

**TOWN OF PITTSFORD  
PLANNING BOARD  
MAY 8, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on May 8, 2023 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** John Limbeck, Paula Liebschutz, Hali Buckley, Paul Alguire, John Halldow, Kevin Morabito, Dave Jefferson

**ABSENT:** None

**ALSO PRESENT:** April Zurowski, Planning Assistant; Doug DeRue, Director of Planning, Zoning, & Development; Robert Koegel, Town Attorney; Evan Harkin, Planning Board Student Member

**ATTENDANCE:** There were 12 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.

**DECISION PENDING:**

**St. John Fisher University, Lavery Library Renovation**  
Preliminary/Final Site Plan and Special Use Permit

Robert Burgdorf, of Nixon Peabody LLP and as agent for St. John Fisher University, re-introduced the application. George Stooks, of St. John Fisher University; and John Reddington, of Fisher Associates; were also in attendance. Mr. Burgdorf stated that the applicant received the draft resolution, and no issues were observed.

Chairman Limbeck stated that this public hearing was closed at the previous meeting.

Chairman Limbeck read the Preliminary/Final Site Plan and Special Use Permit resolution, which was unanimously approved by the Board.

**NEW HEARINGS:**

**Nixon Peabody LLP, 60 Golf Avenue (HWY) Monopole**  
Preliminary/Final Site Plan and Special Use Permit

Robert Burgdorf, of Nixon Peabody LLP and as agent for Verizon Wireless, introduced the application. Kathy Pomponio, of Verizon Wireless; Mike Crosby, of Verizon Wireless; and Jackie Bartolotta, of Tectonic Engineering; were also in attendance. Mr. Burgdorf stated that this application is for a 125-foot-tall monopole cellular facility proposed at the Town's Highway Department at 60 Golf Avenue. The lease parcel has already been approved by the Town Board earlier this year. The applicant has received the DRC report and plans to submit a written response. The applicant clarified that no generator is proposed for the site. Mr. Burgdorf

explained that a monopine was not proposed for this site due to the limited viewshed of the tower and that the neighboring tree canopy is only half the height of the proposed tower. He explained that a monopine may be more noticeable in this location. He stated that landscaping at an industrial site may also not be necessary. The applicant addressed the DRC comment regarding screened fencing. Mr. Burgdorf stated no opposition to a solid or screened fence surrounding the compound.

Planning Board Member Kevin Morabito stated that he is in favor of the location but would like to see a rendering of a monopine for the site. Planning Board Member Paul Alguire was also in favor of the location and asked the applicant to schedule another balloon flight for the Board's viewing. Ms. Pomponio stated that a rendering of the monopine could be provided and that a balloon flight could be scheduled.

Town Attorney Robert Koegel asked if height would be added to the tower if a stealth tree was selected. Mr. Burgdorf confirmed that a 5-foot tree cone would be added to round out the tree's shape, should a monopine be selected.

Chairman Limbeck motioned to open the public hearing, seconded by Planning Board Vice Chairman John Halldow. Following a unanimous voice vote, the hearing was opened.

Linda Rosenthal, of 52 Golf Avenue, voiced her concerns about increased traffic to the site. She asked what hours Verizon Wireless may have contractors there. Mr. Burgdorf stated that there will be vehicles on site during construction, but post-construction, there will be approximately one vehicle on site per month. An emergency power outage may create more than one vehicle, but traffic will not be a concern for the site.

Chairman Limbeck stated that the public hearing will remain open.

Board Member Morabito asked if a monopine and monopole would be able to hold the same number of collocations. Mr. Burgdorf stated that a monopole can handle more than a monopine.

**McMahon LaRue Associates, Geoca Subdivision**  
Concept Subdivision

Al LaRue, of McMahon LaRue Associates, P.C. and as agent for Eric Geoca, introduced the application. Eric Geoca and Lynne Geoca Tempest, owners of 215 Mendon Road, were also in attendance. Mr. LaRue stated that this application is for a 3-lot residential subdivision to include 2 new building lots and 1 existing home located at 215 Mendon Road. The DRC report was received, and the applicant plans to submit written responses. The exact route of the sewers is still under consideration.

Chairman Limbeck voiced his concern for the potential re-route of Stone Road to connect with Mendon Road through this property. He stated that the Planning Board should require right-of-way (ROW) consideration through this lot. Mr. LaRue stated that the State has expressed no interest in a highway realignment. Chairman Limbeck stated his hesitation to approve a subdivision concept plan without acknowledging the potential re-route plan that was created in the 1990s. This plan was incorporated into the Town's Comprehensive Plan of 1994 and labeled a "bottleneck" intersection with heavy traffic congestion. This is the last of seven intersections identified in the traffic improvement plan to be constructed.

Mr. DeRue confirmed Chairman Limbeck's statements and explained that the Stonetown Hamlet subdivision to the west of this property was required to create an 80-foot-wide ROW that later became Monroe County property. He explained that the property is zoned Residential Neighborhood (RN) and according to the Town Code, the Planning Board has authority to control number of lots and lot size when a road is created in the RN District. He believes that although the road may not be created immediately, or ever, the creation of a ROW through the property would still allow the Planning Board to control the number of lots and lot size required for subdivision of the property. This could possibly allow for more than three total lots.

The Board agreed that the applicant should submit a revised plan with an 80-foot-wide ROW through the property. Mr. DeRue explained that an 80-foot-wide ROW is common in state roads to allow for the road and sidewalks on both sides.

Mr. LaRue asked the Town to provide any previous drawings or plans of the highway realignment for reference when revising the plans.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Morabito. Following a unanimous voice vote, the public hearing was opened.

Susan Houghton, of 26 Mendon Center Road, asked about the proposed sewer route to this property. Chairman Limbeck explained that there are currently two options to extend the sewer: either up Mendon Center Road from the south or across Mendon Center Road from the Stonetown Hamlet subdivision to the west. Ms. Houghton asked if sewers are required. Mr. DeRue stated that according to Town Code, sewers must be extended to new subdivisions. The applicant also has the choice to install septic systems but must build a dry sewer to the site. Mr. DeRue stated that he believes sewers are achievable to the site. The preferred sewer location is from the south and up Mendon Center Road, as this route would allow for accessible sewers to neighbors. Ms. Houghton asked if neighbors along Mendon Center Road would be required to pay a sewer tax if they choose not to connect to the sewer. Mr. DeRue stated that homes within the sewer district that are not connected will pay \$10 per year. Those who are connected will pay additional fees to use the sewer. Ms. Houghton asked about current wildlife on the property. Mr. DeRue stated that the Town has preserved thousands of acres of open space through zoning requirements to accommodate wildlife.

Peggy Brizee, of 81 South Main Street, asked the Board for sensitivity when reviewing this application. She stated that this property is within the Town's only historic district. She offered Historic Pittsford's expertise on the district should the Board be interested.

Tom Helfrich, of 1 Ingridshire Drive, asked why the property is not being preserved through past open space requirements. Mr. DeRue stated that this property is not included in the Lusk Farm development open space "deal" with Spall Homes from the past. Mr. Helfrich asked why past subdivision proposals were not approved in the past. Chairman Limbeck stated that old subdivision plans for this lot were not resolved and are not relevant to the current subdivision application.

Ms. Brizee returned to the podium. She asked if the Board would complete a SEQRA review. Mr. DeRue stated that a Part 1 Short EAF was submitted by the applicant and the Planning Board and Design Review and Historic Preservation Board (DRHPB) will coordinate SEQRA review.

Chairman Limbeck stated that the public hearing will remain open.

Mr. DeRue stated that the DRHPB has submitted comments for this application that were delivered to the Planning Board via email. Mr. DeRue provided the Board with hard copies during the meeting. He asked the Board to consider that DRHPB was not aware of the highway realignment plan when composing comments. The Planning Board will resolve a Concept Subdivision, then the application will go to DRHPB for subdivision Certificate of Appropriateness. The application will then return to the Planning Board for Preliminary and Final Subdivision approvals. New homes constructed through this subdivision will be required to receive a Certificate of Appropriateness.

**OTHER DISCUSSION:**

The minutes of April 24, 2023, 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.

Planning Board Chairman John Limbeck motioned to close the meeting at 7:26PM, seconded by Planning Board Member Paul Alguire, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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