

**TOWN OF PITTSFORD
PLANNING BOARD
November 25, 2019**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, November 25, 2019.

PRESENT: John Limbeck, Kevin Morabito, Sarah Gibson, Dave Jefferson

ABSENT: Jeffrey Donlon, John Halldow, Paula Liebschutz,

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

ATTENDANCE: 3 members of the public were present.

Chairman John Limbeck made a motion to call the meeting to order seconded by Board Member David Jefferson. Following a unanimous voice vote the meeting opened at 7:34 P.M.

INFORMAL DISCUSSION:

Comprehensive Plan – possible code revisions

Planning Board input is being sought regarding the appropriate development of a 300 acre piece of property that borders N. Wilmarth Rd, Mendon Center Rd., and the NYS Thruway. Currently the Town has a moratorium on development while the Comprehensive Plan is being finalized and subsequent Building and Zoning Code changes are considered. As it currently stands, Chairman Limbeck sees there are 3 options: maintain current zoning which is Rural Residential (RRAA), rework zoning to match the current south of the Thruway zoning which is Rural Residential South Pittsford (RRSP), or rework zoning to a new 55+ designation.

Doug DeRue did remind board members that there is no application nor a decision pending, this is just looking at what might be possible down the road. He also offered clarification for the distinctions of green space, green print and open space.

Board members discussed potential options which include moving any development to preserve the Greenprint or agricultural lands, encouraging development of different sized homes, patio homes and town homes, and creating an entrance on W. Bloomfield Road to manage traffic impacts on Mendon Center Road.

Doug DeRue asked Planning Board members for their thoughts on 55+ designation would they prefer to see it as a requirement or an option? The Planning Board were not in agreement with requiring it to be 55+ area but were in favor of building targeted to 55+ residents.

Pending Town Board Application - Kilbourn Place

Staff is seeking comments or suggestions regarding modifications and direction to move in to make this project more feasible.

Planning Board members reiterated their previous comments on the project, that the proposed structures are too tall, the impact to the historic properties in the adjacent area, along with changes to the view shed of the residential homes located across the street. They also cited concerns over the loss of tax revenue with adjusting the model from single family town homes to apartments.

Doug DeRue questioned the board as to their thoughts regarding the 3500 East Ave. parcel (The Back Nine restaurant) and if they would suggest to add it to the project or not. The property has lost its previous pre-existing non-conforming designation by being out of use for a few years. Board members supported 3500 East Ave. being included as part of the Kilbourn Place development in some form.

OTHER DISCUSSION:

The minutes of September 23, 2019 were approved following a motion by Chairman Limbeck seconded by Board Member Kevin Morabito. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 8:25 p.m., seconded by Board Member Sarah Gibson and was approved by a unanimous voice vote.

Respectfully submitted,

Renee McQuillen
Acting Planning Board Secretary

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