

**TOWN OF PITTSFORD  
PLANNING BOARD  
DECEMBER 11, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on December 11, 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, Paul Alguire

**ABSENT:** John Halldow, Paula Liebschutz

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

**ATTENDANCE:** There were 8 members of the public present.

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

**REFERRED FOR ADVISORY COMMENTS:**

**Pittsford Oaks Apartments Project**  
Town Board Rezoning Application (PUD)

This Town Board application involves re-zoning of Parcel 8 and 12 of the Tobey Planned Unit Development (PUD). As stated in Town Code Section 185-75 B., the Town Board has referred this application to the Planning Board for advisory comments. This meeting serves as the Planning Board's "public workshop" to share information between the applicant, the Planning Board and interested members of the public, but is not a public hearing held by the Planning Board.

Danny, Anthony, and Mario Daniele, of Daniele Family Companies, Jerry Goldman, of Woods Oviatt Gilman LLP, and Dave Cox, of Passero Associates, introduced the application. Mr. Danny Daniele shared a presentation to show existing site conditions and explain the apartment complex proposal. A similar project, The Terraces at Cloverwood, was approved in 2019, which included 115 units to be limited to the senior community. The applicant is requesting to increase the proposed units to 191 and allow any age to reside at Pittsford Oaks. The applicant is proposing to eliminate restaurant services, the banquet room, large public bathrooms, large storage units, rehabilitation and medical spaces, and reduced office and administration spaces, as approved for The Terraces at Cloverwood. Outdoor recreation space for yard games, an outdoor grill, firepit, gazebo is proposed at Pittsford Oaks. A sidewalk connection from the site along Tobey Village Road to Jefferson Road has been incorporated to the site plan.

Mr. Cox discussed the traffic study submitted. He stated that the traffic study for a traditional apartment community is less than that of what the Barn Bazaar experienced at full-operation or what a senior living apartment community would bring. Mr. Cox acknowledged that both entry and exit points are controlled by traffic signals. The applicant will be requesting a flashing yellow arrow at the Tobey Village Road and Jefferson Road intersection.

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Mr. Goldman stated that the applicant and property owner are limited in re-development options when reviewing the existing Planned Unit Development requirements for Parcel 8 and 12. He thanked the Planning Board for hosting the public workshop in a timely fashion. The Town Board will have a public hearing on the re-zoning application and, if approved, the applicant will return to the Planning Board for site plan review.

Chairman Limbeck asked Mr. Cox to define the peak hours used for the traffic study. Mr. Cox stated that peak hours measured were 7:45 AM to 8:45 AM and 4:45 PM to 5:45 PM.

Board Member Morabito asked the applicant to address parking concerns. Mr. Danny Daniele stated that the proposed parking ratio is 1.4 spaces per unit. Board Member Buckley asked if proposed underground spaces would be open to all residents or if spaces were paid for or reserved. Mr. Danny Daniele stated that underground spaces are included within the rent. Outdoor spaces are not reserved.

Board Member Morabito stated his desire for diversity in housing styles within the Town.

Board Member Buckley stated her concern for the number of units. She stated that the increase in previously approved units to proposed units is almost double. She acknowledged that the indoor recreation spaces are proposed to be removed and asked if those spaces were equal to 76 units. She stated that if the Town Board were to remove the age-restricting language, one or two-person units would now allow families. Board Member Buckley shared her concerns for increased traffic if the use were to be approved.

Chairman Limbeck asked the applicant if the proposed apartment prices compared to Dunnwood Green, the apartment complex recently constructed on Jefferson Road in Henrietta. Mr. Danny Daniele stated that their pricing structure was used when determining proposed unit rates.

Mr. DeRue referenced the Town of Pittsford Comprehensive Plan, adopted in 2019, which promotes, "... diversification of housing stock within the Town to accommodate shifting preferences, including housing options specifically suited for residents of age 55 and older," (Comp. Plan pg. 34). He asked why the application could not include senior housing. Mr. Danny Daniele stated that the re-zoning request is to allow for all ages, including seniors. Mr. Goldman did not interpret the Comprehensive Plan to promote only senior housing. He anticipated that the proposed complex would be mostly seniors and would be complementary to Cloverwood Senior Living. Mr. Danny Daniele stated that loaners are hesitant to lend for the construction of one unit type.

Mr. DeRue stated his concerns about the proposed parking spaces and parking ratio. Some spaces on the plan were proposed within Town right-of-way, which will need revision. Without these 21 spaces, the parking ratio is 1.38 spaces per unit. Kilbourn Place Apartments, the Town's most recent apartment project, has a ratio of 2 spaces per unit. Dunnwood Green, in Henrietta, also has a parking ratio over 2 spaces per unit.

Mr. Danny Daniele stated that the parking ratio of their recent apartment complex, The Bellagio Waterfront Apartments, has a ratio of 1.4 spaces per unit and sees no parking issues. Mr. DeRue stated that the final site plan for The Bellagio states the ratio of basement, on property, and shared marina spaces, totals over 3 spaces per unit. Mr. DeRue asked if the 98 underground garage spaces were assigned. Mr. Danny Daniele confirmed but stated that this policy may change for Pittsford Oaks. Mr. DeRue stated that the density per acre ratio is twice

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of Kilbourn Place Apartments and more than what the Town Code allows for B Residential zoning. The traffic study compares this use to that of the Barn Bazaar when it was fully occupied. Mr. DeRue stated that this is not accurate to that of today's traffic, as the Barn Bazaar has not produced that traffic in 10 years.

Chairman Limbeck asked if the traffic study included the YMCA. Mr. Cox confirmed. Chairman Limbeck asked if additional turning lanes would be required. Mr. Cox stated that the study did not warrant road network improvements.

Board Member Alguire stated that he understands the applicant's difficulties with age-restricted zoning and suggested a portion of the project be limited to senior housing and a portion open to all ages.

Chairman Limbeck welcomed public comment.

Peggy Brizee, of 81 S Main Street, questioned the traffic study and who will be driving in and out of the two entrances. Mr. DeRue stated that the Town and its review engineer will be taking a close look at the traffic study.

Mr. DeRue informed the Board that a resident reviewed the Long EAF Part 1 that was submitted by the applicant and stated that the Town will be reviewing that as well.

**OTHER DISCUSSION:**

The minutes of November 13, 2023, were approved following a motion by Chairman Limbeck, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:36PM, seconded by Board Member Morabito, 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