

**TOWN OF PITTSFORD  
PLANNING BOARD  
July 13 2020**

Minutes of the Town of Pittsford Planning Board meeting held on July 13, 2020 at 6:00 pm local time. The Meeting took place with Board members participating remotely using Zoom.

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

**ABSENT:** John Limbeck, 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:** There were 3 members of the public was present.

Vice Chair Donlon made a motion to call the meeting to order seconded by Board Member Morabito. Following a unanimous voice vote the meeting opened at 6:13 P.M.

**CONTINUED HEARING:**

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

Peter Vars of BME Associates spoke on behalf of the Applicant Bridleridge Farms LLC. Jim Connaughton of Spall Homes was also in attendance for the Application.

Peter Vars gave the Board an update on the application, noting they have been working with the Town to tie up loose ends with the off-site sewer and drainage concerns. He also noted that they resubmitted revised DRC comments June 10<sup>th</sup> 2020. He asked the Board if there were any questions.

Vice Chair Donlon made note to the applicant that he appreciated the detail concerning the grading behind Parcel B.

There were no other comments from Board members.

Vice Chair Donlon asked if there were any comments from Town staff.

Doug DeRue, Director of Planning and Zoning stated that they had made a lot of progress through some major issues. He noted there are a number of details that still need to be addressed in the draft decision, many of which are simply housekeeping items and minor things to wrap up but in need of noting.

Vice Chair Donlon stated that this is still a public hearing, and asked if there was any one from the public that wished to address this application. Hearing none, Vice Chair Donlon made a motion to close the public hearing. Board Member Halldow seconded the motion, followed by a unanimous vote.

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Vice Chair Donlon read the Draft Preliminary Resolution, noting 7 Findings of Fact and 31 Conditions of Approval. Board member Halldow motioned to approve the Resolution, seconded by Vice Chair Donlon, followed by a unanimous vote. The Bridleridge Farms Preliminary Subdivision Resolution was approved.

### CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the Town's DRC report dated January 10, 2020 and the applicant's written responses dated January 31, 2020 and revised response June 10, 2020, unless specified otherwise herein.
2. Final Plan submission must include draft Engineer Estimates for Section 2 and the proposed offsite sewer. Final Plan signatures cannot occur until Letters of Credits are in place for the offsite sewer and Bridleridge Section 2.
3. Final Plans must comply with the applicable provisions of NYSDEC Phase II stormwater regulations. Review of the revised SWPPP is in progress. Further discussion is necessary to finalize the SWPPP. The Reach Route labeled "On-Site Stream" will need to be revised and/or eliminated. The current model indicates a length of 1,370 LF. This length is questioned as the stream crossing the subject parcel is approximately 760 LF. Additionally, modeling this portion of the stream as a Reach Route may be inappropriate as tail water elevations within the "Reeves Road Culvert Impoundment Area" appear to already account for the volumetric capacity found within the stream corridor. This can be seen when the existing 100 year storm elevation reported at the Reeves Road Culvert is 641.57 and the creek's invert at Analysis Point C is around 641.43.

The net effect may be that the model inadvertently over estimates the amount of storage in the valley. Further coordination to resolve this may be necessary as the Time of Concentration Calculations for several drainage areas may need to be adjusted.

4. The width of Bridleridge Farms (road) at the Clover Street intersection should be confirmed with NYSDOT prior to plans signatures to insure that the entrance dimensions are correct.
5. Plans must include a note that Developer will install 4x4 property markers to delineate Town owned lands. The Town will purchase the lumber, bevel and brand the markers, and deliver them upon request of the developer.
6. The maximum impervious lot coverage for Section 2 is 40%.
7. Provide 1 foot contours on the grading plans.
8. Applicable Parks and Recreation Trust Fund Fees set forth in the Town Code will be levied for each unit in the subdivision.
9. Landscaping plans have been submitted, but need further review by the Planning Board and DPW. These will be completed as part of Final Plan review.
10. When installed, the trail between lots 65 and 66 will be paved.
11. DRC comment # 58 in regards to Open Space D will need some additional discussion with the Parks Dept. and the Commissioner of Public Works. We don't anticipate changes in the Bridleridge Section 2 plans.
12. Final Plan review will include a review of the Lehigh Station Road Pump Station capacity in regards to the timing of upgrades necessary to meet increasing flows from future subdivision homes.

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13. Add a note to the gutter inlet detail or utility plan notes indicating that a "No Dumping-Drains to Stream" placard is required to be imbedded into the back of the concrete apron (supplied by the Town).
14. Top grate elevation of D-6.1 needs to be corrected. Rear-yard swales in the area are noted to be a minimum of 1.5 % but the grading contours are not 1.5 % minimum.
15. Provide detail for inlet DA-5.
16. An overland flow route in the event of structure clogging, should be identified for the existing wetland/drainage area.
17. As part of Bridleridge Farms Section 2 construction the developer will be completing the Stream and Wetland Mitigation Plan dated January 2018. A portion of the proposed trail on Parcel D will likely fall within the work limits and its location must be discussed/identified prior to final approval.
18. Road inlets connecting to D-3.1, D-4, D-5, D-11, and D-12 need to be adjusted so they are not in line with the manhole and flow into the manhole in a downstream direction.
19. Cut and fill calculations must be provided with Final Plan submission to represent status of earth balance.
20. The project likely will require a 5-acre waiver from the Town of Pittsford. A written response/approval is now required.
21. The minimum separation between Storm and Sanitary Sewers should be 18 inches whenever possible. It appears that the DA to DA-1 may be tight to the Sanitary Sewer line between SA-1.4 and SA-1.4.1. Please add this crossing to the profile shown on Sheet 12A and consider adjusting the downstream slopes of the Sanitary Sewer system between SA-1.2 and SA1.3 to accommodate this.
22. Revise the slope between SA-1.4 and SA-1.4.1 to be 0.5%. There appears to be sufficient topography to achieve a 0.5% or greater design slope within the system.
23. On Sheet 14, revise the "Typical Paved Trail Detail" to indicate a 2% maximum cross slope.
24. Adjustments to Sanitary Sewer pipe slopes may be necessary as part of the Final Plan review. Future sections will include review of sewer slopes to ensure gravity sewers can be provided where practical.
25. Inspection Fees as well as Connection Fees will be required for this project and will be calculated in accordance with the Town's standard policies as well as the conditions outlined in the letter of understanding provided by the Developer and dated February 11, 2019.
26. Lighting District for the entrance is subject to approval by the Town Board.
27. Future sections that increase the number of total lots to 30 or more with one entrance will be in violation of current Building Code unless homes are sprinklered. Prior to submission of a future sections, discussions should take place in regards to the Building Code.
28. Providing the street names was beneficial; however, the response to this comment did not indicate if the short road stub off Tobin Road would be named separately or if a slight adjustment to the intersection would be used to allow naming it as part of "Canterbrook Meadows" or "Bridleridge Farms".
29. Recreation Fund Fees are applicable to this subdivision.
30. DRC comment #8 concerning horses on specific trails will receive further review with the Final Plan submission.

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31. Final Subdivision application must include a written explanation of how the conditions of the Preliminary approval have been addressed.

**OTHER DISCUSSION:**

The minutes of June 8th, 2020 were approved following a motion by Vice Chair Donlon, seconded by Board Member Jefferson. Following a unanimous voice vote, the minutes were approved.

Vice Chair Donlon motioned to close the meeting at 6:28 p.m., seconded by Board Member Jefferson 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