

**TOWN OF PITTSFORD
PLANNING BOARD
July 8, 2019**

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, July 8, 2019.

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

ABSENT: Jeffrey Donlon, David Jefferson

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

ATTENDANCE: 3 members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Liebschutz. Following a unanimous voice vote the meeting opened at 7:31 P.M.

TABLED HEARINGS

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

Chairman Limbeck confirmed that this application continues to be tabled until a future date to be determined.

NEW HEARING:

Panorama Landing – Phase 2, Final Site Plan Approval and amended Phase 1

Andy Gallina, President of Gallina Development Corporation spoke on behalf of the application. He also introduced Tom Fromberger and Steve Schultz from MRB Group also in attendance in behalf of the application.

Mr. Gallina began by addressing the Board to explain the need for the amendments in Phase 1 which increased the number of parking spaces. He explained that the trend in suburban commercial spaces resulted in more employees per square foot. To have marketable space for commercial business, he would like to increase the amount of parking that was originally proposed in the Phase 1 Final Site plans. The originally plans resulted in about 4 parking spaces per thousand square feet (410 spaces divided by 96 equals 4.2 spaces for 1000 square feet). He would like to increase the originally proposed 520 number of parking spaces and increase to the maximum allotted parking spaces of 600. Monroe County Sheriffs requested 109 spaces be reserved for them leaving 491 spaces for the companies that lease the buildings to use. This will give them a more desired number of spaces which lies between 5-6 spaces per thousand (491 spaces divided by 96 equals 5.1 spaces per 1000 square feet).

Chairman Limbeck asked if there were any questions from the Board. There were no questions at this time.

Steve Schultz from MRB Group asked if there was anything he could further explain for the Board.

Chairman Limbeck commented that he felt that the DRC comments didn't concern many Planning Board issues but more Technical Issues that could be worked out with Town Staff.

Mr. Gallina mentioned the DRC Comments as there was an issue he would like to address. DRC Comment #5 which is as follows: "Any areas of potential contamination that are in proximity to the proposed development should be shown on the plans and delineated (staked) during construction. All construction activities should be in compliance with the DEC remediation plans, applicable notes must be added to the plans. (DPW)." Mr. Gallina stated that there is no DEC Plan and that they will not touching any contaminated areas.

Doug DeRue, Director of Planning and Zoning explained that that was a comment that continued from Phase 1 and is a safety measure if anything contaminated is encountered. He also explained that this follows the guidelines outlined in the Environmental Audit that was completed during the Preliminary Approval and told Mr. Gallina to include any comments he has in the responses made to the DRC Report.

Steve Schultz from MRB Group also added that they did make a note about "if any contamination is encountered" on the Phase 1 plans and could be put on the Phase 2 plans as well.

Mr. Gallina stated that they have already completed the removal of 62 tires from the work that has already been done at Panorama Landing.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Morabito and followed by a unanimous vote. The public hearing will remain open until the next meeting.

Chairman Limbeck thanked Mr. Gallina, Mr. Schultz and Mr. Fromberger for their time.

OTHER DISCUSSION:

The minutes of June 10, 2019 were approved following a motion by Chairman Limbeck seconded by Morabito. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 7:41 PM, seconded by Board Member Liebschutz and was 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