

**TOWN OF PITTSFORD
PLANNING BOARD
FEBRUARY 26, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on February 26, 2024 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, Kevin Morabito, Hali Buckley, Paul Alguire

ABSENT: John Halldow, Paula Liebschutz, Dave Jefferson

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

ATTENDANCE: There were 11 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.

PENDING DECISION:

Victorian Estates Resubdivision (3096/3092 Clover Street)
Preliminary/Final Resubdivision

Thomas Harrington, of Costich Engineering, reintroduced the application. Priya Gupta, owner of 3092 Clover Street, was also in attendance. The applicant is requesting a resubdivision of two properties, 3096 and 3092 Clover Street, in anticipation to build a home on the vacant lot of 3092 Clover Street. Mr. Harrington stated that revised septic system and sanitary sewer extension estimates have been submitted for Planning Board review.

Chairman Limbeck stated that there is an open public hearing on this matter and invited public comment.

Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Buckley, none opposed.

Chairman Limbeck read the Preliminary/Final Resubdivision resolution, which was unanimously approved by the Board.

CONTINUED HEARINGS:

McMahon LaRue Associates, Geoca Subdivision
Preliminary Subdivision

The applicant was not in attendance.

Chairman Limbeck stated that there is an open public hearing on this matter and invited public comment.

Hearing none, Chairman Limbeck stated that the public hearing will remain open.

APPROVED MINUTES 022624

OTHER DISCUSSION:

The minutes of February 12, 2024 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 6:35PM, seconded by Board Member Alguire, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

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

February 26, 2024

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Victorian Estates Resubdivision
Preliminary/Final Resubdivision
3092 & 3096 Clover Street
Tax Parcels #163.04-1-39.3 & 163.04-1-39.1**

WHEREAS Rama Gupta, of 3096 Clover Street, has made application for Preliminary/Final Resubdivision approval for the transfer of 0.5 +/- acres from 3096 to 3092 Clover Street with application materials received October 4, 2023, and amended application materials received February 7, 2024; and

WHEREAS this is a Type II Action pursuant to SEQRA 617.5(c)(16) and requires no further environmental review under SEQRA; and

WHEREAS, a DRC report was prepared dated November 10, 2023, and a response was received on February 7, 2024; and

WHEREAS, a public hearing was duly advertised and held on November 13, 2023, and continued through February 26, 2024, at which time it was closed, and public comment was incorporated into the public record; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Preliminary/Final Resubdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This approval is based upon amended plans and DRC responses received on February 7, 2024.
2. This application proposes the transfer of 0.5+/- acres from 3096 to 3092 Clover Street. Both properties are zoned Residential Neighborhood (RN). Per Town Code Section 185-20, lot line adjustments resulting in a net increase of 10,000 square feet or more to one lot, shall be reviewed by the Planning Board as if it were a subdivision.
3. Cost estimates for sanitary sewer main extension and septic system installation were submitted on February 7, 2024, and revised estimates were received on February 20, 2024. According to these estimates, it appears that the cost of connecting to the sanitary sewer is greater than 1.5 times the cost of installing a septic system. Therefore, per Town Code Section 121-18, the Planning Board can exempt minor subdivisions from the Dry Sanitary Sewer Ordinance.
4. This application was referred to the Design Review & Historic Preservation Board and the Board approved house plans for 3092 Clover Street on January 25, 2024.

5. As proposed, disturbances will not be in excess of one acre. Therefore, a SWPPP is not required, but erosion and sediment control measures, including silt fencing, should be noted on the grading plan.
6. Adequate measures will be provided to manage construction and post-development stormwater runoff. The applicant will comply with the provision of NYSDEC Phase II Stormwater Regulations.

CONDITIONS OF APPROVAL

1. Subject to resolution or compliance with the Town’s DRC report, dated November 10, 2023, and the applicant’s written responses, received February 7, 2024, unless specified otherwise herein.
2. Final plans should provide a 20-foot-wide sidewalk easement along the Clover Street frontage of the lot.
3. Final plans must include a septic system design approved by the Monroe County Department of Public Health. A building permit cannot be issued until final plans are signed and a resubdivision map is filed.
4. Building permits are required from the Town of Pittsford Building Department prior to any construction or demolition of structures on the site.
5. The Town’s standard recreation fund fee is applicable for the new home. This fee is currently \$1,000.00 and is collected upon the issuance of a building permit.
6. Subject to applicable regulatory approvals including but not limited to: New York State Department of Transportation, Monroe County Department of Public Health, Monroe County Water Authority, Rochester Gas & Electric, and the Department of Public Works.

The within Resolution was motioned by Planning Board Member Hali Buckley, seconded by Planning Board Member Paul Alguire, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Absent
Paula Liebschutz	Absent
Hali Buckley	Aye
Kevin Morabito	Aye
John Halldow	Absent
John Limbeck	Aye

Adopted by the Planning Board on February 26, 2024.

April Zurowski
 Planning Assistant