

TOWN OF PITTSFORD
PLANNING BOARD
October 23, 2017

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, October 23, 2017.

PRESENT: John Limbeck, Shannon Dupra, Jeffrey Donlon, John Halldow, Paula Liebschutz, David Jefferson & Kevin Morabito

ALSO PRESENT: Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development, Linda Stoddard, Planning Board Secretary & Michael Sherwood, student liaison

ATTENDANCE: Twenty-Four (24) members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Liebschutz; followed by a unanimous voice vote the meeting opened at 7:33 P.M. and welcoming 5 students from Mendon High School.

Chairman Limbeck indicated the Young Matthews application and the Verizon application for 123 S Main Street would not be discussed this evening following notice from each applicant.

DECISIONS PENDING:

4245 East Avenue Golisano Athletic Center Site Plan/Special Use Permit

Mr. Sylvestri of Harter Secrest & Emery noted several representatives from Nazareth College were present in addition to Mr. Webber from LaBella Associates.

A letter from Mr. Knauf, attorney for Irondequoit Country Club dated October 23rd was entered into the record and additional stormwater management information was also noted.

Chairman Limbeck questioned whether the Board had any further concerns regarding this application as he reminded those present the public hearing closed at the October 9th meeting.

Chairman Limbeck confirmed the Board had no questions prior to reading the SEQRA resolution noting it contains 8 Findings of Fact and number 4 includes specific issues resolved by the College and the Country Club.

Board Member Liebschutz made a motion to grant approval of a negative declaration pursuant to SEQRA; Board Member Dupra seconded the motion and the Board voted as follows: Ayes: Jefferson, Donlon, Halldow, Morabito, Dupra, Liebschutz and Limbeck, Nays: None

Chairman Limbeck made a motion to grant approval of the Preliminary Site Plan/Special Use Permit, Board Member Liebschutz seconded the motion and the Board voted as follows: Ayes: Jefferson, Donlon, Halldow, Morabito, Dupra, Liebschutz and Limbeck. Nays: none. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

Note some of the conditions below are normally part of a "Final" decision.

1. Compliance with or resolution to Development Review Committee report comments dated July 7, 2017 and responses dated July 31, 2017 unless specified otherwise herein.
2. Subject to the granting of the College's request for a height variance from the Pittsford Zoning Board of Appeals.
3. Disruption of water supply or taking fire hydrants out of service requires notification of the Fire Marshal and Pittsford Fire Department. This must be noted on the utility plans.

4. The building will be sprinklered; the location of the Fire Department Connection is subject to review and approval by the Fire Marshal.
5. Hydraulic calculations are subject to review by the Town Engineer and Fire Marshal.
6. A kitchen/food preparation area is not proposed for the building; if one is added it will require Building Permit and that a grease trap is added.
7. Final plans must note: "Town of Pittsford Code Enforcement Officers may require shielding of light fixtures where the glare of the light source is visible from private property or public ways."
8. The College is required to manage parking to insure that emergency access is maintained during events as well as providing adequate personnel to direct traffic.
9. Subject to submission of a SWPPP that meets applicable Phase II Stormwater requirements to the satisfaction of the Town's Reviewing Engineer.
10. Sewer Entrance fees will be due prior to Sewer Department signature.
11. Any outstanding Engineering Review Fees are due prior to signature on final plans.
12. The building is subject to Design Review and Historic Preservation Board approval prior to the issuance of a building permit.
13. An estimate of landscaping cost must be provided to insure that total landscaping is equal to or greater than 1% total project cost. Landscaping cost is determined by taking the wholesale price of the plants and multiplying it by 2.5 which covers installation and a 2 year guarantee on the plantings.
14. Landscaping plan plant relocations and or plant substitutions are subject to DPW approval.
15. Clearing limits must be flagged and reviewed by the Town prior to clearing activities on site. This must be noted on the demolition plan.
16. Section 185-179 of Town Code provides for revocation of a Special Use Permit should conditions be violated or not fulfilled or unreasonable impacts occur. (The Town may monitor the use to ensure that impacts are controlled or minimized)
17. Subject to all applicable regulatory approvals including but not limited to the Pittsford Sewer Department, Monroe County Health Department, Town Engineer and the Pittsford Department of Public Works.

2300 W Jefferson Road YMCA Final Site Plan/Subdivision

Mr. Webber of LaBella Associates, agent for the YMCA acknowledged permits from the Army Corps of Engineers, NYS DOT, RG&E and Monroe County are among applications that have not yet received their agency approval; a Letter of Credit was approved by the DPW.

Mr. Joe Picciotti from the YMCA met with Town officials and was not aware of a possible delay in approval. He explained the unexpected delay caused by the permit approval process as well as the number of conditions imposed by the Town transfer into additional costs to the YMCA.

Mr. Romell, President of the YMCA, expressed concern as the long arduous process continues with the YMCA trying to grasp the reasons why the Planning Board remains hesitant to grant permission for an earthwork permit. This permit is critical to the organization meeting their expectations to open the facility during October of 2018. Mr. Romell informed the Board the anticipated sale of the current YMCA building to the church could be in jeopardy, anticipated funding could be negatively impacted and the project could be withdrawn if delayed.

Chairman Limbeck noted the Board is not trying to circumvent the process as the members continue to work diligently toward final approval for the project while acknowledging the outstanding permit approvals are a concern.

Mr. Webber suggested all permits would be completed prior to the next Board meeting and what the 3 week delay would gain.

Vice-Chairman Donlon indicated the Planning Board is not aware of discussions between the Y and Town officials and agrees with Chairman Limbeck the number of issues open at this time does not allow the Planning Board to grant final approval.

Board Member Liebschutz suggested the possibility of arranging a special meeting to allow Mr. Webber time to contact agencies such as the Army Corps, DOT, Water and Health Departments and SWPPP to receive approvals.

CONTINUED HEARINGS:

3750 Monroe Avenue Site Plan

Mr. Schultz of MRB Group, agent for 3750 Monroe Avenue Associates, LLC provided the written DRC response for Board review and proposes to install additional LED lights on 20' poles along the building frontage for increased security. The lights will allow employees a safer access to their cars parked across from the building entrance.

Chairman Limbeck agreed lower poles are a better choice along with appropriate shielding to avoid glare to Monroe Avenue traffic. Board Member Liebschutz requested a lower level LED light be used.

No questions were asked by the public and Chairman Limbeck motioned to close the public hearing, Board Member Morabito seconded the motion and the hearing was closed by unanimous voice vote.

N Washington Street Ide Site Plan

Chairman Limbeck signed the Perinton's request for Lead Agency status and sent it to Perinton.

No questions were asked by the public and Chairman Limbeck motioned to close the public hearing, Board Member Dupra seconded the motion and the hearing was closed by unanimous voice vote.

26 Linden Park Verizon Site Plan/Special Permit

No action was taken

The October 9th minutes were approved as amended following a unanimous voice vote.

Chairman Limbeck motioned to close the meeting at 8:40 pm seconded by Board Member Morabito and approved by a unanimous voice vote.

Respectfully submitted,

Linda Stoddard
Planning Board Secretary

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