSDOT. The applicant feels the requests made by NYSDOT do not fall within their scope. Board Member Buckley thanked the applicant for making suggestions to NYSDOT. She asked if the requested information could be provided to them so that the Board can ensure it is doing its due diligence. Mr. Danny Daniele stated that an expanded traffic study would be too time consuming and too costly for the developer to take on. Board Member Buckley suggested that this study could be continued as the approval process moves forward. Board Member Liebschutz agreed. Mr. Danny Daniele stated that he was only asked to provide a study, not substantiate it.

Chairman Limbeck asked the applicant if changes were made to the fire apparatus access, as needed per the Fire Marshal. Mr. Burns stated that there are now three optional fire routes, where code only requires one.

Chairman Limbeck asked about the proposed dumpster enclosures. Mr. Burns stated that there is one enclosure for the recycling and a separate trash compactor. Board Member Alguire asked if garbage trucks will need to back out into the street. Mr. Burns confirmed.

Chairman Limbeck asked about the proposed underground parking, expressing concern for dead-end aisles. Board Member Alguire was not in favor of dead-end aisles. Mr. Danny Daniele understood the concern and stated that the developer will be assigning spots. Ms. Zurowski asked how spots will be assigned. Mr. Danny Daniele stated that there are 175 units and 198 underground spaces, so each unit will get one space with the option to pay for additional spaces. Chairman Limbeck asked if there will be handicap spaces underground. Mr. Danny Daniele stated that there will not be. Mr. DeRue asked if there will be floor drains throughout the underground parking. Mr. Danny Daniele confirmed.

Board Member Liebschutz asked about EV charging stations. Mr. Danny Daniele stated that there are none currently proposed. Board Member Liebschutz stated that she would like to see EV charging stations outside. Board Member Buckley agreed. Mr. Burns stated that the DRC Report questioned conduit in a public right-of-

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way, so no EV charging stations were proposed. Mr. DeRue stated that the comment in the report was a question, not a denial of conduit in the Town's right-of-way. He will look into the legality of this.

Chairman Limbeck stated that the DRC comments should be resolved and narrowed down to a manageable number before a Preliminary Site Plan resolution will be drafted.

Chairman Limbeck stated that there is an open public hearing on this matter and invited members of the public to speak. Hearing none, Chairman Limbeck stated that this hearing will remain open at this time.

OTHER DISCUSSION:

The minutes of August 12, 2024, were approved following a motion by Board Chairman Limbeck, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:07PM, seconded by Board Member Liebschutz, 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

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Coventry Ridge Development Corp.
Coventry Ridge Subdivision – Section 3
Preliminary Subdivision
Tax Parcel #177.04-03-5-47**

WHEREAS BME Associates, as agent for Clover Street Development Corp., has made application for Preliminary Subdivision approval with application materials received on April 23, 2024, and amended materials received August 5, 2024, for a 16-lot subdivision section with a dedicated road as part of the Coventry Ridge Subdivision, on 10.52 +/- acres; 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 a public hearing was duly advertised and held on May 13, 2024 and continued through August 26, 2024, at which time it was closed, and public comment was incorporated into the public record; and

WHEREAS, a Development Review Committee (DRC) report was prepared on May 10, 2024, and a response from the applicant received June 7, 2024, and amended August 5, 2024; and

NOW, THEREFORE, upon consideration by the Planning Board of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, 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 Preliminary 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. 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 3," originally included 15 lots. One lot has been transferred from Section 4 to Section 3, giving this section a total of 16 lots.
4. Section 3 will include a dedicated road to be named "Cherry Hills Drive" which will connect to Coventry Ridge in two locations.

5. 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.
6. Representatives from BME Associates, Coventry Ridge Development Corp., Town Staff, and members of the Planning Board attended a site walk on May 31, 2024 to examine existing grading, erosion, and sediment control practices, and proposed trail locations on site.
7. Following the aforesaid site walk, the conceptually approved maintenance access from the end of Rockdale Meadows to the west side of SWMF D has been changed to a maintenance accessway from Isaac Gordon Park. It will be adjusted in the field to minimize clearing.
8. 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 is consistent with the approved drainage analysis to include drainage area and proposed surface coverage; therefore, updated calculations are not required.
9. 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-0-20-001.
10. An updated wetland delineation was completed on March 25, 2024, 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.
11. The overall concept plans for Coventry Ridge as well as plans for Section 1 of Coventry Ridge include a trail behind the lots of section 1-B connecting Coventry Ridge and the Autumn Woods subdivision. This trail is an important connection between neighborhoods and Isaac Gordon Park that must be established.

CONDITIONS OF APPROVAL

1. Subject to resolution of or compliance with the Town's DRC report dated May 13, 2024, and the applicant's written responses received June 7, 2024, and revised August 5, 2024, unless specified otherwise herein.
2. Include a note on the trail detail: "4 inches of rough millings installed as a base and topped with 2 inches of fine millings." The Town has free rough millings available for use. Trails in wooded areas will be field located and not require 6-inch boxing to preserve tree roots.
3. The maintenance accessway from Coventry Ridge to the existing SWMF D will also function as a Town trail that will connect the subdivision to Isaac Gordon Park. Details associated with the crossing of the spillway will require further discussion.
4. The absent trail on the north side of Section 1-B will be investigated and resolved as part of the final application process for Section 3.
5. ROW monuments for Cherry Hills Drive will be reviewed as part of the Final Subdivision review, specifically at the intersections to Coventry Ridge.

6. The sanitary sewer design adjustments outlined in the amended DRC response dated August 2, 2024, are under review. Coordinated review and acceptance of the proposed design revisions must be reached prior to submission of the Final Subdivision application.
7. Please adjust the proposed sanitary lateral connection for lot 98 to make the connection perpendicular to the existing sewer main.
8. Review the proposed sanitary lateral connections for lots 97, 94, and 106. It appears the laterals do not extend to the sewer main or may extend past the sewer main.
9. A project SWPPP shall be prepared for Coventry Ridge Section 3 as an addendum to the overall Coventry Ridge Subdivision SWPPP. This will need to reference the existing stormwater management facilities, sediment and erosion control practices, and post-construction practices as well as any changes that have been incorporated into Section 3.
10. The spillway elevation for SWMF D appears to have some inconsistent references and will receive further review.
11. Grading for lot 101 will receive further review with the Final Subdivision application to ensure that if the storm sewer system in the rear yard becomes blocked, water will not reach the rear wall of the home.
12. Per DRC comment #57, please add a note for lot 101 to plans: "Monitor drainage from Section 2 and provide additional erosion control if necessary."
13. On the Gutter Inlet Structure and Gutter Inlet Pipe tables, please review the proposed outlet invert for structure DA-2.1R, as it is higher than the proposed inlet elevation. On the Gutter Inlet Pipe table and profiles, please review the inlet elevation of 653.58 for MH DA-2.1. This elevation will change after the above changes are made to DA-2.1R.
14. The landscaping plan from Section 2 includes plantings to the rear of the lots on Cherry Hills Drive should be included in Section 3 plans. As we understand, the plantings have not yet been installed.
15. Earthwork calculations will receive further review as part of the Final Subdivision application process.
16. The Town of Pittsford Sewer Department should be contacted for applicable sanitary sewer entrance and connection fees for the 16 lots. Entrance fees are collected at the time of Sewer Department Final Subdivision plan signature.
17. Vegetation clearing limits shall be staked/flagged and discussed with Town staff prior to any clearing.
18. All new homes are subject to review and approval by the Design Review and Historic Preservation Board.
19. Building permits are required from the Town of Pittsford Building Department prior to any construction of structures on the site.
20. 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.
21. Final Subdivision application must include a written explanation of how the conditions of the Preliminary Subdivision approval have been addressed.

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

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

Adopted by the Planning Board on August 26, 2024.

April Zurowski
Planning Assistant