

**TOWN OF PITTSFORD
PLANNING BOARD
September 12, 2022**

Minutes of the Town of Pittsford Planning Board meeting held on September 12, 2022, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Paul Alguire, John Halldow, John Limbeck, Kevin Morabito, Paula Liebschutz, Sarah Gibson

ABSENT: Dave Jefferson

ALSO PRESENT: Robert Koegel, Town Attorney; Doug DeRue, Director of Planning, Zoning & Development; April Zurowski, Planning Department Assistant; Kate Munzinger, Town Board Liaison

ATTENDANCE: There were 23 members of the public present.

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

CONTINUED HEARING:

BME Associates, Young – Lehigh Station Road Subdivision
Preliminary Subdivision

Fred Shelley, of BME Associates, as agent for Kody and Nichole Family Trust, reintroduced the application. Mr. Shelley stated that the applicant is returning before the Board requesting Preliminary Subdivision approval. The plans have been revised per the DRC report. Revisions to the new garage footprint on the existing home have also been made. Setbacks have been discussed with Town staff and the applicant. In order to keep the new subdivision consistent with the subdivision on the other side of Lehigh Station Rd, Kensington North Subdivision, the applicant is proposing 30-foot front setbacks on Lehigh Station Rd and Pittsford-Henrietta TL Rd. Again, to keep consistent, the applicant is also proposing a variance to allow for 4-foot fences within this front setback. Side and rear setbacks will be consistent. The applicant will be requesting these variance approvals at the October 17th Zoning Board of Appeals meeting.

Chairman John Limbeck asked the Board to address any questions for the applicant. He stated that this application remains an open hearing and asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Planning Board Member Sarah Gibson.

Chairman Limbeck read the Preliminary Subdivision approval, which was unanimously approved by the Board.

NEW HEARING:

Architectura PC Architects, Pittsford Plaza Apple Cinema
Special Use Permit

Scott Powell, of Architectura PC Architects, as agent for Wilmorite Construction, introduced the application. Mr. Powell stated that the applicant is requesting Special Use Permit approval for the redevelopment of 3349 Monroe Avenue, Suite 27, from Pittsford Cinema into Apple Cinema. The new tenant is proposing the installation of a full-service kitchen and bar, new and larger theater screens, and reconfigured theater seating. Currently, the space has nine theaters; this will not change. The applicant is proposing new interior finishes to the existing space. The configuration of the theaters will result in 316 less seats than that of the previous tenant. The current basic concessions area will be transformed into a full kitchen with an expanded menu.

Chairman Limbeck asked if the existing bathrooms will be renovated. Mr. Powell stated that the bathroom may be made smaller, but only light refinishing is proposed.

Board Member Alguire asked if the theater will be sprinklered. Mr. Powell stated that the new facilities will meet building code and fire apparatuses will be placed in the kitchen.

Chairman Limbeck asked Mr. Powell to address the proposed grease trap for the site. Mr. Powell stated that there is currently an indoor grease trap, but it may be too small for the new commercial-grade kitchen. He stated that an engineer will determine an appropriate grease trap capacity for the use.

Chairman John Limbeck motioned to open the public hearing, seconded by Planning Board Member Sarah Gibson.

Chairman Limbeck asked for public comment.

Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Planning Board Member Paula Liebschutz.

Chairman John Limbeck read the SEQRA and Special Use Permit resolutions, both unanimously approved by the Board.

OTHER DISCUSSION:

Verizon Wireless, 77 W Bloomfield Rd
Preliminary/Final Site Plan and Special Use Permit

Bob Burgdorf, of Nixon Peabody LLP, as agent for Verizon Wireless, stated that this is a pending application proposed to be open for public comment on September 26, 2022. This discussion is informal. The previous application for the stealth tree cellular facility proposed at 50 W Bloomfield, Church of Transfiguration, was placed on hold due to Planning Board preference for an alternate site at the vacant lot behind 77 W Bloomfield Rd. Two alternate options were proposed on this alternate parcel. After a site walk with the Planning Board, the southern site was preferred. A monopine was also preferred over a monopole. Mr. Burgdorf stated that the application was delivered to the Town on September 1st, 2022. Mike Crosby, Radio Frequency Engineer for Verizon Wireless, expressed his preference for a 116-foot

centerline. The Verizon team was able to reduce this to a 96-foot centerline, making the total height of the monopine 105 feet. Mr. Burgdorf continued, stating the applicant is attempting to avoid other macro cell sites near the Willard Road area. The applicant will continue down the path of the preferred alternate site and stealth type.

Chairman John Limbeck stated that this site is 50 feet higher in elevation than that of the 50 W Bloomfield Rd site. He asked the applicant to address why the tower is proposed 10 feet taller than the previous application. Mr. Crosby stated that though this site is at a higher elevation, the obstructions are greater. He stated that this alternate site benefits the Willard Road area more than the previously proposed site at 50 W Bloomfield Rd. This alternate site is able to serve other non-priority areas.

Planning Board Member Liebschutz asked Mr. Crosby if a micro cell might benefit the capacity issues seen with Pittsford-Mendon High School. Mr. Crosby stated that micro cells are planned in that region to help the macro cell site currently proposed. He stated that the high school is a large problem with coverage and capacity in the region. Chairman Limbeck stated that the Board, Town, and applicant have attempted to reach out to the school district regarding a resolution to these issues but has not been successful. He stated that at this time, the Board is more concerned with providing coverage to Pittsford residents who reside in the suffering area.

Planning Board Member Sarah Gibson thanked the applicant for their time and consideration with this application. She asked the applicant to give an update regarding the previously approved micro cells. Mr. Crosby stated that Verizon is working towards final approvals and will then begin construction. The jobs will get bid out and shortly thereafter, work will commence.

Chairman John Limbeck requested that the applicant discuss the increased ground elevation and increase tower height with the Town's review engineer. Mr. Crosby stated that he and Bill Johnson have discussed minimum height needed for the site. Chairman Limbeck stated that the Board would like to ensure the tower is proposed at the minimum height and will have the least possible impact to the community. Mr. Crosby stated that the 96-foot antenna centerline is the minimum height necessary at this site. Mr. Crosby stated that the additional 5 feet on top of the 105-foot monopine is cosmetic. A variance from the Zoning Board of Appeals will be necessary for any cellular facility over 100 feet in total height. The Board thanked the applicant for their continued efforts with this project.

Doug DeRue, Director of Planning, Zoning, and Development for the Town stated that the Town should be immediately notified should the FAA process state that a light is needed on top of the proposed monopine. Mr. Burgdorf stated that the applicant will comply with this request.

The minutes of August 8, 2022, were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member John Halldow. Following a unanimous voice vote, the minutes were approved, none opposed.

Planning Board Chairman John Limbeck motioned to close the meeting at 7:13PM, seconded by Planning Board Member Kevin Morabito, 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