

**TOWN OF PITTSFORD  
PLANNING BOARD  
March 13, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on March 13, 2023, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** John Limbeck, Paula Liebschutz, Hali Buckley, Paul Alguire, John Halldow, Dave Jefferson, Kevin Morabito

**ABSENT:** None

**ALSO PRESENT:** Robert Koegel, Town Attorney; April Zurowski, Planning Department Assistant; Doug DeRue, Director of Planning, Zoning, & Development

**ATTENDANCE:** There were 17 members of the public present.

Planning Board Chairman John Limbeck made a motion to call the meeting to order, seconded by Planning Board Member Dave Jefferson. Following a unanimous voice vote, the meeting opened at 6:30PM.

Chairman Limbeck introduced Hali Buckley, the newest Planning Board member appointed by the Town Board on February 28, 2023.

**NEW HEARING:**

**St. John Fisher University, Lavery Library Renovation**  
Preliminary/Final Site Plan and Special Use Permit

John Reddington, of Fisher Associates and as agent for St. John Fisher University, and George Stooks, Director of Facilities Planning & Construction Administration at St. John Fisher University, introduced the application. The applicant is requesting Preliminary/Final Site Plan and Special Use Permit approval for the renovation of the existing Lavery Library. The library is located centrally within the campus and will not affect residential neighbors. The purpose of the renovation is to increase accessibility between the North and South quads and to increase green space and stormwater infiltration. Currently, the site has 30,600 square feet of green space. The proposal will increase green space to 32,734 square feet. Outdoor tables and seating are proposed to allow for student and faculty workspace and recreation. The applicant has received the Development Review Committee report and does not anticipate any conflicts with the comments. The applicant confirmed that a written response will be delivered for Planning Board review prior to the next meeting.

Chairman John Limbeck asked the applicant to provide an estimated construction timeline. Mr. Stooks stated that the university anticipates construction to begin in January of 2024 and take approximately 16-18 months for construction. Chairman Limbeck asked the Board to express any comments or questions.

Chairman John Limbeck motioned to open the public hearing, seconded by Vice Chairman John Halldow. Following a unanimous voice vote, the hearing was opened. Chairman Limbeck asked for public comment.

Logan Vukanti, of 9 Chriswell Lane, asked the Board if the proposed pedestrian path would negatively impact the flow of green space within the site. Mr. Reddington stated that the pedestrian path is placed as such due to the grading on the site. The pedestrian pathway must be ADA compliant.

Chairman Limbeck stated that the hearing will remain open at this time.

**BME Associates, Coventry Ridge Subdivision Section 4**  
Preliminary Subdivision

Fred Shelley, of BME associates and as agent for Clover Street Development Corporation, accompanied by Abbi D'Angelo, of BME Associates, and Jim Connaughton, of Clover Street Development, introduced the application. This application is for Section 4 of the Coventry Ridge Subdivision, located off of Clover Street. The property is zoned Incentive Zoning (1998) and is in accordance with the revised Concept Approval from the Planning Board (2013). A negative SEQRA determination was made (1998), therefore no further review is required. The site totals 21+/- acres with 12+/- acres of open space, including a public trail and Town access path, to be dedicated to the Town. The remaining 9+/- acres will consist of 15 lots for single-family home construction. Federal wetlands are located South of the 15 proposed lots. Topography on the site slopes towards the wetlands. A 1,000+/- foot-long cul-de-sac is proposed and 911 has approved the name of Bellingham Creek. Existing utilities servicing the developed sections of the Coventry Ridge Subdivision are to be extended, including sanitary sewers, storm sewers, and public water main. Lot 41 is proposed to be served by a grinder pump tank due to its elevation. Stormwater is to be routed to an existing off-site stormwater management facility located in the future Section 3 area. The application includes aspects to promote green infrastructure including disconnected downspouts and infiltration basins. The applicant did receive the DRC report and will submit written responses.

Chairman Limbeck asked the Board to express any comments or questions.

Chairman John Limbeck motioned to open the public hearing, seconded by Board Member Paula Liebschutz. Following a unanimous voice vote, the hearing was opened. Chairman Limbeck asked for public comment.

Logan Vukanti, of 9 Chriswell Lane, asked if this project would affect the wildlife migration from Isaac Gordon Nature Park. Mr. Shelley stated that the site has already been disturbed and rough-graded during the construction of previous sections of Coventry Ridge. The proposal includes 12+/- acres of open space that will remain natural. Mr. DeRue explained that the Town has an open space requirement for new subdivisions.

Chairman Limbeck stated that the hearing will remain open at this time.

**OTHER DISCUSSION:**

The minutes of January 23, 2023, were approved following a motion by Planning Board Member Kevin Morabito, seconded by Planning Board Member Paul Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Planning Board Chairman John Limbeck motioned to close the meeting at 6:55PM, seconded by Planning Board Vice Chairman John Halldow, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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