

**TOWN OF PITTSFORD
PLANNING BOARD
September 27, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on September 13, 2021 at 6:30 PM local time. The meeting took place in the lower level meeting room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dave Jefferson, Sarah Gibson, John Limbeck, John Halldow, Kevin Morabito

ABSENT: Jeffrey Donlon, Paula Liebschutz

ALSO PRESENT: Douglas DeRue, Director of Planning, Zoning & Development, April Zurowski, Planning Board Secretary

ATTENDANCE: There were 5 members of the public present.

Chairman John Limbeck made a motion to call the meeting to order, seconded by Planning Board Member John Halldow. Following a unanimous voice vote, the meeting opened at 6:30PM.

CONTINUED HEARINGS:

123 S. Main Street Antenna Array – Dish Wireless, LLC

Natasha Ernst, Staff Attorney of Tilson Technology Management, began discussion of the application. She notified the Board that Tilson has been in contact with the United Church of Pittsford since the last Planning Board meeting on September 13, 2021. Tilson has provided the Church with a copy of the photo simulation showing the difference in appearance between a brick and wood enclosure. The Church has not provided Tilson with a final preference for the site.

Planning Board Member Halldow mentioned to Ms. Ernst that it was important for Tilson to continue working with the Church when moving forward with the project. Planning Board Chairman Limbeck informed Ms. Ernst that the Planning Board will be adding a condition of approval to the resolution stating that the enclosure must reasonably coexist with the current appearance of the Church. Ms. Ernst informed the Board that brick will be used to preserve aesthetics at the site.

Chairman John Limbeck made a motion to close the public hearing for this application, seconded by Planning Board Member John Halldow. Following a unanimous voice vote, the public hearing was closed.

Board Chairman Limbeck read the SEQRA resolution for 123 S. Main Street, see attached. Approval of the resolution was motioned by Planning Board Member John Halldow, seconded by Planning Board Member Kevin Morabito and voted upon by members of the Planning Board unanimously.

Board Chairman Limbeck read the Preliminary/Final Site Plan and Special Use Permit resolution for 123 S. Main Street, see attached. Approval of the resolution was motioned by

Chairman John Limbeck, seconded by Planning Board Member David Jefferson, and voted upon by members of the Planning Board unanimously.

440 Canfield Road – Cohen Re-Subdivision

David Staerr, Vice President of Land Surveying at Parrone Engineering, reintroduced the application to the Planning Board. He notified the Board that the Development Review Committee report has now been addressed since the Planning Board meeting on September 13, 2021. He explained that most comments in the report will be necessary for future development, but considering that Parrone is simply surveying the property, the comments can only be acknowledged at this time. Mr. Staerr ensured the Board that, as mentioned in the DRC report, the current structures on the properties will be identified in the plat map mylar sent to the Town.

Chairman John Limbeck made a motion to close the public hearing for this application, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the public hearing was closed.

Board Chairman John Limbeck read the SEQRA resolution for the 440 Canfield Road Re-subdivision, see attached. Approval of the resolution was motioned by Planning Board Member David Jefferson, seconded by Planning Board Member Kevin Morabito, and voted upon by members of the Planning Board unanimously.

Board Chairman John Limbeck read the Preliminary/Final Subdivision resolution for the 440 Canfield Road Re-subdivision, see attached. Approval of the resolution was motioned by Planning Board Member John Halldow, seconded by Planning Board Member Sarah Gibson, and voted upon by members of the Planning Board unanimously.

NEW HEARING:

Aaron Malbone, Vice President of Construction and Development Partner of Buckingham Properties, Chelsea Burdick, Owner & Clinical Director of Burd Physical Therapy, and Briana Brown, Physical Therapist at Burd Physical Therapy, presented on behalf of the application.

Ms. Burdick informed the Board that Burd is planning to move into the building located at 3070 Monroe Avenue in Oak Hill Commons from their Brighton location. She explained to the Board that with a total of 10 parking spaces for the site, there will only be 3 spots used for full-time employees including an office manager and two physical therapists. Considering focus is one-on-one treatment with patients, Ms. Burdick suspects that there will be a maximum need of 4 spaces for patients. This leaves a remaining 3 spaces for overflow parking.

Ms. Burdick also informed the Board that there is no proposed x-ray machine, swimming pool, or highly desired equipment. A location with this equipment may require further parking due to the increased interest from patients regarding these methods of treatment. Additionally, there will be no cash services or excess garbage at the site.

Planning Board Member David Jefferson asked Ms. Burdick about proposed hours for the new Burd Physical Therapy location. She informed the Board that Burd will open at 8AM and will be taking appointments until 5PM. Board Member David Jefferson expressed concern that the influx of patients may affect traffic patterns surrounding the area. Ms. Burdick assured the Board

that there will be a small number of patients coming and going from the building. Each session lasts for approximately an hour and only two therapists will be practicing at a time.

Planning and Zoning Director Doug DeRue commented that this type of medical use seems practical for the site and parking is relatively appropriate. He mentioned to Mr. Malbone that the amendment regarding allowed use is for Burd Physical Therapy, and that in the future, the amendment may not be applicable to a different medical use at the site. For example, a dentist's office may not move into the building.

Chairman John Limbeck made a motion to open the public hearing for this application, seconded by Planning Board Member John Halldow. Following a unanimous voice vote, the public hearing was opened.

Hearing no public comment, Chairman John Limbeck made a motion to close the public hearing for this application, seconded by Planning Board Member David Jefferson. Following a unanimous voice vote, the public hearing was closed.

Board Chairman John Limbeck read the Amendment to Preliminary/Final Site Plan resolution for 3070 Monroe Avenue's allowed usage, see attached. Approval of the resolution was motioned by Planning Board Member John Halldow, seconded by Planning Board Member David Jefferson, and voted upon by members of the Planning Board unanimously.

OTHER DISCUSSION:

920 Linden Avenue – West Linden Properties, LLC

Mr. DeRue informed the Board of parking changes to the final plans for 920 Linden Avenue. The original resolution approved on August 9, 2021 stated that there were 94 proposed spaces. The DDS Companies is proposing to reduce 22 spaces from the site. Because the resolution stated that the reduction in parking may be necessary to accommodate modifications to the Stormwater Facility, the Board was able to approve the adjustment without The DDS Companies resubmitting their application to the Planning Board.

Chairman John Limbeck made a motion to approve the parking amendment, seconded by Planning Board Member David Jefferson, and voted on by members of the Planning Board as follows:

David Jefferson	Aye
Jeffrey Donlon	Absent
John Halldow	Aye
Kevin Morabito	Aye
Paula Liebschutz	Absent
Sarah Gibson	Aye
John Limbeck	Aye

The minutes of September 13, 2021 were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Approved Minutes 09-27-21

Chairman John Limbeck motioned to close the meeting at 6:57PM seconded by Board Member Sarah Gibson and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

April Zurowski
Planning Board Secretary

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