

**TOWN OF PITTSFORD
PLANNING BOARD
April 22, 2019**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, April 22, 2019.

PRESENT: Sarah Gibson, John Limbeck, Kevin Morabito, John Halldow, David Jefferson

ABSENT: Paula Liebschutz, Jeffrey Donlon

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

ATTENDANCE: 4 members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Jefferson. Following a unanimous voice vote the meeting opened at 7:30 P.M.

TABLED HEARINGS

3750 Monroe Ave, Preliminary Site Plan for new parking and entrance reconfiguration

Chairman Limbeck made note that the application for a Preliminary Site plan for new parking and entrance reconfiguration at 3750 Monroe Ave has been tabled to a future date while the applicant gathers information and materials requested by the Board and the public.

CONTINUED HEARINGS

Bridleridge Farms (Part of Young Matthews Property), Section 1, Final Subdivision

Chairman Limbeck asked if the applicant had any new information to present.

Peter Vars, President of BME Associates spoke on behalf of Bridleridge Farms LLC answered that there was no new information to address.

Chairman Limbeck asked if there were any new comments from the Board. Seeing none, Chairman Limbeck then stated this was still an open public hearing and asked if there was any comments from the public. Seeing none, Chairman Limbeck made a motion to close the public hearing seconded by Board Member Gibson.

The public hearing for Bridleridge Farms Section 1 was closed.

Chairman Limbeck then addressed the draft Resolution for final approval of Bridleridge Farms Section 1. He noted the following written resolution had been reviewed and considered carefully by the Board and cited the Findings of Fact and Conditions of Approval. Board Member Morabito then made a motion to grant approval of the Resolution, seconded by Board Member Halldow and the Board voted as follows: Ayes: John Halldow, Kevin Morabito, Sarah Gibson, David Jefferson, and John Limbeck.

Nays: none. Absent: Paula Liebschutz, Jeffrey Donlon. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the applicant's written response to the Town's DRC report dated March 23, 2018 unless specified otherwise herein.
2. Subject to adherence to the criterion in the Findings of Fact stated in the Concept Approval Resolution dated January 9, 2018.
3. Prior to final Planning Board signature the Sewer District Extension for Bridleridge Subdivision must be approved by the Pittsford Town Board.
4. Details associated with the proposed forcemains and E-one sewer layout as well as equipment supplied by the developer will receive further review prior to Town Engineer signature.
5. Lands to be designated as Rural Conservation in private ownership will be subject to a permanent conservation easement. Specific format and wording will be subject to approval by the Pittsford Planning Board Attorney. The intent is to protect these lands by describing what activities will be allowed or prohibited within the easement area, which are to remain in private ownership.
6. Open Space parcel B which is proposed for dedication to the Town, see finding above, is subject to standard requirements applying to the acceptance of real property. Dedication of open space land and the "red barn" to the Town is subject to Town Board approval. Demolition permit(s) will be required for the structures, a pending change to Town Code may require a public hearing process to receive approval for the demolitions.
7. Further discussion prior to signatures is necessary regarding DRC comment #16 and the applicant's response (responsibility for the existing pond outlet within the DEC wetland area).
8. Final Plans must comply with the applicable provisions of NYSDEC Phase II stormwater regulations, and DRC comment #12 regarding SWPPP.
9. Subject to approval of the engineer's estimate and subsequent posting of a Letter of Credit in accordance with subdivision regulations.
10. Sewer entrance fees are due prior to Final Sewer Department signature.
11. The following documentation is required prior to Planning Board signature. (formats will be provided)
 - Executed easements.
 - Executed multiple affidavits.
 - Executed offer of land dedication with deed, EA-5217 and TP 584 prepared for Rural Conservation parcels.
 - Three applications for approval of Plat. (A Monroe County Form)
 - RGE available service letter.
12. Parks & Recreation Trust Fund Fees are applicable to this subdivision. The applicable fee, which is currently \$ 850.00, will be collected when building permits are issued.
13. Final plans must include additional 4x4 posts on the conservation easement line located at the intersections of property lines, thereby clarifying the easement line on each property.

Approved Minutes 4-22-19

14. Prior to submission of plans for signature a written explanation of how the conditions of the Preliminary and Final approval have been addressed, must be submitted.
15. Outstanding engineering review fees must be paid prior to Planning Board signature.
16. Subject to applicable regulatory approvals including but not limited to Monroe County Health Department, Monroe County Water Authority, Pittsford Sewer Department, Town Engineer and the Department of Public Works.

OTHER DISCUSSION:

The minutes of April 8, 2019 were approved following a motion by Chairman Limbeck seconded by Board Member Jefferson. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 7:35 PM, seconded by Board Member Halldow and 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