

TOWN OF PITTSFORD
PLANNING BOARD
January 14, 2019

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, January 14, 2019.

PRESENT: Kevin Morabito, Sarah Gibson, John Halldow, John Limbeck, Paula Liebschutz, David Jefferson, Jeffrey Donlon

ALSO PRESENT: Kate Munzinger, Town Board Liaison, Douglas DeRue, Director of Planning, Zoning & Development, Robert Koegel, Town Attorney, Renee McQuillen, Planning Board Secretary

ATTENDANCE: Thirty (30) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Jefferson. Following a unanimous voice vote the meeting opened at 7:30P.M.

CONTINUED HEARINGS

Monroe Golf Club, 155 Golf Ave. Preliminary Site Plan

Board Member Gibson recused herself from this application.

Bob Bringley with Marathon Engineers appeared on behalf the application, and stated they had received and addressed the DRC comments. He also indicated that they had provided updated landscape drawings to reflect changes made.

Doug DeRue, Director of Planning and Zoning, commented that there are some technical issues that still require clarification.

Board Member Liebschutz questioned whether or not this will clean up the debris in front of the building, Mr. Bringley indicated that yes those items would be housed within the in new building.

Chairman Limbeck asked if there were any members of the public who wished to comment on the application, hearing none, he remarked that the hearing would remain open to the next meeting.

NEW HEARINGS:

Friendly Commons at Cloverwood, 2851 Clover St., Preliminary Site Plan

Jerry Goldman with Woods Oviatt Gilman appeared on behalf of the application and informed the Planning Board that the name of the project had changed from Friendly Commons at Cloverwood to the Terraces at Cloverwood since they were last in front of the Town Board. The project was originally planned for Parcels 8 and 12 of the Tobey P.U.D., but at this time they have deferred consideration on Parcel 12. He also noted that they had completed the SEQRA review process under their Town Board application, they had held a formal neighborhood meeting and had met with the owners of the historic home adjacent to the property.

Tom Palumbo of STANTEC Engineering shared updated renderings of the project and reviewed technical aspects of the project. They received P.U.D. zoning approval from the Town Board for 115 units and are proposing 106. All parking for residents will be below the building, with handicap, staff, and visitors parking areas at grade. In addition, they are planning 2 courtyards for multiuse space.

Mr. Palumbo stated that they had met with the Pittsford Fire Chief and with the Fire Marshal to review the Fire Code and emergency access.

Mr. Palumbo reviewed the proposed landscaping discussing how it would be used to provide screening and improve the buffer to Jefferson Road. They hope to create an orchard feel along the graded portion of the property utilizing flowering spring trees. He also indicated that they would like to add sidewalks and crosswalks to Tobey Village Road and will be working with the Town Engineer to facilitate this along with tying into the current Clover St. sidewalks.

Vice Chair Donlon asked if they had any photo simulations of the landscaping proposed from the viewpoints of Jefferson Rd. and Clover St. Mr. Palumbo indicated they did not at this time.

Mr. Palumbo noted they had received the DRC report and are working on their replies for the Planning Board and Town of Pittsford staff.

Rob Simonetti, from SWBR, reviewed the proposed architecture and stated they strived to find a pattern to blend the proposed Terraces at Cloverwood into the esthetic of the Town of Pittsford. What they landed on was Tudor style main building while utilizing various building materials on the outside of the building. He also commented that all screening surrounding the historical home will stay and shared with the Planning Board renderings from various perspectives. They are preparing to review the project with the Design Review and Historic Preservation Board.

Chairman Limbeck then asked Planning Board members for their questions and comments.

Vice Chair Donlon inquired about how noticeable the service entrance location on the west side would be and about the impact that garbage from 106 units would cause.

Mr. Palumbo indicated the impact would be minimal as the location will have an overhead door, they would be utilizing a compactor along with a small dumpster for recycling. He also noted they tried to offset it slightly from the drive. Mr. Goldman remarked they would do their best job with screening.

Board Member Liebschutz questioned if they had received any feedback from the owners of the adjacent historical home.

Glen Cooper, President of Friendly Senior Living, answered that they had spoken with the owner of the historical home, inquired about purchasing the property, the owner was not interested in selling and while they were not opposed to the project they also did not endorse it. He also noted the property owner was in attendance at the Town Board Public Hearings.

Chairman Limbeck made a motion to open the Public Hearing, seconded by Vice Chair Donlon and following a unanimous voice vote the hearing was declared open.

Robyn Brent, 2867 Clover Street, wife of the historical home property owner, voiced concerns both she and her husband shared regarding the increase in noise to their property, the proximity of the proposed structure to their property and possibility of destabilization of the land due to the earthwork to be completed through the course of the project.

Hearing no additional public comment, Chairman Limbeck announced the hearing would remain open to the next meeting.

Alpine Ridge, 651 Mendon Road, Preliminary Subdivision

Rich Tiede with Marathon Engineers along with Jeff and Scott Morrell from Morrell Builders appeared on behalf of the application.

Jeff Morrell indicated the Preliminary Plan was a continuation of the concept plan previously in front of the Planning Board and that very few changes had been made.

Two things of note were increased corridor protection along Mendon Road and the preservation of agricultural operations on West Bloomfield Road property. The South entrance is now a dedicated road and has been shifted to limit impact on the neighbors across the road.

Mr. Morrell noted that they had received the DRC comments and had responded, but were looking to the Town for guidance regarding the asphalt millings on trails around the property. He indicated they wished to maintain a rural feel for the site and felt that mowed grass paths were more appropriate. He shared with the board photos of mowed grass paths at other properties they have developed.

Mr. Morrell stated they were planning a centralized park area, including a greenhouse style building with a stone wall and fireplace. This space also will include a community garden with raised planting beds, he mentioned they wished to encourage a farm to table feel.

Stormwater Management ponds are shown on both the North and South sides of the property with both sewer and water connections coming across Mendon Road.

Chairman Limbeck asked for questions or comments from the Planning Board.

Vice Chair Donlon inquired about the visual impact that the green house would have to the existing home. Mr. Morrell replied there would be very little impact due to grading and the height of the building.

Vice Chair Donlon also asked about whose responsibility it would be to maintain the natural trail paths. Mr. Morrell responded the Home Owners Association would be responsible for green/open space and would be open to maintaining the trails as well.

Discussion then followed regarding landscaping, the esthetic and maintenance of natural mowed paths versus asphalt millings.

Hearing no further comments or questions from the Planning Board, Chairman Limbeck made a motion to open the Public Hearing, Board Member Morabito seconded and following a unanimous voice vote the hearing was declared opened.

Chairman Limbeck asked for members of the public to come forward to share their comments and questions.

Anna Stewart, 670 Mendon Road, questioned why there had been a change to a second dedicated entrance and expressed her concerns regarding how dangerous that section of Mendon Road is.

Chairman Limbeck answered that NYS Fire Code dictates that any subdivision with 30+ homes on it requires for the homes to have sprinkler systems installed or for there to be two points of entrance for fire safety apparatus. He also noted that the Town DPW and Highway Department did not feel that the gated private access originally proposed was not a reasonable solution for fire access.

Vice Chair Donlon noted that the NYSDOT had given the go ahead for the 2nd entrance, but that he was against that option.

Ms. Stewart added that other residents on Mendon Road who could not be in attendance, were opposed to the second entrance and had concerns about the traffic coming in and out and lights from vehicles.

Ms. Stewart also inquired about instead of a 2nd entrance on Mendon Road, couldn't there be an extension of Van Voorhis Road to allow access via that road or coming off of West Bloomfield Road.

Vice Chair Donlon explained that they had explored both concepts and neither was feasible. NYSDOT also declined installing a sign or light at the location.

Mr. Morrell indicated that they adjusted the termination point of the 2nd entrance at the center point of the 2 properties across from it.

Pam Thompson, 662 Mendon Road, inquired as to how far back the walking paths will be from Mendon Road and requested they be kept back for safety purposes from the road. Mr. Tiede replied it was not determined as of yet.

Ms. Thompson also asked about lighting and if there were any renderings of the proposed property. Mr. Tiede indicated there were not any renderings yet, but they had pushed the distances back with each change. He also stated that there will be no street lights and any lighting that there is will be dark sky compliant per Town Code.

Sally Merrill, 640 Mendon Road, questioned whether the landscaping would be changing or if it would stay as is. Jeff Morrell indicated that there would be some changes at the entry points, and they would landscape those but they would like to stay as close as possible to what currently exists there.

Mrs. Merrill also asked questions regarding the water lines. Mr. Tiede mentioned it will be looping water main at the entries, that water pressure will not be increased, per the Monroe County Water Authority as the calculations provided show it to be ok.

Mrs. Merrill reiterated her concerns about the traffic on Mendon Road and why the second entrance cannot exit to West Bloomfield Road.

Chris Peets, 625 Mendon Road, asked if the distance from his property will still be 120 ft under the new purposed plan and if the Stormwater Pond be moved or rearranged. Mr. Tiede responded that the pond cannot be moved as it is impacted by the location of the sanitary sewers.

Board Member Liebschutz asked if the Morrell's would review the entrances and they indicated they would.

Hearing no further public comment, Chairman Limbeck indicated that the hearing would stay open to the next meeting.

St. John Fisher College, 3690 East Ave., Amendment to Final Site Plan, Parking Lot Expansion

Jared Lusk, with Nixon Peabody LLP, spoke on behalf of St. John Fisher College citing they were in front of the board to request an amendment to their Final Site Plan for the Keough Upper Quad Expansion project. The purpose of the amendment is to move parking away from the Quad area.

Chairman Limbeck commented that the Planning Board was assured that when the project was approved last year that there was enough parking and that the dorm was built on a parking lot.

Vice Chair Donlon questioned what has changed to require the additional parking?

Ken Widanka, Director of Facilities Services for St. John Fisher College, responded that taking out the original parking had changed the view. Mr. Lusk commented that the amendment was a net increase of 25 spaces.

Several Board Members voiced their discontent with the proposal, citing visual impact to the Fairport Road. corridor and the feeling that when the Planning Board raised concerns over the amount of parking proposed in the final plan last year, the applicant assured the Board that there was sufficient space. Board Members also requested if the location of the parking lot could be staked out so that Planning Board members could review the specific location the lot is planned for.

Kurt Charland with Bergman Associates cited that the grade difference should minimize the visual impact and that all lighting installed in the lot would be dark sky compliant.

Mr. DeRue commented that the lights would be able to be seen and that LED lights installed will require a shield to insure the light source would not be visible from Fairport Road.

Chairman Limbeck asked if there would be any potential for further expansion. Mr. Widanka responded that there was no space left after this expansion.

General discussion followed regarding the screening of the lot, and which plants would work to best minimize the impact to the visual corridor.

Chairman Limbeck made a motion to open the Public Hearing, Board Member Jefferson seconded and following a unanimous voice vote the hearing was declared open.

No members of the public commented on behalf of the application. Chairman Limbeck noted that the hearing would stay open and they looked forward to reviewing the location of the lot after it had been staked out.

Philly Pretzel Factory, Special Use Permit, 3240 Monroe Av (former Omaha Steaks)

Tara and Doug Gaffney appeared on behalf of the application, requesting a Special Use Permit to operate a Philly Pretzel Factory in the space formerly occupied by Omaha Steaks. The Philly Pretzel Factory serves pretzels made from freshly mixed dough and that are baked right in the store. The store would primarily be stop in and go, no seating with the total average transaction time being around 5 minutes.

Board Member Halldow asked if this was the first in the area. Mr. Gaffney replied that it was.

Chairman Limbeck asked what their anticipated hours of operation would be. Mr. Gaffney replied 7:00 am to 7:00 pm.

Chairman Limbeck made a motion to open the Public Hearing, seconded by Board Member Liebschutz. The hearing was declared open following a unanimous voice vote.

No one came forward to comment on the application and Chairman Limbeck made a motion to close the Public Hearing, seconded by Board Member Morabito. After a unanimous voice vote, the hearing was closed for public comment.

Chairman Limbeck read the SEQRA Resolution in full. Board Member Jefferson made a motion to grant approval of a negative declaration pursuant to SEQRA, Board Member Morabito seconded the motion and the Board voted as follows: Ayes: Jefferson, Donlon, Halldow, Morabito, Gibson, Liebschutz, and Limbeck, Nays: none.

Chairman Limbeck then read the Resolution for Special Use Permit and made a motion to accept the resolution as read. Board Member Gibson seconded the motion and their roll call votes were Ayes: Jefferson, Donlon, Halldow, Morabito, Gibson, Liebschutz, and Limbeck, Nays: none. The Resolution was declared carried with the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the DRC report dated January 11, 2019.
2. Outside seating is subject to approval by the property owner and maintaining adequate pedestrian travel across the front of the building.
3. Signage should conform to the Planning Board's approved "Sign Plan" regarding maximum size and location of the sign. The design of the sign will be subject to review and approval by the Design Review and Historic Preservation Board.
4. Details associated with the grease trap must be provided to the Building Inspector and are subject to review and approval.
5. Sewer Department entrance fees will be due and collected when a Building Permit is issued for the interior renovations.
6. Parking for the restaurant must be managed to ensure emergency access is maintained. Specifically parking in the drive lanes in front of the store is not allowed.
7. The Monroe Avenue Design Guidelines require that exhausts and other mechanical equipment placed on the roof shall not be visible from the street, parking areas or internal roadways and sidewalks.
8. The maximum occupancy will be determined by the Fire Marshal.
9. Code Section 185-42 prohibits the amplification of sound outside of the structure.
10. Section 185-179 of Town Code provides for revocation of a Special Use Permit should conditions be violated or not fulfilled. (The Town may monitor the use to ensure that impacts are controlled or minimized)

Other Matters:

The minutes of November 12, 2018 were approved following a motion by Chairman Limbeck, Vice Chair Donlon seconded and following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 9:35 PM seconded by Board Member Gibson and approved by a unanimous voice vote.

Respectfully submitted,

Renee McQuillen
Planning Board Secretary

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