

**TOWN OF PITTSFORD
PLANNING BOARD
May 10, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on May 10, 2021 at 7:00 pm local time. The Meeting took place with Board members participating remotely using Zoom.

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

ABSENT: Dave Jefferson

ALSO PRESENT: Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development

ATTENDANCE: There were 4 members of the public present.

Chairman Limbeck made a motion to call the meeting to order seconded by Vice Chair Donlon. Following a unanimous voice vote the meeting opened at 7:01 PM

DECISION PENDING:

Bridleridge Section II, Extension of final approval

Board Member Liebschutz recused herself from this application.

Chairman Limbeck asked if there was anyone present on behalf of the application. No one came forward. Chairman Limbeck then read the resolution citing 2 Findings of Fact and 1 Condition of Approval and asked for a motion for approval.

Planning Board Member Morabito made a motion to approve the resolution, seconded by Planning Board Member Halldow, and voted upon by members of the Planning Board as follows. Ayes: Morabito, Donlon, Gibson, Halldow and Limbeck. Nays: none. Absent: Jefferson.

CONDITIONS OF APPROVAL

1. Subject to previous conditions of approval as stated in the Planning Board Final Subdivision Resolution dated November 9, 2020.

Kayak Boat Launch on the Canal, LWRP Consistency Review

Doug DeRue, Director of Planning and Zoning, explained that the Town is going to be putting in an ADA accessible kayak launch along the Erie Canal at the Sewer Department location. He further explained that the proposed site falls within a Local Waterfront Revitalization District and is subject to a Local Waterfront Revitalization Program Consistency Review. The Waterfront Assessment Form does not indicate any significant impacts to the site.

Chairman Limbeck asked if the board has any questions. Vice Chair Donlon asked if this was across from the planned apartment project in the Village and was there any discussion about impacts to it. Mr. DeRue explained that the Town was asked to recess the launch in closer to shore to allow for easier navigation of the water way.

Hearing no further questions from Planning Board members, Chairman Limbeck read the resolution and asked for a motion to approve. Planning Board Member Liebschutz made a motion to approve, seconded by Planning Board member Halldow, and was voted on by the members of the Planning Board as follows: Ayes: Donlon, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Jefferson.

882 Linden Ave., Existing building new landscaping plan

Chairman Limbeck asked if there was anyone to speak on behalf of the application, Drew Kingsley of Constanza Enterprises was present on the owner's behalf. Chairman Limbeck then asked the board for their comments and questions. Vice Chair Donlon asked what was the reasoning for this project. Mr. Kingsley responded that the new tenants of the building had to remove the overgrown evergreens and wanted to update the landscape by adding color. Vice Chair Donlon then asked Mr. DeRue if there were any concerns regarding road view. Mr. DeRue commented that the building does sit back from the road and that the existing overgrown landscaping occludes views from the windows.

Planning Board Member Liebschutz questioned if any trees were planning to be cut down. Mr. Kingsley responded no. Vice Chair Donlon asked what was proposed to be planted, Mr. Kinglsey commented they will be adding some boulders, clumped river birch in the SE corner; and select plants that won't overgrow the windows. Chairman Limbeck inquired if there was at least 50% native species planned.

Hearing no further questions or comments from the Planning Board, Chairman Limbeck read the resolution citing 1 Finding of Fact and 2 Conditions of Approval and then asked for a motion to approve the resolution. Vice Chair Donlon made a motion to approve, it was seconded by Planning Board Member Halldow and voted on by the members of the Planning Board as follows: Ayes: Donlon, Morabito, Gibson, Liebschutz, Halldow, Limbeck. Nays: none. Absent: Jefferson.

CONDITIONS OF APPROVAL

1. Dig Safely must be notified prior to onsite excavations.
2. Landscaping must be maintained and replaced as necessary.

CONTINUED HEARINGS:

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

Ron Fithen, Owner and Randy Bebout, Engineer both appeared on behalf of the application and commented that a new packet had been submitted with comprehensive revisions and are here to answer any questions.

Chairman Limbeck commented that all the questions he had regarding the façade, lighting and traffic were all satisfied in the revised packet. He furthered inquired of Mr. DeRue where we were with DRC comments. It was commented that the applicant's responses were received and the technical comments just need to be furthered reviewed. He indicated that the applicants are looking for input from the board regarding the appearance of the building. They have added architectural elements to the building to highlight the door and framed it out with brick area. Also have added screening for the HVAC that will be located on the roof of the building.

Chairman Limbeck asked how much influence the Planning Board has with regard to the façade. Mr. DeRue responded that due to the Monroe Avenue Design Guidelines they have quite a fair amount.

Vice Chair Donlon asked where does the Town stand with the flat roof issue? Mr. DeRue responded because this is a rehab of an existing structure, it leaves some complicated decisions for the boards. Planning Board Member Morabito commented that he felt like the new renderings were a good improvement. Chairman Limbeck inquired if it would be possible to indicate the Planning Board position on the flat roof as a Finding of Fact? Mr. Koegel, Town Attorney, responded that they could and it would be a good idea to say that options were weighed. Planning Board Member Halldow stated that he felt the current plan was a significant improvement but that he was unsure if it met the Comprehensive Plan. Planning Board Member Liebschutz offered that she felt this was an improvement but that she has reservations around it not meeting the Monroe Avenue Design Guidelines. She inquired if it would be possible to get a larger mock up showing the screening planned. She also asked the applicant if they could send the board a landscaping mock up to review. Mr. Bebout agreed and said they could supply those items.

After much discussion amongst the board members and the applicants about the flat roof and its relation to the cost of the project and how it related to the Monroe Avenue Design Guidelines it was determined that the applicants would send to the board a simulation of what the proposed landscaping will be, a financial breakdown of the project.

Chairman Limbeck then announced the application would be held over to the next meeting.

NEW HEARINGS:

145 Kilbourn Road – Oak Hill Country Club, Preliminary/Final Site Plan and Amendment to The Cottages, Building #3

Jim Durfee from Durfee Architect and Brian Burri with Bergmann P.C., appeared on behalf of the application and indicated to the board that since their initial application they have engaged a contractor for the final design of the Cottages. They have determined that they will be shifting back the southern building from Chapin Way, reducing the parking and will be changing the order in which the units are built. The design of the buildings will remain the same with some shifting in the orientation. The large group of trees at the PGA bus loop will be staying. Both the designer and Oak Hill members are in agreement on the changes.

Chairman Limbeck asked who the contractor was that is working on the project. Mr. Durfee responded that it is David Reidman. Chairman Limbeck asked if the Planning Board Members

had any questions. Hearing none, he then asked Mr. DeRue if there were comments back on the DRC report. Mr. DeRue responded that they had not but that most of the comments were technical in nature. He also indicated that with only the shifting in orientation there will not be a need to reapply for height variances.

Chairman Limbeck then inquired about the expected start of construction and it was indicated they hoped to begin by September.

Chairman Limbeck made a motion to open the Public Hearing, it was seconded by Vice Chair Donlon and following a unanimous voice the Public Hearing was declared open. No members of the public came forward to speak on the application and it was declared to be held over to the next meeting.

OTHER DISCUSSION:

The minutes of April 12, 2021 were approved following a motion by Chairman Limbeck, seconded by Vice Chair Donlon. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck congratulated Planning Board Member Dave Jefferson on being appointed to another 7 year term.

Chairman Limbeck motioned to close the meeting at 8:06 p.m. seconded by Planning Board Member Morabito and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

Renee McQuillen
Planning Board Secretary

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