

**TOWN OF PITTSFORD
PLANNING BOARD
February 10, 2020**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, February 10, 2020.

PRESENT: John Limbeck, Jeffrey Donlon, Sarah Gibson, John Halldow,

ABSENT: Paula Liebschutz, Kevin Morabito, Dave Jefferson

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

ATTENDANCE: 2 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.

CONTINUED HEARING:

Bridleridge Farms Subdivision, Section 2, Preliminary Site Plan

Fred Shelley of BME Associates spoke on behalf of the application. Jim Connaughton of Spall Homes LLC was also in attendance for the application.

Fred Shelly addressed the Board. They had received the DRC report from the Town, and had provided their comments in accordance. He offered to answer any questions from the Board.

Vice Chair Jeff Donlon asked why there was grading changes to "Parcel B" that has been dedicated to the Town of Pittsford as Open Space.

Fred Shelly answered that the grading change was to improve the view shed for the proposed lots in the subdivision. He knows view shed was important at this location and the grading change proposes a more gradual grade increase.

Vice Chair Donlon questioned how removing the grade changed the view.

Fred Shelly responded that it maintains the view shed from Clover St. Changing the grade didn't really improve the view shed, but there is no detriment either.

Vice Chairman asked Mr. Shelley how the grading change would impact the Town's use of the land. As the parcel has been dedicated to the Town, if it is not improving anything, his opinion is that it should be left alone.

Vice Chair Donlon added that there were still some technical issues regarding the Stormwater systems that still needed to be followed up with the Town.

Chairman Limbeck noted that he agreed with Vice Chair Donlon regarding the grading changes to Parcel B. The cut is rather extreme and he is trying to understand the change to the view

shed and the effect it has to the potential use of the land to the Town. Overall, his opinion is that it's a little late in the planning to propose a change like this.

Board Member Halldow also noted his concurrence with his fellow Board members that he is against the change in grading on Parcel B. The parcel is Town land now, and some of the soil taken away with the grading could be more valuable to property as farm-rich soil then it would be if grading was changed and soil was replaced.

Board Member Gibson mentioned that it was not addressed if the land would still be able to be farmed with proposed grading changes. As the grading changes stand, it does not look like it would be farmable.

Fred Shelley answered that he thinks approximately half of the area was previously used for farming. He answered that the grade changes will leave a gradual sloped area that could still be used for farming.

Chairman Limbeck asked if the Board had any other questions for the applicant.

Hearing none, Chairman Limbeck announced this is still an open hearing. No one from the public was in attendance. Based on the information that has been received, there are still some technical items to be worked out with Town staff. Chairman Limbeck would also like more time to go back and look at previous drawings and notes regarding the amount of land to be left for farming.

OTHER DISCUSSION:

The minutes of January 13, 2020 were approved following a motion by Chairman Limbeck seconded by Board Member Halldow. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck reminded the Board Members that they had received registration for the Monroe County Planning and Development Spring Training Seminars. If anyone was interested in attending, they could email their seminar registration to Jessica Yaeger, the Planning Board Secretary.

Chairman Limbeck motioned to close the meeting at 7:40 p.m., seconded by Board Member Gibson and was approved by a unanimous voice vote.

Respectfully submitted,

Jessica Yaeger
Planning Board Secretary

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