

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
JUNE 24, 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 24, 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.

PENDING DECISION

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

OTHER BUSINESS

Approval of Minutes

TABLED TOPIC

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

The next scheduled meeting is for Monday, July 8, 2024.

June 19, 2024

Town of Pittsford Planning Board
11 South Main Street
Pittsford, NY 14534

**RE: SCHOEN AUTO BUILDING ADDITION
751 LINDEN AVENUE**

Members of the Board:

B&H Holdings, owner of Schoen Auto, recently purchased the auto repair building at 751 Linden Avenue. It is the intent of the new owner to construct a 625 square foot addition to the west side of the 4,891 square foot building on the 1.04-acre parcel. The addition will be used for the expansion of the lobby and office area. The property is zoned Light Industrial and surrounding properties include Enterprise Rent-A-Car to the east, the railroad to the south, Plant Designs to the west and Linden Avenue to the north.

The proposed addition is 14.0' x 44.6' with a height of 12.5' to the top of the parapet. An 11' x 4' canopy is proposed over the front entrance. The addition exterior will be finished with horizontal metal siding. Color will complement that of the existing building.

The location of the addition is governed by the interior layout of the building and existing utilities. The addition is proposed adjacent to the existing entrance, lobby and office area at the northwest corner of the building. The remainder of the building is shop and not practical for office expansion. The project encroaches upon the west side setback and requires an area variance which we received from the Zoning Board of Appeals at their June 17 meeting.

The following items are included as a part of the Application; 12 copies of this letter; 12 full size plans, Sheet 1 of 1, dated 4/25/24 and revised 6/19/24; a \$200.00 Site Plan Application fee. We respectfully request to be placed on the Planning Board agenda for Site Plan review at the June 24, 2024 meeting. If you have any questions or need additional information prior to the meeting, please contact our office. Thank you.

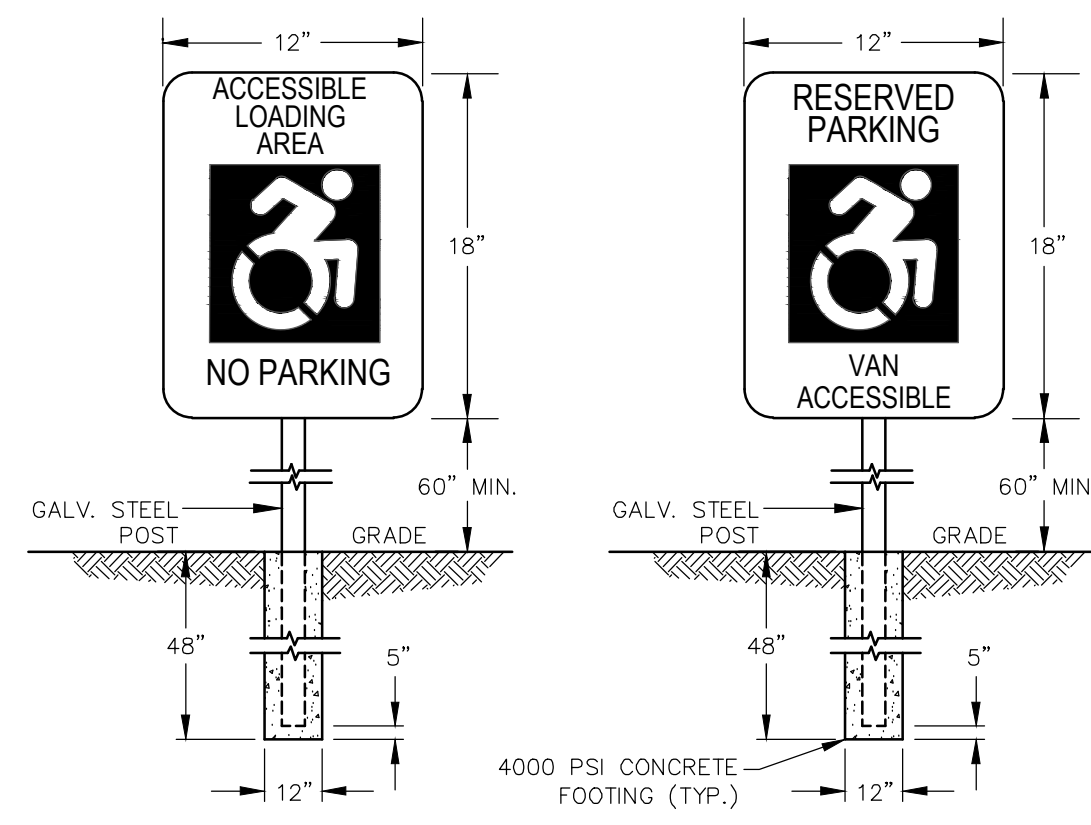
Sincerely,



Stephen W. Schultz, P.E.

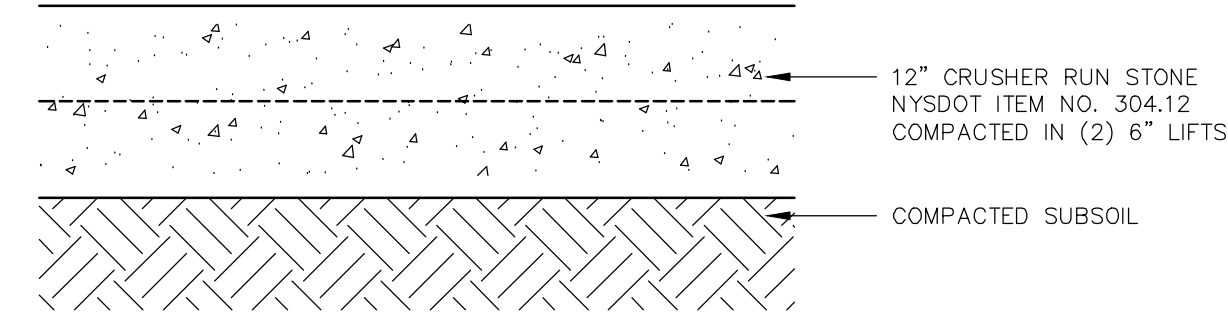
MRB Group

N:\2833.24001\CORRES\Schoen Auto Addition LOI Final.doc



ACCESSIBLE PARKING SIGN DETAILS

N.T.S.

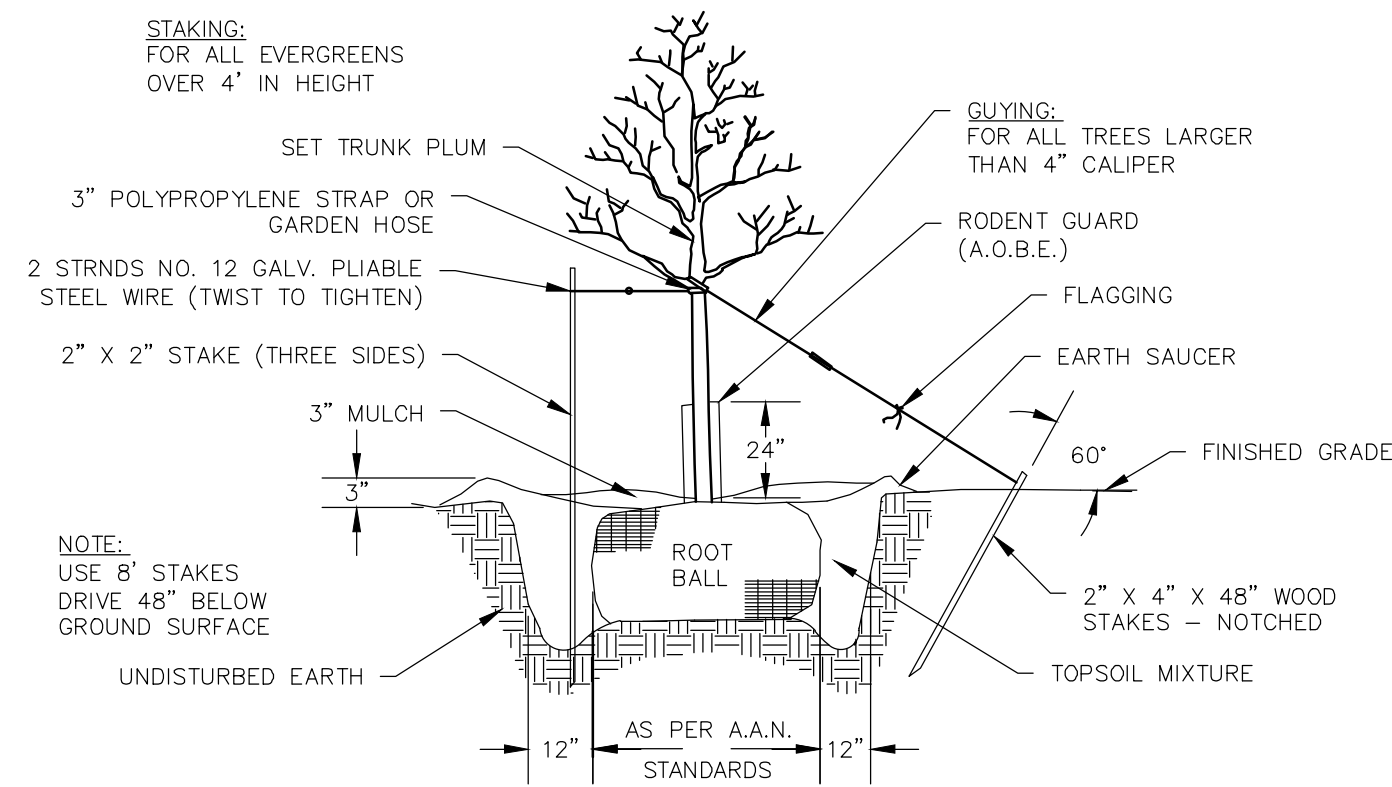


STONE YARD CROSS SECTION

N.T.S.

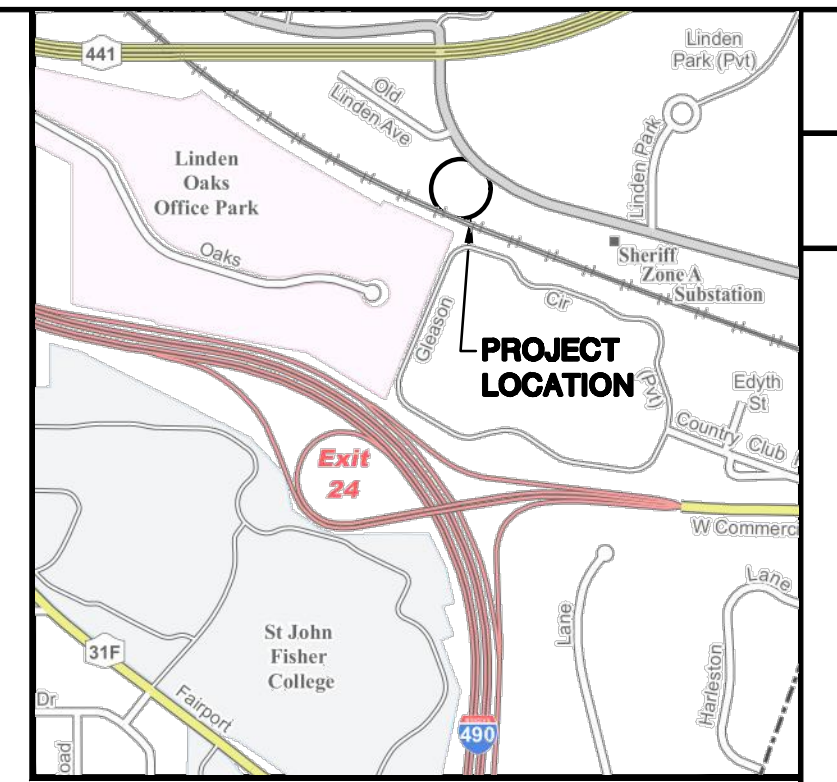
LEGEND

- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING SETBACK LINE
- PROPOSED NUMBER OF PARKING SPACES
- PROPOSED ACCESSIBLE PARKING
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING MONUMENT
- EXISTING SURVEY PIN/PIPE
- EXIST. CONTOUR
- PROPOSED CONTOUR
- EXISTING BLDG MOUNT LIGHT - 16' HIGH
- PROPOSED WALL MOUNT SCONCE LIGHT
- PROPOSED PINE TREE



TREE PLANTING DETAIL

(N.T.S.)



LOCATION MAP

SITE DATA:

OWNER:
B&H AUTO HOLDINGS C/O BENJAMIN LEE
319 E. CHESTNUT STREET
EAST ROCHESTER, NY 14445

TAX ACCOUNT NO.:
138.15-1-25

AREA:
45,361 S.F.
1.04 ACRES

ZONING:
LI - LIGHT INDUSTRIAL

BUILDING:
AUTOMOBILE REPAIR
EXISTING = 4,891± S.F.
ADDITION = 625 S.F.

ZONING REQUIREMENTS:

	LIGHT INDUSTRIAL:	PROPOSED:
FRONT SETBACK:	50' MINIMUM	90.7'
SIDE SETBACK:	25' MINIMUM	17.1'
REAR SETBACK:	25' MINIMUM*	56.8'
MINIMUM LOT AREA:	30,000 S.F.	45,361 S.F.
BUILDING HEIGHT:	40' MAXIMUM	24'
FRONT PKG. SETBACK:	40' MINIMUM**	21.2'***
LOT IMP. COVERAGE:	80% MAXIMUM	50.0%

VARIANCE GRANTED:

THE TOWN OF PITTSFORD ZONING BOARD OF APPEALS GRANTED RELIEF FROM TOWN CODE SECTION 165-52 C, FOR THE CONSTRUCTION OF AN ADDITION WITHIN THE SIDE SETBACK AT THEIR JUNE 17, 2024 MEETING.

PARKING:

PROVIDED VEHICULAR STRIPED SPACES:
ON-SITE STANDARD = 23 SPACES
ON-SITE ACCESSIBLE = 1 SPACES
TOTAL = 24 SPACES

THE PROVIDED NUMBER OF SPACES MEETS THE NEEDS OF THE OWNER.

REFERENCES:

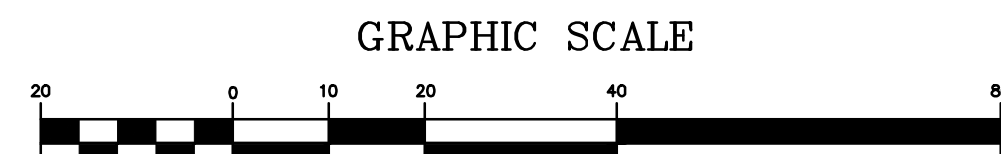
- BOUNDARY & TOPOGRAPHIC SURVEY PERFORMED BY KOCHER SURVEYING, P.C. ON APRIL 22, 2024.
- "IMPACT MOTORS RECORD DRAWING" AS PREPARED BY BRAUN ENGINEERS DATED 3/27/1997 AND REVISED 1/29/1998, PROJECT # 97-721.

GENERAL NOTES:

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PITTSFORD.
- UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS. THE CONTRACTOR SHALL BEAR THE RESPONSIBILITY OF VERIFYING UTILITY LOCATION AND SIZES. THE CONTRACTOR SHALL CALL CENTRAL STAKEOUT (1-800-962-7962) PRIOR TO COMMENCING WORK TO HAVE UTILITIES STAKED IN THE FIELD.
- THE CONTRACTOR IS TO VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL UTILITIES, MAINS, SERVICES, ETC. PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT EXISTING UTILITIES WITHIN THE AREA OF CONSTRUCTION. IF DURING CONSTRUCTION EXISTING UTILITIES ARE DAMAGED, THE CONTRACTOR BEARS THE RESPONSIBILITY AND EXPENSE TO REPAIR THE DAMAGED UTILITIES BOTH PUBLIC AND PRIVATE TO THE SATISFACTION OF THE UTILITY OWNERS.
- THE CONTRACTOR WILL PROTECT AND PRESERVE ALL PROPERTY CORNERS, MONUMENTS, MARKERS, ETC., AT ALL TIMES. THE CONTRACTOR WILL REPLACE AS NECESSARY AT HIS EXPENSE, PER SECTION S626 OF THE CITY OF ROCHESTER CODES, "AS OF START WORK DATE AS ESTABLISHED BY NOTICE TO PROCEED IS ISSUED, PROTECTION OF ALL SURVEY MONUMENTS WITHIN LIMITS OF PROJECT SITE IS RESPONSIBILITY OF GENERAL CONTRACTOR. IF SURVEY MONUMENT IS FOUND DESTROYED COMMENCING ON START WORK DATE, AND PARTY RESPONSIBLE FOR DESTROYING SURVEY MONUMENT IS UNCLEAR OR UNDETERMINABLE, SURVEY MONUMENT IS TO BE REPLACED AT CONTRACTOR'S EXPENSE."
- PAVEMENT MARKINGS, TRAFFIC SIGNALS AND/OR SIGNS THAT HAVE BEEN DISTURBED BY THE CONSTRUCTION OPERATIONS SHALL BE RESTORED IN A MANNER CONFORMING TO THE GOVERNING AGENCY SPECIFICATIONS/ REGULATIONS.
- THE CONTRACTOR WILL PROTECT AND MAINTAIN AT ALL TIMES DRAINAGE SWALES, PIPES, TILES, ETC. AND INSTALL EROSION MEASURES PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING EROSION CONTROL DEVICES UNTIL A PERMANENT COVER OF VEGETATION HAS BEEN ESTABLISHED.
- IT IS THE INTENTION DURING THE PROJECT TO PROTECT AND PRESERVE, WHEREVER POSSIBLE, TREES, BUSHES, ETC. PRESERVATION MAY INCLUDE COMPLETE AVOIDANCE, PROTECTIVE FENCING AND/OR CONSULTATION WITH A TREE SURGEON. IF IT IS NECESSARY THAT A TREE OR BUSH, OTHER THAN THOSE MARKED ON THE PLANS, BE REMOVED, THE CONTRACTOR WILL COORDINATE THE REMOVAL WITH THE TOWN OF PITTSFORD, THE ENGINEER AND THE PROPERTY OWNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE SAFETY MEASURES TO PROTECT THE PUBLIC WITHIN THE WORK ZONE AREA AT ALL TIMES THROUGH THE USE OF ORANGE CONSTRUCTION FENCING, CONES, CONSTRUCTION SIGNS, SIDEWALK CLOSED SIGNS, COVERING OR BACKFILLING EXCAVATIONS, OR USING OTHER DEVICES DEEMED NECESSARY AND APPROPRIATE.
- ALL SIGNS AND LOCATIONS SHALL CONFORM TO TOWN OF PITTSFORD STANDARDS.
- THE CONTRACTOR SHALL PROVIDE WATER ON SITE AS NEEDED.

APPROVALS

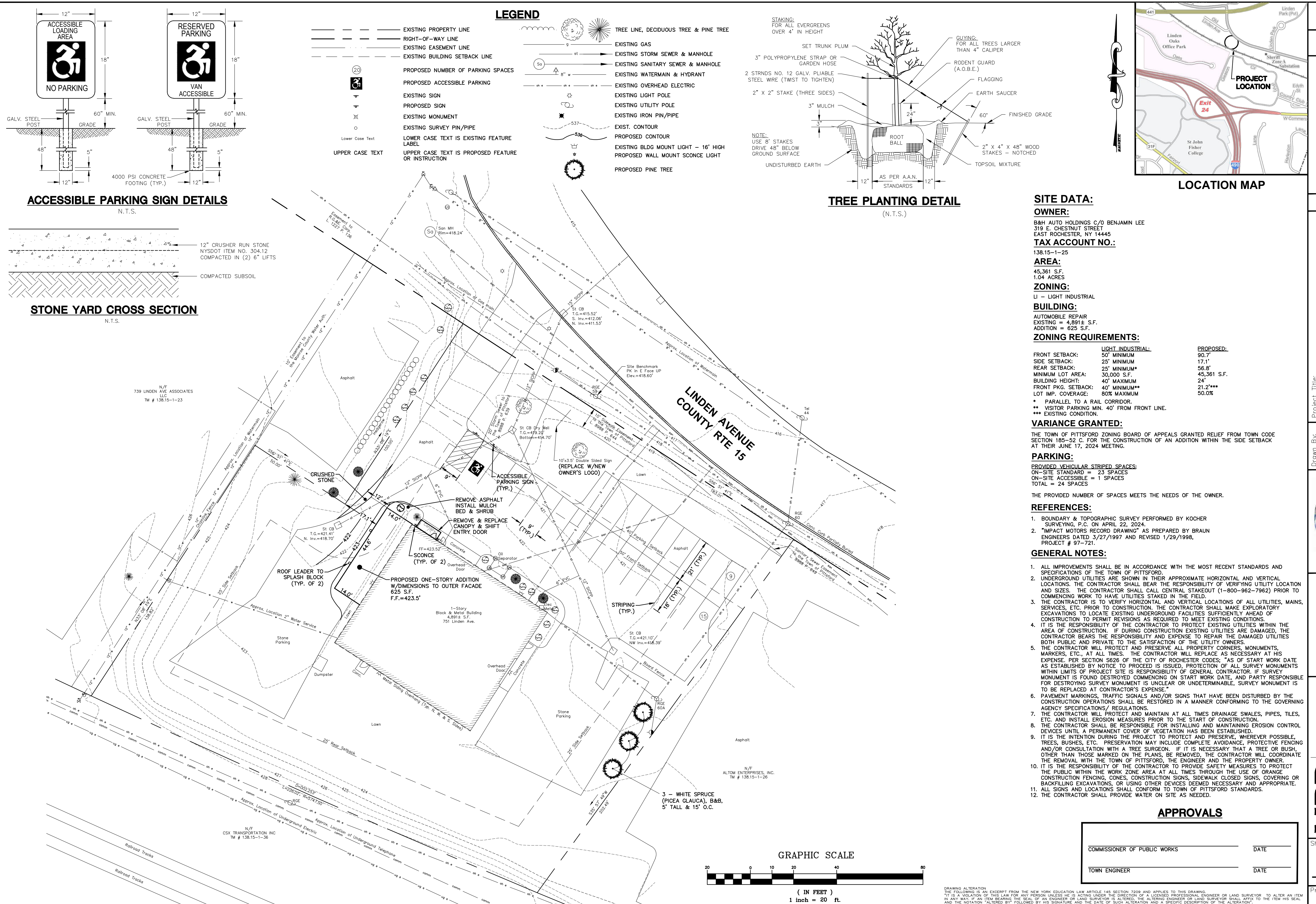
COMMISSIONER OF PUBLIC WORKS	DATE
TOWN ENGINEER	DATE



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

DRAWING ALTERATION:
THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK EDUCATION LAW ARTICLE 145 SECTION 7209 AND APPLIES TO THIS DRAWING:
"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR SHALL APPEAR TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."



Project Title: **SCHOEN AUTO BUILDING ADDITION**
751 LINDEN AVENUE
TOWN OF PITTSFORD, NEW YORK

Project No. **2833.24001**

Drawn By: **SWS**
Checked By: **TUF**
Scale: **1"=20'**
Date: **4/25/2024**

Project: **1** of **1**

Sheet No. **G-1**

Revised To Add Landscaping & SEA APPROVAL
Revisions and Descriptions
By: **SWS**
Date: **6/19/24**

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

WHEREAS MRB Group, as agent for B&H Auto Holdings, has made application for Final Site Plan approval for a +/- 625 square-foot one-story addition with application materials received June 20, 2024; and

WHEREAS this application is a Type II action pursuant to SEQRA 6 NYRR § 617.5(c)(7) and no further review is required; and

WHEREAS Preliminary Site Plan approval was granted on June 10, 2024, and the Final Site Plan is consistent with the approved Preliminary Site Plan; 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 Final Site Plan approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. Preliminary Site Plan approval was granted by the Planning Board on June 10, 2024.
2. The proposed addition will encroach into the side setback by 7.9 feet. An area variance has been granted by the Zoning Board of Appeals on June 17, 2024.
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 compliance with Preliminary Site Plan conditions of approval, dated June 10, 2024, and incorporated herein.
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 has been added to the plans and is reasonably consistent with the plan dated March 24, 1997, which was reviewed as part of a Zoning Board of Appeals application.
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
David Jefferson
Paula Liebschutz
Hali Buckley
Kevin Morabito
John Halldow
John Limbeck

Adopted by the Planning Board on: June 24, 2024.

April Zurowski
Planning Assistant

DRAFT

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

Minutes of the Town of Pittsford Planning Board meeting held on June 10, 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: Dave Jefferson, John Halldow, Paul Alguire, Paula Liebschutz, John Limbeck, Kevin Morabito

ABSENT: Hali Buckley

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

ATTENDANCE: There were 16 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, none opposed.

NEW HEARINGS:

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

Karl and Diana Hamann, of 323 East Street and on behalf of the Church of the Transfiguration, introduced the application. Mrs. Hamann stated that members of the church have started a community garden to donate food. The church desires a shed to store gardening tools.

Chairman Limbeck asked if gasoline will be stored within the shed. Mr. Hamann confirmed that some gasoline will be stored for equipment. Chairman Limbeck suggested keeping a fire extinguisher in the shed.

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

Chairman Limbeck read the Preliminary/Final Site Plan and Special Use Permit resolution, which was unanimously approved by the Board.

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

Board Member Liebschutz recused herself from this application.

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 applicant received the Development Review

Committee (DRC) comments, dated May 10, 2024 and submitted responses to the Town on June 7, 2024. Mr. Shelley stated that Vice Chairman Halldow attended the site walk with Environmental Board members, Parks and Recreation Advisory Board members, and Town staff on May 31, 2024. Mr. Shelley stated that the applicant would like to meet with the Town to discuss DRC comments and responses.

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

Chairman Limbeck motioned to open the public hearing, seconded by Vice Chairman Halldow, all ayes, none opposed. Chairman Limbeck asked for public comment. No comments were heard. Chairman Limbeck stated that the public hearing will remain open at this time.

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

Steve Schultz and Alan Guidera, of MRB Group, and Ben Lee, of Schoen Auto, introduced the application. Mr. Schultz stated that the applicant would like to construct a 625 square foot addition to the west side of the building to be used as office space, lobby expansion, and break room expansion. This application will require a variance from the Zoning Board of Appeals to encroach in the side setback. There is existing vegetation and screening from adjacent properties.

Vice Chairman Halldow asked if this site will be used as a second location. Mr. Lee stated that this will be the only location. The auto shop is moving from their current location.

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

Chairman Limbeck read the Preliminary Site Plan resolution, which was unanimously approved by the Board.

OTHER DISCUSSION:

The minutes of May 13, 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 6:48PM, seconded by Board Member Jefferson, 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