

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
JUNE 10, 2024**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, June 10, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

The Board will hold an agenda review session in the Second-Floor Meeting Room at 6:00PM.

NEW HEARINGS

50 W Bloomfield Rd (Church of the Transfiguration), Shed
Preliminary/Final Site Plan and Special Use Permit

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

751 Linden Avenue (Schoen Auto), Addition
Preliminary Site Plan

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, June 24, 2024.

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
50 W Bloomfield Road (Church of the Transfiguration)
Preliminary/Final Site Plan & Special Use Permit
Tax Parcel #178.03-1-70**

WHEREAS Church of the Transfiguration has made application for Preliminary/Final Site Plan and Special Use Permit approval for up to a 200 square-foot storage shed with application materials received April 2, 2024; and

WHEREAS this application is a Type II action pursuant to SEQRA 617.5(c)(9) and no further review is required; and

WHEREAS a public hearing was duly advertised and held on June 10, 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, and 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 Site Plan and Special Use Permit approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. The proposed storage shed is 144 square feet, but the applicant is requesting approval for up to 200 square feet. The church anticipates the possible need for a larger storage shed upon installation or in the near future.
2. The Planning Board has considered the possible impacts identified in Section 185-174 of Town Code and has concluded that this action will not have any significant adverse impacts on the community.
3. The proposed storage building is more than 225 feet from the closest residential property line and more than 250 feet from the closest home. The proposed shed is to be located south of the church near the garden.
4. The proposed storage shed will not be detrimental to the flow of traffic in the vicinity or otherwise create a traffic hazard.
5. The proposed storage shed is intended to provide extra space for gardening and grounds maintenance equipment and will support the primary church use of the property.
6. The proposed storage shed will not create substantial danger of noise, noxious odors, noxious or harmful discharge, fire or explosion, radiation, chemical or toxic release, or other conditions injurious to the health or general welfare of occupants of the surrounding area. The shed will not create fire or other safety hazards.

CONDITIONS OF APPROVAL

1. The proposed storage building is limited to 200 square feet in total size and 14 feet in total height and must meet applicable building and fire codes.

2. The proposed storage building is subject to Design Review and Historic Preservation Board (DRHPB) approval prior to the issuance of a building permit.
3. A building permit is required from the Town of Pittsford Building Department.

The within Resolution was moved by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

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

Adopted by the Planning Board on: June 10, 2024.

April Zurowski
Planning Assistant



**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
751 Linden Avenue (Schoen Auto)
Preliminary Site Plan
Tax Parcel #138.15-1-25**

WHEREAS MRB Group, as agent for B&H Auto Holdings, has made application for Preliminary Site Plan approval for a +/- 625 square-foot one-story addition with application materials received May 1, 2024; and

WHEREAS this application is a Type II action pursuant to SEQRA 617.5(c)(7) and no further review is required; and

WHEREAS a public hearing was duly advertised and held on June 10, 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, and 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 Site Plan approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This action considered an enhancement and expansion of the existing auto repair use and is therefore an allowed use subject to site approval.
2. The proposed addition will encroach into the side setback by 7.9 feet. An area variance has been applied for and the Zoning Board of Appeals will hold a public hearing on June 17, 2024. The Planning Board does not object to the granting of the variance given the specific circumstances of this application.
3. This site plan approval does not replace the previously approved site plan from 1997, which is on file at Town Hall.

CONDITIONS OF APPROVAL

1. Subject to the granting of an area variance by the Zoning Board of Appeals for the encroachment into the minimum side setback.
2. Construction activities must not impede emergency access.
3. Schoen Auto and future uses are required to manage parking to ensure that emergency access is maintained at all times.
4. Subject to all applicable regulatory approvals including but not limited to: Sewer Department, Town Engineer, and Department of Public Works.
5. Landscaping is required reasonably consistent with the plan dated March 24, 1997, which was reviewed as part of a Zoning Board of Appeals application, attached hereto.
6. The addition is subject to Design Review and Historic Preservation Board (DRHPB) approval prior to the issuance of a building permit.

7. A building permit is required from the Town of Pittsford Building Department.

The within Resolution was moved by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

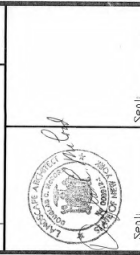
Paul Alguire
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John Halldow
John Limbeck

Adopted by the Planning Board on: June 10, 2024.

April Zurowski
Planning Assistant

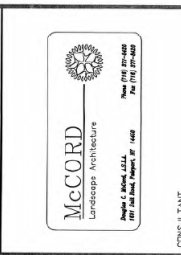
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Revisors:	Date:
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LIABILITY AND COPYRIGHT STATEMENT
 The undersigned hereby certifies that the work shown on this plan was prepared by the undersigned or under the direct supervision and control of the undersigned. The undersigned is a duly licensed landscape architect in the State of New York. The undersigned is not responsible for any errors or omissions on this plan which may be caused by any other person or organization. The undersigned is not responsible for any errors or omissions on this plan which may be caused by any other person or organization. The undersigned is not responsible for any errors or omissions on this plan which may be caused by any other person or organization.

FACILITEK
 The Nichols Team, Inc.
 Landscape, Urban & Regional Planning
 75 Highpower Road
 New York, NY 10023
 716-427-9489 Fax
 716-427-8744 Fax
 716-427-2686 on to



CONSULTANT
ZONING BOARD FILE
 151 LINDEN AVE
 MONROE COUNTY
 NEW YORK
 Project Name & Address
LANDSCAPE PLAN
 Drawing Title
 Date: 3/24/07
 Type: GMP
 Designer: B.Y.M.C.
 Scale: 1" = 20'
 Sheet #

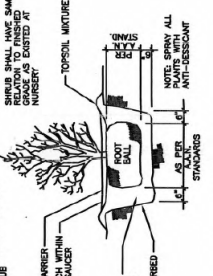
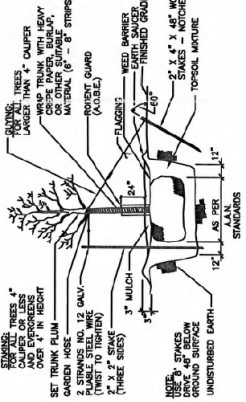
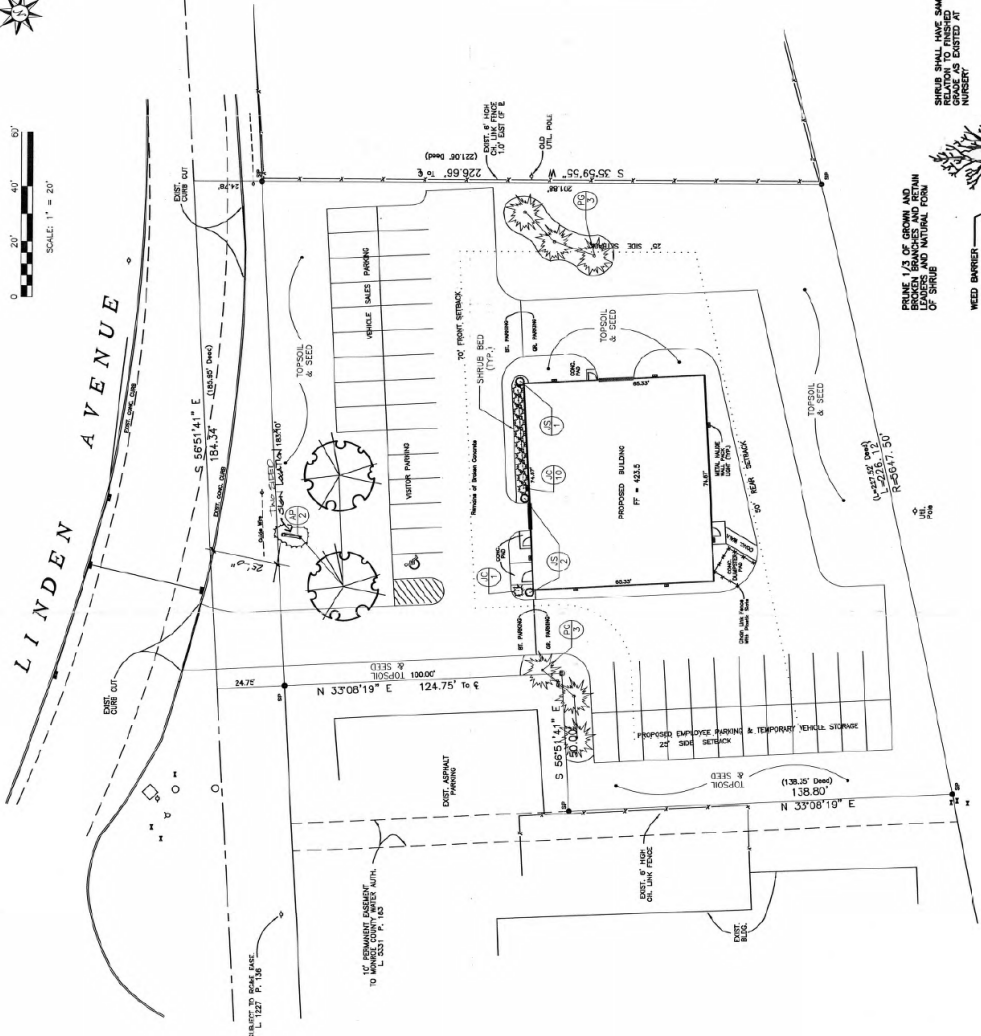
LANDSCAPE NOTES

- ALL PLANTS SHALL BE THE LATEST EDITION OF THE AMERICAN BUREAU OF NURSERY STOCK BY THE ASSOCIATION OF NURSERYMEN, AND Z801.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFF.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND SHIRUB BEDS. CONTACT THE LANDSCAPE ARCHITECT FOR SURFACE AND WATER MAINS SHOWN ON THE LANDSCAPE ARCHITECT'S PLAN. ALL UTILITIES SHALL BE AS SHOWN ON THE LANDSCAPE ARCHITECT'S PLAN. ALL UTILITIES SHALL BE AS SHOWN ON THE LANDSCAPE ARCHITECT'S PLAN.
- THE CONTRACTOR IS HEREBY NOTIFIED THAT UNPROTECTED UTILITIES EXIST AND HE SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
- SHOULD LOCATION OF TREES BE WITHIN 5' OF UNDERGROUND UTILITIES, RELOCATE SAID TREES TO A MINIMUM OF 25' FROM UTILITIES.
- PLANTING BACKFILL MIXTURE: 4 PARTS TOPSOIL: 1 PART PEAT MOSS: 1/2 PART WELL ROTTED MANURE: 10 LBS. 5"-10" PLANTING FERTILIZER THOROUGHLY MIXED PER CUBIC YARD.
- SHIRUBS TO BE PLANTED IMMEDIATELY AFTER PLANTING. STAKES AND WRAPPINGS ARE TO BE REMOVED IMMEDIATELY AFTER PLANTING.
- MULCH ALL BEDS WITH 3 INCHES MEDIUM OR COARSE PINE BARK MULCH ON FIBER MAT WEED BARRIER.
- ALL PLANT MATERIALS SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF PLANTING. MULCH SHALL CONSIST OF THE FOLLOWING:
 1. NATURAL, OR OTHERWISE SEED, MIX SHALL CONSIST OF THE FOLLOWING:
 2. 3" MULCH: 85% PERCENT
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PLANT LIST

QUANT.	KEY	LATIN NAME	COMMON NAME	CAL.	ROOTS	HT. OR SPREAD	REMARKS
2	AP	Acer platanoides	Common Sycamore	3 1/2"-3"	8 & B	11'-16"	
6	PG	Prunella sp.	White Spirea	8 & B	8 & B	5'	15" O.C.
11	CG	Conium maculatum	Red Green Juniper	No. 3	18"	18"	4" O.C.
3	JS	Juniperus horizontalis	Spartan Juniper	8 & B	8 & B	18"	

LEVEED: B & B Bales & Burlap Spread
 C.C. Collar
 O.C. On Center
 No. 2 2 Gallon Container



**TOWN OF PITTSFORD
PLANNING BOARD
MAY 13, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on March 25, 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: Hali Buckley, Dave Jefferson, John Halldow, Paul Alguire, Paula Liebschutz, John Limbeck, Kevin Morabito

ABSENT:

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

ATTENDANCE: There were 2 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Jefferson. Following a unanimous voice vote, the meeting opened at 6:30PM, none opposed.

CONTINUED HEARING:

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

Fred Shelley, of BME Associates, introduced the application. Jim Connaughton, of Clover Street Development Corp., was also in attendance. Mr. Shelley stated that the applicant is applying for the last section of Coventry Ridge Subdivision off of Clover Street. The subdivision section proposes 16 new single-family residential lots. The property is zoned Incentive Zoning (IZ). As noted during the approval for Section 4, one lot was relocated from Section 4 to Section 3. The total number of lots approved as part of the Concept Subdivision is being retained. The applicant received the Development Review Committee (DRC) comments, dated May 10, 2024. Mr. Shelley stated that the existing buffer would need to be cut back and trimmed to implement the trail. Trail access is available on the opposite side of the stormwater management facility, so the applicant has requested to omit the originally approved trail as part of the Concept Subdivision approval. Stormwater management facility comments will be negotiated with Town staff. NYSDEC coverage has been obtained under the current general permit. Monroe County agencies have received applicable notification and applications.

Chairman Limbeck asked for Board comments. He asked the applicant to resolve the DRC comments with Town staff.

Mr. Connaughton requested a site visit with the Planning Board, Environmental Board, and Parks and Recreation Advisory Board.

OTHER DISCUSSION:

The minutes of March 25, 2024 were approved following a motion by Chairman Limbeck, seconded by Vice Chairman Halldow. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:40PM, seconded by Board Member Morabito, 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