

**TOWN OF PITTSFORD
PLANNING BOARD
July 12, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on July 12, 2021 at 6:30 pm local time. The Meeting took place with Board members in the lower level meeting room of Pittsford Town Hall.

PRESENT: Dave Jefferson, Jeffrey Donlon, John Limbeck, Paula Liebschutz

ABSENT: Sarah Gibson, John Halldow, Kevin Morabito

ALSO PRESENT: Kate Munzinger, Town Board Liaison, Douglas DeRue, Director of Planning, Zoning & Development, April Zurowski, Planning Board Secretary, Renee McQuillen, Assistant to the Commissioner of Public Works

ATTENDANCE: There were 5 members of the public present.

Chairman John Limbeck made a motion to call the meeting to order seconded by Board Member Jeffrey Donlon. Following a unanimous voice vote, the meeting opened at 6:32 PM.

NEW HEARING:

920 Linden Avenue – West Linden Properties, LLC, Preliminary/Final Site Plan Approval and SEQRA Determination

Connor Kilmer, of The DDS Companies and as a representative for D'Agostino General Contractors, began the conversation on behalf of the application. He informed the board that the property is located at 920 Linden Avenue, and that they are requesting preliminary/final site plan approval and SEQRA determination for the application. Mr. Kilmer gave the specifications of the proposed building. It is to be a total of 21,000 sq. ft. with two occupying tenants. The indoor recreation space is projected to be 16,000 sq. ft. alongside a section of 5,160 sq. ft. intended for industrial use. They plan to develop two access points, one from the east and one from the west. There are to be 95 parking spaces, averaging to 4.4 spaces per 1,000 sq. ft. At the rear of the building, additional parking, a truck dock, and dumpster space will be provided.

Mr. Kilmer mentioned the sanitary sewer and water easement in place between the property and the Town of Pittsford. He discussed that as per the comments in the DRC report, the lighting will be LED and dark sky compliant.

Following Mr. Kilmer's introduction of the application, Heinrich Fischer, Landscape Architect for the project, spoke about proposed landscaping and plant material on the site. He stated that landscaping encroaching the road will not be extremely sensitive to road salt. They plan to include many native species in the landscaping plan, including honey locust and juniper plants. Landscaping is proposed to mainly include the front façade and on either side of the building. No extensive screening of the property is proposed to be added.

Chairman Limbeck opened discussion about the current plants on either side of the site, shown in the site plan. He questioned their purpose and suspected they are in place for screening.

Mr. Kilmer confirmed to Chairman Limbeck that the plants shown in the plan appear to be used for screening from neighboring properties. He included in his statement that the images on the plan are representative of the current state of the site.

Chairman Limbeck asked about the percentage of native species proposed for the site's landscaping. Mr. Fischer informed the board that 35% of introduced plants will be native species.

Chairman Limbeck addressed the board, asking if anyone had further questions in regards to the landscaping plan. The board had no further questions and discussion continued.

Mr. Kilmer stated that the Town of Pittsford DRC and Monroe County DPD reports were received and comments will be responded to. He addressed a specific concern from the DRC report in regards to sprinklers, informing the board that sprinklers will be in use on the property.

Vice Chairman Donlon questioned the proposed use of the building. Mr. Kilmer stated that the indoor recreation facility will be used for soccer training and that an unnamed soccer company is already interested in the space.

Planning Board Member Liebschutz asked Mr. Kilmer to address the proposed hours for outdoor lighting. He stated that the lighting hours will be compliant with the DRC comments.

Vice Chairman Donlon questioned the current use of the building across the street. The board was informed that the building is owned by the Del Monte Corporation. A portion of the building is currently used for car dealer parking/storage.

Chairman Limbeck asked for a photometric plan, in which Mr. Kilmer responded that one was included in the application documents.

Chairman Limbeck directed the conversation to Doug DeRue, asking if he had any questions for the representatives. Mr. DeRue stated that there were no further questions at the moment, but the Town of Pittsford is still awaiting a response to the DRC comments.

Planning Board Member Liebschutz inquired about elevation grading. Mr. Kilmer showed the map from his presentation to the board, explaining how the sidewalk will connect to the access points mentioned earlier.

Chairman Limbeck motioned to open the hearing, seconded by Vice Chairman Donlon. Following a unanimous voice vote, the hearing was declared open. Chairman Limbeck asked if any member of the public wished to speak on behalf of this application. Hearing none, he stated that the hearing will remain open at this time. He requested a response to the DRC comments and information from the NYSDOT to the Town of Pittsford in a timely manner.

OTHER DISCUSSION:

The minutes of June 14, 2021 were approved following a motion by Chairman John Limbeck, seconded by Vice Chairman Jeffrey Donlon. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:43 p.m. seconded by Board Member Liebschutz and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

April Zurowski
Planning Board Secretary

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