

TOWN OF PITTSFORD
PLANNING BOARD
May 13, 2019

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, May 13, 2019.

PRESENT: Sarah Gibson, Jeffrey Donlon, Paula Liebschutz, John Halldow,

ABSENT: John Limbeck, Kevin Morabito, David Jefferson

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

ATTENDANCE: 16 members of the public were present.

Vice Chairman Donlon made a motion to call the meeting to order seconded by Board Member Liebschutz. 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

Vice Chair Donlon confirmed that this application continues to be tabled until sometime in June.

DECISION PENDING

Alpine Ridge Subdivision, Final Site Plan Approval

Rich Tiede from Marathon Engineering, and Scott Morrell were present on behalf of the application, explaining they were awaiting final approval for Section 1 from the Planning Board. He said the only change that has occurred since the last meeting is that they have reached a verbal agreement with the State D.O.T. agreeing to placement of the trail crossing Mendon Rd. He then opened to the Board for any questions.

Vice Chair Donlon addressed the letter received May 9th from Marathon Engineering on behalf of S&J Morrell regarding responses to the comments received from MRB Group. He asked if there were any questions from the Board.

Doug DeRue, Director of Planning and Zoning, asked if the applicant had received Mr. DeRue's email from the previous week regarding the sewer petitions and the final subdivision checklist. Rich Tiede and Mr. Morrell confirmed they had received it. Mr. DeRue reinforced the importance of getting those documents completed as it will start the process to create a public hearing through the Town Board.

Robert Koegel, the Town Attorney, added that he will need to get the signed petitions to the Town Board to set the Public Hearing. If he receives the information in the next day or two, that would allow him to get them on the May 21st Town Board meeting agenda to set the public hearing for the last meeting in June.

CONTINUED HEARINGS

930 Linden Ave, Additional Storage Building, Final Site Plan Approval

Rick Giraulo of Land Tech represented the applicant. He explained the proposed addition which will be made on the North side of the current parking lot. He also addressed the recent responses that Land Tech made to the comments from the Town Engineer and the Town Review Engineer. He opened up to the Board for any comments or questions.

Vice Chairman Donlon confirmed that they had received the comments and asked if anyone from the Board had any questions for the applicant. Seeing none, he then opened up to the public asking if anyone any comments or questions. Seeing none, Vice Chair Donlon motioned to close the public hearing, seconded by Board Member Gibson followed by a unanimous vote. The public hearing was closed.

SEQRA Resolution

Vice Chair Donlon then read through the SEQRA Resolution and noted the 4 Findings of Fact. He then made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, Board Member Halldow seconded the motion and the Board voted as follows: Ayes; Jeffrey Donlon, John Halldow, Paula Liebschutz and Gibson. Nays: none. Absent David Jefferson, John Limbeck, Kevin Morabito.

The SEQRA resolution was approved and on file with the approved Planning Board minutes of the Town of Pittsford.

Resolution - Site Plan Approval

Vice Chair Donlon noted the following written resolution had been reviewed and considered carefully by the Board and cited the 4 Findings of Fact and 12 Conditions of Approval. Vice Chair Donlon then made a motion to grant approval of the Resolution, seconded by Board Member Gibson and the Board voted as follows: Ayes: Jeffrey Donlon, John Halldow, Paula Liebschutz, Sarah Gibson. Nays: none. Absent David Jefferson, John Limbeck, Kevin Morabito. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to DRC comments dated August 10, 2018 and the applicant's written response received April 10, 2019 unless otherwise specified herein.
2. Subject to the addition of four, 6 +/- feet evergreen trees, adjacent to the entrance driveway to provide buffering of the parking and new addition.
3. The existing conditions and demolition plan includes some line work for the future forcemain, please remove.
4. The Town policy is that storm sewer under buildings be PVC. Remove reference to HDPE.
5. The proposed layout of the storm sewer seems a little odd with a catch basin with a solid cover in the building. The Town would not object to adjustments.
6. Add a note to the Oil Separator stating that: "Installation of the Oil Separator is to be inspected by the Town of Pittsford."
7. Final plans must note: "Town of Pittsford Code Enforcement Officers can require shielding of light fixtures where the glare of the light source is visible from private property or public ways.

8. Subject to final Design Review Board approval prior to the issuance of a building permit.
9. Sewer district entrance fees will be due for the additional fixtures associated with the new addition.
10. During construction, parking is not permitted on Linden Avenue.
11. It should be noted that the Town reserves the right to have an outside private building code review performed and billed to the Applicant.
12. Subject to applicable regulatory approvals including but not limited to the Pittsford Sewer Department Town Reviewing Engineer and the Commissioner of Public Works.

NEW HEARINGS

Walgreens Pharmacy, 3122 Monroe Ave, Preliminary/Final Site Plan Approval

Matt Tomlinson from Marathon Engineering presented on behalf of the applicant. He explained the application was for a small scale Walgreens pharmacy, consisting of only over the counter medicine and prescription pick up only. Because of the previous application done at this location for a Tim Horton's Café that fell through, he explained that this new application would bring significantly parking needs, noise and traffic stacking than previously expected. They have worked with Town staff to improve the parking area layout, drive thru access, and landscaping. Mr. Tomlinson then opened up discussion to the Board for questions and comments.

Vice Chair Donlon asked if landscaping island is new or is currently there. Matt Tomlinson with Marathon Engineering answered that it is a new landscaping addition and referenced the revised plans submitted May 13, 2019.

Board Member Gibson asked what the material plan is for landscaping. Mr. Tomlinson answered that there isn't currently a detailed material plan for specific landscaping they will be using but they will work with Town staff to reach the 1% of the total construction cost.

Vice Chair Donlon asked if there were any other questions for the Board. Seeing none, he made a motion to open a public hearing, seconded by Board Member Gibson followed by a unanimous vote. The public hearing opened.

David Cornell, owner of Cornell Jewelers, an adjacent business to 3122 Monroe Ave. had some concerns with garbage sharing among the properties. Currently, Cornell's Jewelers, AT&T and now the Walgreens Pharmacy will share a dumpster for garbage. With just Cornell's Jewelers and AT&T using the dumpster right now, there are some issues and Mr. Cornell is concerned that the issues will just increase adding a third tenant using the dumpster. As the structure of the parking space around the buildings, it is also difficult for the trucks to get to the dumpster and Mr. Cornell also wants to ensure that there will be adequate space for trucks to access the dumpster.

Vice Chair Donlon asked Doug DeRue, Director of Planning and Zoning, what formula could be used to create a solution for garbage sharing. Doug DeRue answered that garbage sharing was not mentioned in the plans so he is not sure how to answer that at this time.

Vice Chair Donlon then asked if a larger dumpster could be used in the space to accommodate the businesses. Mr. Cornell answered that it is possible but would have to be worked out. He added that he is not opposed to the business, but just wants to make sure that all details are considered and worked out before problems occur.

Vice Chair Donlon asked if Mr. Cornell could work with the developer to work out a solution. Mr. Cornell answered yes.

Vice Chair Donlon asked if there were anyone else from the public that wanted to address the application. Seeing none, he motioned to close the public hearing, seconded by Board Member Liebschutz followed by a unanimous vote.

SEQRA Resolution

Vice Chair Donlon then read the SEQRA Resolution and noted the 4 Findings of Fact. He then made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, Board Member Liebschutz seconded the motion and the Board voted as follows: Ayes; Jeffrey Donlon, John Halldow, Paula Liebschutz and Gibson. Nays: none. Absent David Jefferson, John Limbeck, Kevin Morabito.

The SEQRA resolution was approved and on file with the approved Planning Board minutes of the Town of Pittsford.

Resolution - Site Plan Approval

Vice Chair Donlon noted the following written resolution had been reviewed and considered carefully by the Board and cited the 3 Findings of Fact and 14 Conditions of Approval. Vice Chair Donlon then made a motion to grant approval of the Resolution, seconded by Board Member Gibson and the Board voted as follows: Ayes: Jeffrey Donlon, John Halldow, Paula Liebschutz, Sarah Gibson. Nays: none. Absent David Jefferson, John Limbeck, Kevin Morabito. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the DRC report comments dated May 10, 2019.
2. Addition of an intercom system to the drive thru is subject to review and approval by the Department of Public Works.
3. Signage is subject to review and approval by the Design Review Board, currently the approved Sign Plan allows for 56 square foot sign on the front of the building.
4. Sewer Department entrance fees may be due for the new usage and collected when a Building Permit is issued for the interior renovations.
5. The canopy must be reviewed and approved by the DPW/Fire Marshal prior to Planning Board signature.
6. Final architectural plans, building details and colors are subject to the Design Review Board approval.
7. Landscaping live plant materials must equal or exceed 1% of total construction cost. An estimate of construction cost must be provided. Cost of plant materials equals wholesale price X 2.5. Plantings are required to have an initial 2 year guarantee provided to the Town in writing and plantings must be maintained in perpetuity as part of the Site Plan approval.
8. Proposed lighting is subject to some reduction in fc values and review and approval by the Department of Public Works. Site lighting is subject to adding shielding if unreasonable glare impacts adjacent properties or the ROW.
9. Add note to plan: "Appropriate protections for pedestrian safety are to be implemented for both the Monroe Avenue sidewalk and the trail at the rear of the property".
10. Future adjustments to NYSDOT curb cuts are subject to DPW review and approval.
11. The maximum occupancy will be determined by the Fire Marshal.

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12. A construction safety plan must be provided and will be subject to review and approval by the DPW prior to the start of work.
13. Subject to reimbursement of outstanding engineering review fees prior to Planning Board signature.
14. Subject to applicable regulatory approvals including but not limited to Pittsford Sewer Department, Pittsford Department of Public Works and the Town Engineer, prior to Planning Board signature.

OTHER DISCUSSION:

The minutes of April 22, 2019 were approved following a motion by Vice Chair Donlon seconded by Board Member Gibson. Following a unanimous voice vote, the minutes were approved.

Vice Chair Donlon motioned to close the meeting at 8:05 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