

**TOWN OF PITTSFORD  
PLANNING BOARD  
JANUARY 27, 2025**

Minutes of the Town of Pittsford Planning Board meeting held on January 27, 2025, 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, Paul Alguire, John Halldow, John Limbeck

**ABSENT:** Paula Liebschutz, Hali Buckley, Dave Jefferson

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

**ATTENDANCE:** There were 3 members of the public present.

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

**CONTINUED HEARING:**

**Thornton Engineering LLP, Warfle Subdivision**  
Preliminary/Final Subdivision

Glenn Thornton, of Thornton Engineering LLP, re-introduced the application. Steve Warfle and Suzanne Wolf, owners of 74 East Park Road, were also in attendance. Mr. Thornton stated that the applicant has responded to the DRC report and submitted revised plans. The only comment that will need to be worked out is the sidewalk/trail pedestrian access easement along both parcels. Mr. Thornton stated that the applicant is opposed to the pedestrian access easement.

Ms. Wolf stated that when purchasing the property, she and Mr. Warfle contacted the Planning Department about subdivision of the property. Town staff provided research done for the NYS Canal Authority easement over a majority of the property. After finding out the easement did not stop subdivision and construction of a new home, the two purchased the property. Ms. Wolf stated that the Planning Department did not suggest a trail connection at the time. There is an existing herd path at the end of the road connecting to the canal path already, so she was unsure why an easement is now requested. She also stated that a majority of residents, both in the neighborhood and not, use the Town Sewer Department parking lot to park and travel the canal path, though sometimes people park at the end of East Park Road and use the herd path. Mr. Warfle agreed. He stated that he enjoys living near the canal path and has even cleared his property to the path. He stated that mostly immediate neighbors use the herd path.

Board Member Morabito asked why the easement cannot be moved further north. Mr. DeRue stated that if moved, it would encroach onto the neighbor's property, and no subdivision is proposed there. He assured the Board that the trail would not be constructed anytime soon per the Commissioner of Public Works and the Parks Department. The Town would need to obtain approval from NYS Canal Authority to cross their lands and would need to arrange for funds to construct the trail, both requiring time. Mr. DeRue stated that no parking is or would be permitted at the end of the road.

Chairman Limbeck stated that when creating a large subdivision, trails are built from the beginning and become a part of the subdivision itself. He believed this request was different. Board Member Morabito agreed.

APPROVED MINUTES 012725

Vice Chairman Halldow stated he is in favor of requiring the easement. The trail is already there, and the Town would not rush out to construct a trail that is already functioning. Board Member Alguire agreed.

Chairman Limbeck advised the Board to hold off on a resolution, as the Board is split and is missing 3 members.

Chairman Limbeck stated that this application has an open public hearing and requested public comment. Hearing none, Chairman Limbeck stated that this hearing will remain open.

**OTHER DISCUSSION:**

The minutes of January 13, 2025, were approved following a motion by Chairman Limbeck, seconded by Board Member Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:00PM, seconded by Board Member Morabito, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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