

Approved Minutes 2-11-19

TOWN OF PITTSFORD

PLANNING BOARD

February 11, 2019

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

PRESENT: Kevin Morabito, Sarah Gibson, John Halldow, John Limbeck, Paula Liebschutz, Jeffrey Donlon

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

ABSENT: David Jefferson

ATTENDANCE: 15 members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Halldow. Following a unanimous voice vote the meeting opened at 7:33P.M.

Chairman Limbeck introduced the new Planning Board Secretary Jessica Yaeger.

CONTINUED HEARINGS

Monroe Golf Club, 155 Golf Ave. New Maintenance Building Site Plan, Special Use Permit Board Member Gibson recused herself from this application.

Cole Papasergi with Marathon Engineering spoke about submitted grading plans and opened up the discussion for the Board's comments.

Chairman Limbeck summarized the Board's understanding of the landscaping plan provided by Marathon Engineers for the new proposed storage building at 155 Golf Ave. He stated that the Board was under the impression that the landscaping focused more on cleaning up the existing trees and removal of some trees for retention pond needed for drainage, rather than clearing out large areas of existing trees all together. There is concern that from some vantage points the landscaping on Golf Ave is too thin. The Board is looking for additional landscaping to be provided.

Board Member Liebschutz expressed surprise with the clear cutting of trees and wondered why Monroe Golf Club needs to remove so many trees. Her concern was with the eastern and western view points from Golf Ave.

Matt Delly, the Grounds Superintendent for Monroe Golf Club responded that trees being removed are to make room for the new structure. He commented that only 1 dead tree and 2 saplings will be removed along the eastern boundary to make room additional storage needed for the project.

Damaged trees (white pines) will be removed as well. He insured their intention to provide plenty of coverage to hide the view of the new structure. He is confident that there is enough remaining vegetation to block the view from Golf Ave.

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Doug DeRue, Director of the Planning and Zoning, questioned the possibility of saving any trees where grading is required, specifically noting his concern of the areas being cleared for drainage requirements (retention pond, necessary swale, and planned berms) around the new structure. Mr. DeRue concluded, "Following the grading plan provided by Marathon Engineering, it is not possible for Monroe Golf Club to keep any of the trees in that area."

Vice Chairman Donlon mentioned the Board's attempts for a site visit over the preceding weeks. He doesn't feel that the current plan will help conceal the visual impact of the project from Golf Ave, and is concerned that the added berms will not help block the building from the line of site. He would like to view the exact trees to be removed so that the Board can make a better assessment of what exactly the effect of the landscaping will be to Golf Ave. This is the Board's main concern and the main challenge of the project which was seconded by Board Member Halldow.

Matt Delly said that there is an area staked off for the project and that they would be happy to mark any areas further for the Board members to view on site.

Todd Longwell explained that the berms to be constructed by the entrance will do a good job of screening the added parking from view on Golf Ave.

Matt Delly assured the Board that the first row of evergreen trees that exist along Golf Ave are enough to screen the new structure from view, and are not included in the grading area.

Vice Chairman Donlon disagreed saying the area of evergreen trees along Golf Ave is not a dense enough area to relieve the Board's concern of visual impact.

Board Member Morabito added that more plantings also need to be added in the northeast corner of the project, which lies along Golf Ave.

Chairman Limbeck summarized the issues that still need to be resolved. First, Monroe Golf Club and Marathon Engineering need to stake off the area of impacted foliage for Board members to visit over the next week. Second, the Board's concern remains that more trees are required for screening. Lastly, the drainage and cuts need to be resolved with town staff to define clearly what is going to be removed.

Cole Papisergi with Marathon Engineering, stated that they do feel there are good trees remaining to help screen the view of the building but are willing to work with the town to address landscaping concerns.

Chairman Limbeck encouraged Board members to visit the site over the next week. He also asked Monroe Golf Club/Marathon Engineering meet with Doug DeRue to resolve grading issues and add some more foliage where the Board indicated concerns.

Board Member Liebschutz requested areas affected in grading plans to be staked off for site walk for clarification.

Chairman Limbeck asked if there were any members of the public who wished to comment on the application, hearing none, he remarked that the hearing would remain open to the next meeting.

Board Member Gibson rejoined the meeting.

Terraces at Cloverwood, 2851 Clover St., Preliminary Site Plan

Jerry Goldman with Woods Oviatt Gilman, Tom Palumbo from STANTEC Engineering, Leticia Fornataro with SWBR Architects, and Glen Cooper, President CEO of Friendly Senior Living attended the meeting on behalf of Friendly Senior Living.

Mr. Goldman explained that they were back in front of the Planning Board to continue the approval process. He commented they met with the Design Review Board on January 24, 2019 to review the revised proposal, which was well received. Terraces at Cloverwood received limited number of comments from the board at last Planning Board meeting. They have provided full written response to the DRC comments and are hoping to complete discussion to move forward to close public hearing if there is not any additional public comment. Terraces at Cloverwood are prepared to take the next step in their development.

Tom Palumbo with STANTEC Engineering addressed that they have responded to the DRC comment, including the need for greater detail of fire accessibility, increased plantings for buffering, and location of utilities in relation to sidewalks as well as storm drainage. They have widened the tree lawn from 8 feet to 12 feet to accommodate increased number of street trees to be planted. Over 100 plantings, evergreen intermixed with deciduous trees, were added to increase buffering of the building. Access roads and widened stairs were added to address fire accessibility issues.

He also discussed the proposed placement of dumpster and garbage disposal. The final design is being worked on as the building is being completed.

Several board members voiced their approval of the revised plan and new details.

Board Member Gibson encouraged Terrace at Cloverwood to work with Pittsford Federal Credit Union to address any concerns they may have throughout process.

Chairman Limbeck asked if there were any members of the public who wished to comment on the application. There was no public comment.

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Chairman Limbeck then motioned to close the public hearing, seconded by Board Member John Halldow and carried with a unanimous voice vote.

Alpine Ridge, 651 Mendon Road, Preliminary Subdivision

Rich Tiede with Marathon Engineers appeared for the meeting. He addressed the concerns that were discussed at the last Planning Board meeting including the Morrell's letter to the Stewart's about their concern of the southern access entry location as well as the DRC response to the trails. He then opened the discussion up to the Board.

Chairman Limbeck asked for input from Town staff regarding the Archeological Investigation Phase 1A and inquired if an Archeological Investigation Phase 1B could be completed in a timely manner.

Rich Tiede replied that the Morrell's are more than willing to do that however current weather conditions hinder that as the ground is snow covered and frozen.

Doug DeRue, Director of Planning and Zoning, said that if the Morrell's are willing to make that work then the town can as well.

Vice Chair Donlon mentioned his continued concerns with the location of the.

Rich Tiede responded that the Morrell's have done everything they can do to address the Board and public's concern. He also added that they have discussed the 2nd entrance at length with the State D.O.T.

Chairman Limbeck opened the matter to the public.

Kevin Ryan of 619 Mendon Road expressed concern of the retaining ponds and the effect it could have on abutting properties in the future. His concern involves drainage of the retaining ponds once the development is built, particularly whose problem it becomes if his basement floods.

Doug DeRue, Director of Planning and Zoning responded to Mr. Ryan's concerns and discussed the drainage plans drawn for the development. Mr. DeRue has no overwhelming concern of the stream flooding if the pond were to fail. With the size of the development, it is unlikely to heavily impact the overflow of the stream.

Hearing no other comments from the public, Chairman Limbeck proposed to close the public hearing in regards to the Preliminary Subdivision for Alpine Ridge.

Mr. DeRue brought to question the final resolution of the placement of trails as well as the construction of them should remain open for public input. It was noted in the DRC report of a possible trail expansion within the subdivision to loop around the retention pond and out toward W. Bloomfield Road. The Morrell's have asked to meet with a Planning Board member and Parks Department to discuss this. Mr. DeRue also mentioned that the Sewer district also needs to be resolved before a public hearing can be closed.

Vice Chairman Donlon asked if that has to be addressed before the Planning Board closes the discussion of this hearing.

Mr. Kevin Ryan of 619 Mendon Road spoke again and voiced concern about the new proposed placement of the trails wrapping around the pond as it borders his property and may impede his privacy.

Board Member Morabito agreed with Mr. Ryan's apprehension of changed trail placement.

Doug DeRue, Director of Planning and Zoning, explained the Development Review Committee's suggestion for the revised trail placement would allow for neighborhood connection and access to surrounding subdivisions and streets through the trail system. Mr. DeRue mentioned the town's increased approval shown at the Comprehensive Plan's public meeting to continue construction and placement of trails throughout the town's established trail system.

Chairman Limbeck indicated the hearing with remain open to the next meeting.

St. John Fisher College, 3690 East Ave., Amendment to Keough Dorm Annex, Special Use Permit & Site Plan for Parking Addition

Jared Lusk of Nixon Peabody LLP, Ken Widanka, Director of Facilities Services for St. John Fisher College, and Kurt Charland with Bergman Associates attended the Planning Board meeting to represent St. John Fisher College.

Mr. Lusk addressed the Board's concern regarding the staking of the proposed parking area and need for increased landscaping.

Kurt Charland of Bergman Associates discussed the updated photo simulation with the addition of deciduous trees to enhance the street view. He explained the additional plantings filled in green space without disrupting the current trees planted. He specified the simulations reflected a 3-5 year growth representation and was not full scale. The photos also show the trees in a full vegetative state.

Vice Chair Donlon asked if the parking lot was lighted. Ken Widanka replied that it is lighted for safety reasons and those lights will be dark sky compliant.

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Board Member Morabito commented that he doesn't mind the parking lot placement but that more trees need to be added for screening from Fairport Road.

Kurt Charland said they have maximized their available landscaping.

Board Member Gibson asked for a photo simulation of plantings at 1 year to be provided to the Planning Board to determine what neighbors and residents will see at the project's completion.

Chairman Limbeck empathized with the college's urgency to complete this project. He also expressed his concern of an area to the right of the proposed parking lot and worries the college will ask for more parking space down the road. Kurt Charland explained that grading and water main connections prevent them from doing that.

Chairman Limbeck concluded that there is still a need for improved road screening.

Board Member Liebschutz added that the addition of this parking lot is a significant change in view for the town residents and the College's neighbors. She asked for a drawing/plan to include an enhanced wall design as an option for screening.

Chairman Limbeck asked if the town had any issues with the submitted plan. Mr. DeRue restated the concern of shielding the parking lot from the road and lighting.

Chairman Limbeck asked if there were any members of the public who wished to comment on the application, hearing none, he remarked that the hearing would remain open to the next meeting.

INFORMAL DISCUSSION

28 Whitestone Lane, Possible Subdivision Application

Doug DeRue, Director of Planning and Zoning, was contacted by the owner of 28 Whitestone Lane who was approached by a neighbor of 160 Shoreham Drive, with interest in selling them the back end of their property. If purchased, the owners at 28 Whitestone Lane would like to develop a new property lot. There is no building code written to decipher a lot like this so it becomes a Planning Board decision. There would also be a variance needed for the property sellers of 160 Shoreham Drive because it would decrease the standard lot size.

After general discussion, Board members mentioned some possible concerns, but felt that there was no reason the application could not reach an approval.

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Doug DeRue, Director of Planning and Zoning, indicated that he would contact the owner and let them know that the Board did not see the possible application as unreasonable.

Other Matters

The minutes of January 14, 2019 were approved following a motion by Chairman Limbeck, Board Member Liebschutz seconded and following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 9:20 PM seconded by Board Member Morabito 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