

PITTSFORD ENVIRONMENTAL BOARD

Minutes
March 2, 2020

MEMBERS PRESENT: Stephen Heinzelman, Julie Marcellus, Jim Pippin, Seth O'Bryan, Hali Buckley,

OTHERS PRESENT: Stephanie Townsend, Town Board Liaison, Doug DeRue, Director of Planning Zoning & Dev., Jessica Yaeger, Environmental Board Secretary

ABSENT: Kim Weisbeck

CHAIRMAN: Steve Heinzelman

Chairman Heinzelman opened the meeting at 7:07 pm.

REVIEW OF MINUTES:

Board Member Buckley made a motion to approve the minutes of December 2, 2019. Board Member Pippin seconded the motion, and the minutes were approved following a unanimous voice vote.

TOWN BOARD UPDATE:

Stephanie Townsend, the Town Board Liaison updated the Environmental Board on current Town Board matters.

The CCA is moving forward and the lawyers are in the final stages or working out subcontracting details. Once that is cleared, the Town is ready to move forward with the Administrator. The process has taken some time, but Town residents are showing interest in the program. Rocricity is intended to be the selected administrator, but they have not been officially selected yet.

The Town Board had a formal discussion regarding Kilbourn Place. The most current proposal from the developer is for 120 units total. The Town Board has concerns about the size of the development which would include the former "Back Nine" Restaurant parcel. Neighbors have been expressing concerns about the size of the proposed development and it would pose the most direct changes to the surrounding neighbors. Overall, the benefits for the Town has to be commensurate to the developer as well. The Town Board is waiting for a response from the developer to what was offered to them as allowances that would be considered.

The last update from Stephanie Townsend was regarding the Town's Zoning Code adjustments. They want to make sure there are not unintentional environmental impacts and will rely on the Environmental Board to review plans and make sure they are environmentally conscious. Doug DeRue, Director of Planning and Zoning has been working with the Town Attorney on the code changes. The Town's number 1 priority is to finalize the new code in relation to the Town's land with the current moratorium that the Town hopes to lift in June of this year, but they will also be working on Town code to include Solar and Wind Power.

PLANNING BOARD UPDATE: Doug DeRue, Staff Liaison

900 Linden Ave – Special Use Permit for Exterior Storage

Doug DeRue, Director of Planning and Zoning showed aerial maps to the Environmental Board of the proposed exterior storage area for the property. The building has been converted to interior storage.

The parking lot for the proposed exterior storage is already built. The parking lot is difficult to see from the road, and will be gated and fenced. Town Hall staff has not seen any real issues with the Special Use Permit being applied for, and RV Storage could be popular.

Board Member Pippin asked about any amenities being added to prevent leaking oil from getting into nearby streams or wetlands. Doug DeRue responded that he couldn't find any regulations that made the installation of any amenities necessary.

Chairman Heinzelman asked how many RV's would be allowed for storage. Doug DeRue answered that he didn't see an exact number proposed on the plans.

Upcoming:

Oak Hill Addition

Oak Hill Country Club is proposing the addition of 4 cottages for out of town guests to use to stay in and have access to the golf course. Two of the four cottages would be built now, and the other two are proposed for a future date. The location of the cottages are away from the neighborhood and houses that adjoin the golf course and there should be little concern about a project in that area.

Board Member Buckley noted that this is something she has seen at other Golf Clubs where they use reciprocity with other clubs.

Body Fuel – Pittsford Plaza

Body Fuel is a new tenant coming to Pittsford Plaza that will serve healthy shakes and smoothies. They are coming to the Planning Board for a Special Use Permit approval. Doug DeRue sees very little impact on neighboring stores in the plaza.

OTHER DISCUSSIONS:

Micro Wind Turbines/Zoning Regulations

The Town Board asked the Environmental Board to advise regarding Micro Wind Turbines and Zoning Regulations for Town code revisions.

Board Member Buckley found a case law study for New York State that cited the Town of Perinton and wondered if it would be a good reference to look at since they are a local town with similar demographics to Pittsford.

Chairman Heinzelman noted that he sent links to Board members that he thought included useful information to reference including a NYSERDA document with sample ordinance and guidelines. Overall, there need to be discussions on the details that the Town would be comfortable with allowing as part of the code. He is not sure what demand there is here in Pittsford for the use of micro wind turbines specifically.

Doug DeRue, Director of Planning and Zoning feels that something needs to be put in the code for Solar and Wind Power as questions from residents come in the future. Residents have asked questions about using wind turbines before and as of right now the answer is "no" as there is nothing in the code to address these proposals.

Board Member Buckley asked if we could have a company come to present some information about micro wind turbines to the Board to show us how they work, options they provide and answer any questions.

Stephanie Townsend, the Town Board Liaison explained that there are two companies in New York State that manufacture and install micro wind turbines. One option is a roof top set up, and the other is

a ground mounted set up. As of current, the Town's current code doesn't have anything pertaining to wind turbines.

Doug DeRue stated that if wind power is found to be beneficial to the Town and residents, then it is something to look into.

Solar Panels are allowed but only mounted to buildings (no ground mounted options for Town residents currently). Stephanie Townsend is currently talking with the Supervisor regarding residential ground mounted solar panels. Doug DeRue noted that Solar Farms will be a topic they need to address. They are going to look at Solar Farms in other areas and examples of code pertaining to these topics to get more information. Board Member Buckley summarized that the Board needs to know what the Town wants to allow and the impacts that different options could have for everyone.

Chairman Heinzelman asked if solar roof tiles are permitted. Doug DeRue answered that he wasn't sure, but the current solar panel code permits for solar panels on a portion of the roof to maintain access for fire rescue.

Chairman Heinzelman asked how the Environmental Board could aid the Town with these issues. Doug DeRue suggested that if the Environmental Board finds anything they feel would be useful or helpful in revising or adding to the current Town code, to send it to him. He reminded the Board that the Town's priority is the zoning changes for the RRAA code that pertains to the current moratorium. Chairman Heinzelman instructed the Environmental Board members to send him the links to any research or information that they find to him and he will summarize and send to the Town.

**Earth Day/Arbor Day Event – Stephanie Townsend
4/25 10am-2pm, Volunteers?**

In correspondence with the Village, Stephanie Townsend is planning an Earth Day, Arbor Day, Save the Frogs event proposed for April 25th. The location will be the Village Hall weather permitting, with the Spiegel Center in the chance of rain or snow. Different activities will be planned throughout the day. A flyer/posters will go out as the events and times are confirmed through the Town Board.

MC Land Use Training – Jim and Julie Approved

Chairman Heinzelman adjourned the meeting at 8:02 pm.

Respectfully,

Jessica Yaeger
Secretary to the Environmental Board