

TOWN CLERK  
TOWN OF  
PITTSFORD, NY

**TOWN OF PITTSFORD  
PLANNING BOARD  
OCTOBER 23, 2023**

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2023 NOV 14 A 8:33

Minutes of the Town of Pittsford Planning Board meeting held on October 23, 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:** Kevin Morabito, Hali Buckley, John Limbeck, Dave Jefferson, John Halldow, Paula Liebschutz, Paul Alguire

**ABSENT:**

**ALSO PRESENT:** Doug DeRue, Director of Planning, Zoning, and Development; Robert Koegel, Town Attorney; Evan Harkin, Student Member; April Zurowski, Planning Assistant

**ATTENDANCE:** There were 11 members of the public present.

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

**DECISION PENDING:**

**Panorama Landing Office Park – Phase 2**  
Amendment to Final Site Plan/Subdivision Approval

The applicant was not present.

Chairman Limbeck stated that this application is not subject to a public hearing.

Chairman Limbeck read the Amendment to Final Site Plan/Subdivision Approval resolution, which was unanimously approved.

**NEW HEARING:**

**1 Sinclair Drive (Cloverwood Living Facility), Generator**  
Preliminary/Final Site Plan (Tobey PUD)

Mike Mantell, of Stantec, and as agent for Cloverwood Senior Living, introduced the application. He described that the existing patio homes and main building are serviced by two emergency back-up generators. The applicant is proposing to remove both of these generators and replace emergency service with one larger generator. The proposed generator will be located on the south side of the main building. The generator will be placed on a platform and will cause a reduction of three parking spaces. The site has existing vegetation and screening which will remain. The applicant expects up to three months of construction. The existing generators will be removed after the installation of the new generator. The manufacturer recommends weekly testing for 10-15 minutes. The New York State Department of Health requires a monthly test for 30-45 minutes. The decibel levels for the new generator will be equivalent to office background noise.

APPROVED MINUTES 102323

Board Member Alguire asked the specific number of decibels that the generator will produce. Mr. Mantell stated that the generator is calculated to produce 65 decibels of noise to the nearest home, similar to office background noise.

Board Member Jefferson asked the applicant why a diesel generator was selected. Mr. Mantell stated that the existing generators are diesel fueled. Chairman Limbeck asked if a fire suppression system will be installed, considering 5,200 gallons of fuel will be on site. Mr. Mantell stated that a suppression system is not required but other safety precautions will be maintained.

Board Member Alguire stated that the "vegetation and screening" explained in the introduction should not be considered as a mitigating measure. He asked Mr. Mantell to discuss sound levels with neighbors and consider additional plantings. Mr. Mantell stated that the sound omitted should not be substantial. Board Member Alguire asked if fencing is proposed. Mr. Mantell stated that the generator will be within a metal enclosure.

Board Member Liebschutz asked if the generator would produce any smell. Mr. Mantell stated that smell should not be an issue to neighbors or Cloverwood Senior Living residents. Mr. DeRue stated that the Town has not received complaints about smell or noise from the existing generators.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Buckley, none opposed. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Morabito, none opposed.

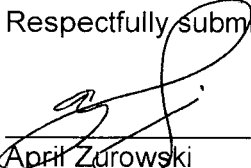
Chairman Limbeck read the Preliminary/Final Site Plan resolution, which was unanimously approved.

**OTHER DISCUSSION:**

The minutes of September 11, 2023, were approved following a motion by Chairman Limbeck, seconded by Board Member Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:48PM, seconded by Vice Chairman Halldow, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,



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April Zurowski  
Planning Assistant

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