

**TOWN OF PITTSFORD  
PLANNING BOARD  
JULY 10, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on July 10, 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:** Hali Buckley, Paula Liebschutz, Dave Jefferson, John Halldow, Paul Alguire, Kevin Morabito

**ABSENT:** John Limbeck

**ALSO PRESENT:** April Zurowski, Planning Assistant; Robert Koegel, Town Attorney; Kate Munzinger, Town Board Liaison

**ATTENDANCE:** There were 13 members of the public present.

Planning Board Vice Chairman John Halldow made a motion to call the meeting to order, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the meeting opened at 6:30PM.

**CONTINUED HEARINGS:**

**McMahon LaRue Associates, Geoca Subdivision**  
Concept Subdivision

Eric Geoca & Lynne, owners of 215 Mendon Road, were in attendance. Mr. Geoca submitted a list of questions for the Design Review and Historic Preservation Board (DRHPB).

Vice Chairman Halldow asked the Board to address any questions with the applicant. Planning Board Member Hali Buckley asked Mr. Geoca if he planned to submit revised plans. Mr. Geoca stated that the applicant is awaiting feedback from DRHPB. Board Member Buckley stated that the Planning Board will only approve layout and that each house will have a Certificate of Appropriateness and public hearing. Vice Chairman Halldow stated that there is no support for four new lots and that the Board is contemplating between two and three new lots. In order to specify the number of lots, the Board would like to see two plans: one for two new lots and one for three new lots. Mr. Geoca stated that he would like to receive DRHPB feedback before submitting more lot configurations. Planning Board Member Kevin Morabito showed favor for three new lots.

Vice Chairman Halldow stated that this is an open public hearing and requested public comment.

Bill Cherry, of 1 Mendon Center Road, also known as the "Lusk Farmhouse," asked if the letter Mr. Geoca was submitted to DRHPB. Vice Chairman Halldow confirmed and informed Mr. Cherry that the DRHPB would be discussing this application informally at their meeting on July 13, 2023.

Suzanne Shaw, of 127 Woodland Road, shared concern and opposition for subdivision within the Mile Post/Stonetown Historic District.

Bonnie Salem, of 31 Rosewood Drive, asked if the Planning Board, applicant, and public received the DRHPB comments on the Geoca Subdivision. Board Member Buckley informed Ms. Salem that the comments were read aloud at the previous Planning Board meeting and were also incorporated into the minutes. Ms. Salem stated that size and massing was discussed in the comments but was unable to recall specific numbers. Board Member Morabito asked Ms. Salem why she was unable to recall the specific comments. Ms. Salem stated that she was not present to represent the DRHPB but was attending for personal interest. Ms. Salem recalled that the DRHPB preferred modest homes subservient in size. Board Member Buckley stated that the DRHPB comments were unclear on specific size.

Hal Lusk, of 14 Mendon Center Road, asked the Board if sanitary sewers were proposed to serve the new homes. Board Member Buckley confirmed. Mr. Lusk asked if the Board was planning to require the right-of-way (ROW) through this parcel. He remembered the Stone Road realignment plan and that it was incorporated when subdividing the current Stonetown Hamlet Subdivision. Vice Chairman Halldow confirmed that the Board has requested the creation of this ROW. Mr. Lusk stated that he was not opposed to the subdivision.

Rae Hadinger, of 17 West Jefferson Road, shared concern and opposition to the subdivision.

Vice Chairman Halldow stated that this hearing will remain open.

**Wegmans Food Markets, 3195 Monroe Avenue**  
Preliminary/Final Site Plan

Tyrese Bryant, of Wegmans Food Markets, re-introduced the application. He stated that the applicant submitted a revised written response to the Development Review Committee (DRC) report item 10. He stated that he has received the draft resolutions and the applicant has no opposition to the conditions of approval.

Vice Chairman Halldow stated that this is an open public hearing and requested public comment. Hearing none, Vice Chairman Halldow motioned to close the public hearing, seconded by Board Member Morabito. Following a unanimous voice vote, the hearing was closed.

Vice Chairman Halldow read the SEQRA and Preliminary/Final Site Plan resolutions aloud, both unanimously approved.

**OTHER DISCUSSION:**

**Wegmans Food Markets, 3220 Monroe Avenue – Next Door Screening Fence**  
Preliminary/Final Site Plan Amendment

Tyrese Bryant, of Wegmans Food Markets, introduced the application. The previous 5-foot-tall smoked glass fell down and the cost to replace it exactly is not cost effective.

The footprint of the proposed fence and height is the same but is now proposed as a charcoal-color composite board-on-board fence. There will be some transparency through the slats and additional plantings are proposed in accordance with the Monroe Avenue Design Guidelines.

APPROVED Minutes 071023

Planning Board Member Paul Alguire asked if additional outdoor lighting is proposed. Mr. Bryant stated that no additional lighting is proposed.

Vice Chairman Halldow read the Amendment to Final Site Plan resolution aloud which was unanimously approved.

The minutes of June 26, 2023, were approved following a motion by Planning Board Vice Chairman John Halldow, seconded by Planning Board Member Hali Buckley. Following a unanimous voice vote, the minutes were approved, none opposed, Planning Board Member Paul Alguire abstained.

Planning Board Member Kevin Morabito motioned to close the meeting at 6:56PM, seconded by Planning Board Member Paula Liebschutz, 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