

**TOWN OF PITTSFORD  
PLANNING BOARD  
APRIL 12, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on April 12, 2021 at 7:00 PM local time. The Meeting took place with Board members participating remotely using Zoom.

**PRESENT:** Sarah Gibson, Jeffrey Donlon, John Haldow, Kevin Morabito

**ABSENT:** Dave Jefferson, Paula Liebschutz, John Limbeck

**ALSO PRESENT:** Robert Koegel, Town Attorney, Kate Munzinger, Town Board Liaison, Douglas DeRue, Director of Planning and Zoning, Jessica Yaeger, Planning Board Secretary

**ATTENDANCE:** There were 19 members of the public present.

Vice Chair Donlon made a motion to call the meeting to order, seconded by Board Member Morabito. Following a unanimous voice vote the meeting opened at 7:07 PM.

**DECISION PENDING:**

**Alpine Ridge Subdivision, Section 2, Final Subdivision Approval**

Vice Chair Donlon introduced the applicant and asked if there were any updates for the Board.

Jeff Morrell, President of Morrell Builders, spoke on behalf of the application. He reiterated that the project has been well received from the community and they are ready to start Section 2 which will complete the Alpine Ridge Subdivision. They have continued to be in communication with the neighboring properties in both Section 1 and now the neighboring properties of Section 2, particularly with the adjacent neighbor. They have received the Conditions of Approval from Town Staff and have no questions or concerns with those and will work with Town Staff to complete them.

Vice Chair Donlon asked if there were any other questions from the Board. Seeing none, he thanked the Morrells for their due diligence to be responsible developers and commended them on their communications with adjacent neighbors.

Vice Chair Donlon then read through the draft Final Resolution, noting 6 Findings of Fact and 15 Conditions of Approval. Vice Chair Donlon made motion to approve the Final Resolution, seconded by Board Member Morabito. The Board voted as follows: Ayes: Haldow, Morabito, Gibson, Donlon. Nays: None. Absent: Liebschutz, Jefferson, Limbeck. The Alpine Ridge Section 2 Final Subdivision Resolution was approved.

**CONDITIONS OF APPROVAL**

1. "Entrance plantings and signage are the responsibility of the HOA and are subject to DPW approval."
2. Signage as proposed will require an area variance from the Zoning Board of Appeals.
3. Subject to approval of Stormwater Management and Construction Phase Erosion Control Plans (SWPPP) by the Town's Reviewing Engineer.
4. Clearing limit and or select trees that could be preserved will be discussed at the Pre-Construction meeting.

5. Lands to be designated as Rural Conservation/Open Space in private ownership or HOA will be subject to a permanent conservation easement. Specific format and wording will be subject to approval by the Pittsford Planning Board Attorney. Dedication of lands to the Town of Pittsford is subject to Town Board approval.
6. Parks & Recreation Trust Fund Fees are applicable to this subdivision, fees are collected per unit when building permits are issued.
7. The plans must note that the developer (not the contractor) is responsible for the abandonment of the RGE gas easement off of W. Bloomfield Road. This should be added as a specific Letter of Credit item of \$ 1,000.
8. Subject to approval of the engineer's estimate and subsequent posting of a Letter of Credit in accordance with subdivision regulations.
9. The following documentation is required prior to Planning Board signature (formats will be provided).
  - Executed easements.
  - Executed multiple affidavits.
  - Executed offer of highway dedication with deed, EA-5217 and TP 584 prepared for the ROW.
  - Executed offer of land dedication with deed, EA-5217 and TP 584 prepared for Rural Conservation parcels.
  - Three Applications for approval of Plat. (A Monroe County Form)
  - RGE available service letter.
10. Inspection fees will be established and billed once the engineer's estimate has been approved. This cost is based on 3% of the Letter of Credit, minus items not applicable as determined by DPW.
11. Sewer entrance fees are due prior to Final Sewer Department signature.
12. Any outstanding Engineering Review Fees are due prior to Planning Board signature.
13. The applicant is welcome to schedule meetings with the Town Engineer and Staff to discuss details of any or all of the above conditions or technical items, prior to completion and submission plans for signature.
14. Subject to applicable regulatory approvals including but not limited to Monroe County Health Department, Monroe County Water Authority, Pittsford Sewer Department, Town Reviewing Engineer and the Department of Public Works.
15. A written response to these conditions is required prior to submission of plans for signature.

**NEW HEARING:**

**723 Linden Avenue, Brighton Animal Hospital, Final Site Plan Approval, Addition of 8 Parking Spaces**

Dr. Scott Miner, Dr. David Foley, Co-Owners of Brighton Animal Hospital, and Kathy Foley, Office Manager were in attendance on behalf of the application.

Dr. Miner addressed the Board regarding their request for additional parking. He noted that when the practice was established, they started with 10 employees. Today, they have about 23 employees plus the patients that they see on a daily basis. The parking they have currently does not fit the parking needs of the Veterinarian office and currently patients are parking on the side of the dead-end road their driveway runs off of. They need to increase parking and their plan is to extend the parking lot across a part of the grassy area in the front of the property.

Vice Chair Donlon asked if there were any comments from Town Staff regarding the Application.

Doug DeRue, Director of Planning and Zoning wanted to note that the Site Plan also includes the allowance of a generator to be placed somewhere forward of the front of the building. This placement will not be in view from the public due to the placement of the building on a dead-end road. The area zoned is Light Industrial.

Vice Chair Donlon opened the public hearing, seconded by Board Member Gibson.

Vice Chair Donlon asked if there was anyone in attendance of the Zoom meeting that wished to comment on the application.

Jessica Yaeger, Planning Board Secretary noted that she saw no hands "raised" in the attendee list of the meeting.

Seeing none, Vice Chair Donlon made motion to close the public hearing, seconded by Board Member Morabito.

Vice Chair Donlon then read through the draft Final Site Plan Resolution, noting 3 Findings of Fact and 3 Conditions of Approval. Board Member Morabito made motion to approve the Final Site Plan Resolution, seconded by Board Member Halldow. The Board voted as follows: Ayes: Halldow, Morabito, Gibson, Donlon. Nays: None. Absent: Libeschutz, Jefferson, Limbeck. The Brighton Animal Hospital Final Site Plan Resolution was approved.

#### **CONDITIONS OF APPROVAL**

1. Prior to the start of construction, a UFPO stakeout is required and it is free. Call 811 and provide information to the person.
2. The generator, see the attached map with location indicated, is subject to a building permit being issued by the Town of Pittsford Building Department.
3. The Town can stamp/sign the plans as submitted, no additional copies are necessary.

**3280 Monroe Avenue, McDonald's Restaurant**, Preliminary/Final Site Plan and Special Use Permit, Exterior lot improvements and modifications

Randy Bebout with McDonalds USA LLC and Ron Fithen, Local Franchise Owner of the McDonald's Restaurant located at 3280 Monroe Ave., were in attendance on behalf of the application.

Randy Bebout addressed the board explaining their request for Preliminary/Final Site Plan and Special Use Permit approval for the McDonald's restaurant located at the address above. He detailed the specifications of the remodel to include but not limited to, exterior site improvements and new facade, handicap parking accessibility, side by side drive through, replacing walkways, relocating trash enclosure, adding landscaping and signage, and interior remodel elements as well. He added they had received the Town Staff DRC Comments. He has no concerns with the comments and opened to the

Board if there was anything specific they would like to address. He added that the plan also includes new landscaping and extending walkways to the public sidewalk. He then introduced Ron Fithen, the Franchise owner to address the Board about the history and vision for the Restaurant moving forward.

Ron Fithen addressed the Board. He detailed that he purchased the franchise about 7 years ago with the hopes of the potential the restaurant had being on a busy and main stretch of traffic in the area. Since they, they have averaged 5-7% growth per year. The COVID-19 pandemic hurt business in April when New York State was under shut down, but now they have seen an increase of drive through use to about 70%. At this point, he would like to take steps to help the Restaurant become more profitable and hopes to do this through the exterior site improvements proposed as well as interior remodel. He thanked the Board for the opportunity to present to the Board this evening.

Vice Chair Donlon asked what the intent of restaurant operations is during the construction process.

Ron Fithen answered that they will remain open as long as possible during construction with the expectation that they will have to close for a part of the construction process. The project is projected to take a total of 30 days.

Vice Chair Donlon asked if there were any changes or improvements that were proposed for the front entrance of the building off of Monroe Avenue.

Ron Fithen answered that there are none.

Vice Chair Donlon noted the Monroe Avenue Design Guidelines to the applicant and there within the Design Guidelines, which specify and outline design standards including front entranceways that face the road as well as many typical site design elements (ie: no flat roof, highlighted front entrances, shielding of rooftop equipment from street view, etc). After seeing the renditions of what the building is proposed to look like, the project is a very welcome improvement to the area. He specifically noted the flat roof design as something that goes against the Monroe Avenue Design Guidelines. He explained that he wanted to bring that to the applicant's attention and ask their thoughts on that.

Randy Bebout explained that McDonald's has a brand they are trying to implement and the renderings submitted follows a standard prototype for a remodel. This particular location is one of the larger building than most and is not the most profitable store. He understands that the Design Guidelines require a gabled roof, but that is going to be cost prohibitive for them to be able to do.

Vice Chair Donlon asked if they had considered alternative formats the McDonald's brand has to offer.

Randy Bebout answered yes, there are different designs out there but there are different designs for rebuilding a store versus remodeling an existing building. 99% of McDonald's remodels follow this branding prototype. He will certainly look at other options, but also wanted to be frank in that he does not think that a low sloped roof over the entire building is practical. He concluded that they will explore every option. Vice Chair Donlon added this is something he would like to have a follow up on in what other remodel design options McDonald's Corporate as to offer.

Vice Chair Donlon asked if any other Board Members or Town Staff had any comment.

Board Member Halldow commented about the history of the building, explaining that they building was constructed as a red brick building and then overnight was painted red and white (McDonald's colors). There was a lawsuit which the Town of Pittsford won and resulted in the current colors of the building. He agrees that the proposed remodel design is 100% better than what is there, he still feels like more

could be done to make it better in consideration of the Design Guidelines, adding that the original red brick should be something to consider.

Doug DeRue, Director of Planning and Zoning, questioned the roofline itself in that the applicant will want to make sure that any rooftop equipment cannot be in view of the building's street view. There is currently a large HVAC unit that is currently visible from some angles and he wanted to make sure that was address as that was hard to note from the plans. Randy Bebout replied they will take a look at that.

Doug DeRue also asked about the front entrance facing Monroe Avenue as it is hard to find or locate on the renderings.

Ron Fithen, Franchise owner answered that they considered their "front entrance" on the South side of the building that faces the parking lot as that is where the majority of their customers enter.

Doug DeRue responded that although that does make sense, the Design Guidelines specify street facing entrances as what they consider the front entrance. He asked that some design be incorporated to help distinguish the street facing "front" entrance. Randy Bebout responded that that is noted and they will see what they can do with that.

Vice Chair Donlon asked if there were any other comments from Town Staff or Planning Board members.

Seeing none, he made motion to open the public hearing, seconded by Board Member Morabito, followed by a unanimous voice vote.

Vice Chair Donlon thanked the applicants for their time tonight, adding that they will await their responses to the DRC report and will continue project discussions that the next meeting.

**OTHER DISCUSSION:**

The minutes of March 22, 2021 were approved following a motion by Vice Chair Donlon, 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 7:50 PM, seconded by Vice Chair Donlon and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

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Jessica Yaeger

Planning Board Secretary

