

**TOWN OF PITTSFORD  
PLANNING BOARD  
January 13, 2020**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, January 13, 2020.

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

**ABSENT:** Paula Liebschutz

**ALSO PRESENT:** Robert Koegel, Town Attorney, Kate Munzinger, Town Board Liaison, Douglas DeRue, Director of Planning, Zoning & Development, Jessica Yaeger, Planning Board Secretary

**ATTENDANCE:** 10 members of the public were 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 7:30 P.M.

**NEW HEARING:**

**Bridleridge Farms Subdivision, Section 2, Preliminary Site Plan**

Fred Shelley of BME Associates spoke of behalf of the applicant, Spall Homes. Peter Vars, President of BME Associates, Jonathan Jones, Engineer with BME Associates, and Jim Canaughton with Spall Homes were also in attendance. Mr. Shelley gave an overview of the Preliminary Site Plan for Bridleridge Farms Subdivision Section 2. Section 2 consists of 23 lots single-family homes to be constructed on the North end of the development on the west side of Clover St. This will also include 2 acres of Open Space which will be dedicated to the Town. The proposal is consistent with the Concept Plan that was approved on January 8, 2018. It includes construction of 2300 ft public roadway, public water main extension and sanitary sewers system and stormwater management facility. The proposed stormwater management facility designed to accommodate section 2 development with space available as development continues to expand to future sections. The applicant, BME and the Town have worked closely since the Concept approval on the Sanitary Sewer route that will extend sanitary sewers to north of the thruway to Reeves Rd. and into Bridleridge Farms Subdivision. The sanitary sewers have the potential to service 122 lots of Bridleridge but also additional 70 lots south of thruway. Mr. Shelley noted that they have received the DRC Report and will prepare comments and are happy to address any questions from the Board.

Chairmen Limbeck asked the Planning Board for questions for the applicant at this time.

Seeing none, Chairman Limbeck made a motion to open a public hearing, seconded by Planning Board member Morabito and followed by a unanimous vote.

Chairman Limbeck asked if anyone from the public would like to speak on this application.

Tom Chuta, of 435 Reeves Rd, asked if the sanitary sewer line had been approved and finalized, if there was a need for a pump station, and if so, where was it to be located.

Doug DeRue, Director of Planning and Zoning answered that the off-site sanitary sewer plan has been worked on very thoroughly and is nearly completed. Yes, there would be the need for a pump station with a location planned for the triangle piece of property located on the West end of Reeves Road. The Triangle would disappear in the sense that you would no longer be able to drive around the triangle property, leaving the curve of the road open for traffic. There are minor details to be worked out on the plan, but they are working on the application with the NYS Thruway Authority and Empire State Pipeline to get the permits for the force main underneath the pipeline and thruway.

Mr. Chuta mentioned that the Pittsford Central School District and Henrietta School District buses use the triangle property on the West end of Reeves Rd. as a turnaround on their route. He asked if adding the pump station there would affect those bus routes.

Doug DeRue answered that he wasn't personally aware that the area was being used that way, but that he would make sure the information was relayed to both school districts before taking it out of service.

Mr. Chuta asked if the residents of Reeves Rd. will have any say in the appearance of the pump station to be added on Reeves Rd. The triangle property is directly across from his property and he has maintained the property for years.

Doug DeRue answered that most of the pump station is underground. The portion that is above ground consists of a few pipes, a concrete slab, and a backup generator that will be above ground. There is landscaping proposed as well as fencing and a guiderail. The Town and applicant have worked to make sure that the pump station is not an eye sore. There will be no large building-like structure above ground aspects that would be noticed. Mr. DeRue answered Mr. Chuta that they have done their best to make sure that they can screen everything possible with landscaping. The generator will be the only thing that will be hard to screen completely.

Mr. Chuta expressed concern about accidents with cars that drive down Reeves Rd. once the pump station is installed.

Mr. DeRue answered that there will be a guiderail installed to protect a car steering off the road. In the event of a car or truck goes right over the top of the pump station, they would be going over a concrete slab and a few pipes coming out of the ground. The biggest concern would be the generator which would take quite a lot of damage if were struck with a car. The important parts of the pump station are underground.

Mr. Chuta asked about concerns of noise levels associated with the pump.

Doug DeRue explained that the most noise would be if the power went out and the generator needed to run the pump station. He couldn't give an exact noise level – he reasoned that we haven't received complaints regarding noise levels with our other pump stations in town.

Board Member Gibson added that she lives next to a pump station and that she only hears a small amount of noise from the generator when it is doing a test run, which is a small amount of time once a week. Otherwise, she does not hear it at all.

Board Member Jefferson also added that he lives next to a pump station and he has no noise issues.

Mr. Chuta asked if the Town had an idea of when construction of the sewer lines and the pump station would begin.

Doug DeRue answered that the applicant is eager to being once they receive the necessary approval through the NYS Thruway Authority and Empire State Pipeline.

Mr. Chuta asked if spring would be a fair assumption. Mr. DeRue answered yes, he would say spring.

Mr. Chuta ended by saying that he is in favor of the sanitary sewers coming to Reeves road ad that he is confident that the Town will do a good job.

Chairman Limbeck asked if there were any other questions from the public. Seeing none, he stated the public hearing will remain open. He also noted the 94 DRC Comments to be resolved with the applicant and the Board looks forward to receiving their responses.

**CONTINUED HEARING:**

**Highlands of Pittsford**, 100 Hahnemann Trail, Preliminary/Final Site Plan, 2 story addition to the Laurelwood complex

Fred Shelley, of BME Associates, spoke of behalf of the applicant, Highlands Community Development Corporation. He explained that they were in receipt of the DRC Comments and submitted their responses on December 20, 2019. There was concern from the Board about landscaping along the East side of the project where resident properties bordered. They have added 21 (pine) trees for buffering along the properties. He opened up to questions from the Board.

Chairmen Limbeck asked the Board for any questions they may have.

Board Member Halldow added that he did take a look at the area and appreciated their response to the Board's comments about adding landscaping for buffering.

Chairman Limbeck stated that this was still an open public hearing and asked the room if there were any comments to be made. Seeing none, he made motion to close the public hearing, seconded by Board Member Halldow.

Chairman Limbeck asked Doug DeRue, Director of Planning and Zoning, if there were any additional comments from the Town staff.

Doug DeRue answered that the Town Engineer has a few technical comments that he is working on resolving with Mr. Shelley. He added his appreciation of the added landscape and noted his suggestions to Mr. Shelley of other variety of trees that could be used.

Chairman Limbeck read through the SEQRA Resolution and noted 1 Finding of Fact which reads "No significant impacts were identified with the proposed additions or improvements." He made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, seconded by Vice Chair Donlon and voted on by the Board as follows: Ayes; David Jefferson, Jeffrey Donlon, Kevin Morabito, Sarah Gibson, John Halldow and John Limbeck. Nays: none. Absent; Paula Liebschutz. The SEQRA resolution was approved and on file with the approved Planning Board minutes of the Town of Pittsford.

Chairman Limbeck noted the following written resolution had been reviewed and considered carefully by the Board and cited the 3 Findings of Fact and 6 Conditions of Approval. Board Member Morabito made a motion to grant approval of the Resolution, seconded by Vice Chair Donlon and the Board voted as follows: Ayes; David Jefferson, Jeffrey Donlon, Kevin Morabito, Sarah Gibson, John Halldow and John Limbeck. Nays: none. Absent; Paula Liebschutz. The Resolution was declared carried with the following:

### CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with or resolution to DRC comments dated December 6, 2019 and the applicant's written response dated December 20, 2019.
2. Landscaping tree substitutions and or location adjustments are subject to DPW approval.
3. The proposed additions/improvements must meet applicable building and fire codes or receive necessary variance(s) from the State.
4. It should be noted that the Town reserves the right to have the Building Permit plans reviewed for code compliance by an outside contracted consultant and billed to the Highlands.
5. Any outstanding Engineering Review fee balances are due prior to Planning Board signature.
6. Subject to all applicable regulatory approvals.

#### **Whelan Subdivision, 4044 East Ave., Preliminary/Final Subdivision, 2 lots**

Larry Heineger, Architect, VP Engineering, 930 East Ave., Rochester; spoke regarding the application of W. James and Sally Ann Whelan. W. James Whelan was also in attendance. Mr. Heineger met with the Town of Pittsford Fire Marshal after the December meeting and discussed the need for a state variance to widen the driveway which he will be working on. The tear drop also needs to be widened to accommodate the turning movements of fire apparatus.

Mr. Heineger added that he has spoken with Monroe County Water Authority. They never had an easement for the water main. They thought the area the water main is located in was going to be a public right of way, but it turned out to be a private drive. Mary Johns with Monroe County Water Authority, requested a 10 ft. Easement centered on the water main. Mr. Heineger has it located and has relocated the water hydrant 10 ft. from Mr. Salafia's driveway. He will look to the Water Authority and the Fire Marshal to approve final placement of the hydrant.

The ownership of the center of the loop is in question. Mr. Whelan and the neighbor to the South Daniel Coughlin do not own it, and Nunzio Salafia's property survey does not show that he owns it either. Mr. Heineger is working to sort out who owns it, and noted that it may be divided between the 3 parties. Once that is sorted out, then they can grant the easement over that piece of land for the water main.

For the sewer, nothing has changed. The easement lays to the north end of the property line.

Mr. Heineger also added that he has sent the DRC Responses to Doug DeRue, Director of Planning and Zoning for the Town of Pittsford. He noted the disturbance is 0.309 acres and impervious area is 0.138 which is the driveway and conceptual roof.

Chairman Limbeck asked if there were any questions from the Board.

Board Member Halldow asked Mr. Heineger if there was an agreement reached with Mr. Salafia on the driveway.

Mr. Heineger said no. Per the Fire Marshal's comments the driveway needed to be widened. As the plan stands now, the location and size of the driveway is pretty close to final.

Doug DeRue, the Director of Planning and Zoning asked if moving the hydrant was necessary at this point. Mr. Heineger explained that the hydrant is currently 2 ft. from the edge of Mr. Salafia's driveway which was flagged by both the Water Authority and the Fire Marshal as something that could easily be clipped pulling out of the driveway and was requested to be moved. Although the driveway location has been moved, he is moving the hydrant as a courtesy to the neighbors and to accommodate requests. He noted the alternate location of the hydrant placed in the center of the loop.

Mr. DeRue also asked if the MCWA mentioned anything about the easement going all the way from the private road to East Ave.

Mr. Heineger answered that the MCWA asked the easement run to the West of the Whelan's property line.

Chairman asked if there were any other questions for the applicant. Hearing none, he made a motion to close the public hearing. Board Member Morabito seconded the motion, following a unanimous vote.

Chairman Limbeck read through the SEQRA Resolution and noted 4 Finding of Fact. Vice Chair Donlon made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, seconded by Board Member Halldow. This was voted on by the Board as follows: Ayes; David Jefferson, Jeffrey Donlon, Kevin Morabito, Sarah Gibson, John Halldow and John Limbeck. Nays: none. Absent; Paula Liebschutz. The SEQRA resolution was approved and on file with the approved Planning Board minutes of the Town of Pittsford.

Chairman Limbeck then read through the Preliminary/Final Subdivision Resolution, noting the following written resolution had been reviewed and considered carefully by the Board and cited the 6 Findings of Fact and 11 Conditions of Approval. Chairman Limbeck made a motion to grant approval of the Resolution, seconded by Board Member Gibson and the Board voted as follows: Ayes; David Jefferson, Jeffrey Donlon, Kevin Morabito, Sarah Gibson, John Halldow and John Limbeck. Nays: none. Absent; Paula Liebschutz. The Resolution was declared carried with the following.

#### **OTHER DISCUSSION:**

The minutes of November 25, 2019 were approved following a motion by Chairman Limbeck seconded by Vice Chair Donlon. The minutes of December 9, 2019 were approved following a motion by Chairman Limbeck and a unanimous voice vote.

Chairman Limbeck motioned to close the meeting at 8:20 p.m., seconded by Board Member Morabito and was approved by a unanimous voice vote.

Respectfully submitted,

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Jessica Yaeger  
Planning Board Secretary

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