

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 26, 2024**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, August 26, 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

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

CONTINUED HEARING

Passero Associates, Pittsford Oaks Apartments
Preliminary/Final Subdivision and Preliminary Site Plan

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, September 9, 2024.

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Coventry Ridge Development Corp.
Coventry Ridge Subdivision – Section 3
Preliminary Subdivision
Tax Parcel #177.04-03-5-47**

WHEREAS BME Associates, as agent for Clover Street Development Corp., has made application for Preliminary Subdivision approval with application materials received on April 23, 2024, and amended materials received August 5, 2024, for a 16-lot subdivision section with a dedicated road as part of the Coventry Ridge Subdivision, on 10.52 +/- acres; and

WHEREAS, the Town Board, as part of an Incentive Zoning application for this subdivision, issued a negative declaration pursuant to SEQRA on June 2, 1998; and

WHEREAS, the Planning Board, as part of the Concept Subdivision application for this subdivision, issued a negative declaration pursuant to SEQRA on February 8, 1999; and

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

WHEREAS, a Development Review Committee (DRC) report was prepared on May 10, 2024, and a response from the applicant received June 7, 2024, and amended August 5, 2024; 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 Subdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This application is substantially consistent with the revised Concept Subdivision approval granted on July 22, 2013. The conditions placed on the concept application that fall outside of this approval remain in effect.
2. The Planning Board's Concept Subdivision decision dated February 8, 1999, and Revised Concept Subdivision decision dated February 2, 2001, approved the 112-lot concept subdivision on 140 +/- acre site including 65.2 +/- acres of open space. The subdivision was approved as part of an Incentive Zoning subdivision application approved by the Town Board on June 2, 1998. The property is zoned Incentive Zoning (IZ).
3. This section, to be referred to as "Section 3," originally included 15 lots. One lot has been transferred from Section 4 to Section 3, giving this section a total of 16 lots.
4. Section 3 will include a dedicated road to be named "Cherry Hills Drive" which will connect to Coventry Ridge in two locations.

5. This project occurs within 500 feet of land in agricultural production in Monroe County's Eastern Agricultural District. An Agricultural Data Statement was completed on December 11, 2012, for this project as required in Section 283-a of Town Law and Article 25AA of the New York State Agriculture and Markets Law.
6. Representatives from BME Associates, Coventry Ridge Development Corp., Town Staff, and members of the Planning Board attended a site walk on May 31, 2024 to examine existing grading, erosion, and sediment control practices, and proposed trail locations on site.
7. Following the aforesaid site walk, the conceptually approved maintenance access from the end of Rockdale Meadows to the west side of SWMF D has been changed to a maintenance accessway from Isaac Gordon Park. It will be adjusted in the field to minimize clearing.
8. The Town reviewed and approved drainage calculations and stormwater management design for Sections 2, 3, and 4 of the Coventry Ridge Subdivision. The proposed site development is consistent with the approved drainage analysis to include drainage area and proposed surface coverage; therefore, updated calculations are not required.
9. Under the current General Permit (GP-0-20-001), a site with coverage under a previous permit is permitted to discharge stormwater in accordance with said previous permit requirements and post-construction technical/design components may be continued in use, provided the design was in accordance with the requirements at the time of initial authorization. Coventry Ridge Subdivision is covered under a previous General Permit, GP-0-20-001.
10. An updated wetland delineation was completed on March 25, 2024, for the federal wetland located on the southern side of the site, which revealed no significant changes have occurred since the previous delineation conducted on December 19, 2011.
11. The overall concept plans for Coventry Ridge as well as plans for Section 1 of Coventry Ridge include a trail behind the lots of section 1-B connecting Coventry Ridge and the Autumn Woods subdivision. This trail is an important connection between neighborhoods and Isaac Gordon Park that must be established.

CONDITIONS OF APPROVAL

1. Subject to resolution of or compliance with the Town's DRC report dated May 13, 2024, and the applicant's written responses received June 7, 2024, and revised August 5, 2024, unless specified otherwise herein.
2. Include a note on the trail detail: "4 inches of rough millings installed as a base and topped with 2 inches of fine millings." The Town has free rough millings available for use. Trails in wooded areas will be field located and not require 6-inch boxing to preserve tree roots.
3. The maintenance accessway from Coventry Ridge to the existing SWMF D will also function as a Town trail that will connect the subdivision to Isaac Gordon Park. Details associated with the crossing of the spillway will require further discussion.
4. The absent trail on the north side of Section 1-B will be investigated and resolved as part of the final application process for Section 3.
5. ROW monuments for Cherry Hills Drive will be reviewed as part of the Final Subdivision review, specifically at the intersections to Coventry Ridge.

6. The sanitary sewer design adjustments outlined in the amended DRC response dated August 2, 2024, are under review. Coordinated review and acceptance of the proposed design revisions must be reached prior to submission of the Final Subdivision application.
7. Please adjust the proposed sanitary lateral connection for lot 98 to make the connection perpendicular to the existing sewer main.
8. Review the proposed sanitary lateral connections for lots 97, 94, and 106. It appears the laterals do not extend to the sewer main or may extend past the sewer main.
9. A project SWPPP shall be prepared for Coventry Ridge Section 3 as an addendum to the overall Coventry Ridge Subdivision SWPPP. This will need to reference the existing stormwater management facilities, sediment and erosion control practices, and post-construction practices as well as any changes that have been incorporated into Section 3.
10. The spillway elevation for SWMF D appears to have some inconsistent references and will receive further review.
11. Grading for lot 101 will receive further review with the Final Subdivision application to ensure that if the storm sewer system in the rear yard becomes blocked, water will not reach the rear wall of the home.
12. Per DRC comment #57, please add a note for lot 101 to plans: "Monitor drainage from Section 2 and provide additional erosion control if necessary."
13. On the Gutter Inlet Structure and Gutter Inlet Pipe tables, please review the proposed outlet invert for structure DA-2.1R, as it is higher than the proposed inlet elevation. On the Gutter Inlet Pipe table and profiles, please review the inlet elevation of 653.58 for MH DA-2.1. This elevation will change after the above changes are made to DA-2.1R.
14. The landscaping plan from Section 2 includes plantings to the rear of the lots on Cherry Hills Drive should be included in Section 3 plans. As we understand, the plantings have not yet been installed.
15. Earthwork calculations will receive further review as part of the Final Subdivision application process.
16. The Town of Pittsford Sewer Department should be contacted for applicable sanitary sewer entrance and connection fees for the 16 lots. Entrance fees are collected at the time of Sewer Department Final Subdivision plan signature.
17. Vegetation clearing limits shall be staked/flagged and discussed with Town staff prior to any clearing.
18. All new homes are subject to review and approval by the Design Review and Historic Preservation Board.
19. Building permits are required from the Town of Pittsford Building Department prior to any construction of structures on the site.
20. The Town's standard recreation fund fee is applicable for each new home. This fee is currently \$1,000.00 and is collected upon the issuance of a building permit.
21. Final Subdivision application must include a written explanation of how the conditions of the Preliminary Subdivision approval have been addressed.

The within Resolution was motioned by Planning Board _____, 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 August 26, 2024.

April Zurowski
Planning Assistant



**New York State
Parks, Recreation and
Historic Preservation**

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

August 20, 2024

Andrew Burns
Project Manager
Passero Associates
242 West Main Street
Suite 100
Rochester, NY 14614

Re: DEC
Pittsford Oaks Redevelopment
2851 Clover St, Pittsford, Monroe County
24PR00320

Dear Andrew Burns:

Thank you for your continued consultation with the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources.

We have reviewed the submission received on July 24, 2024, including the site plan dated July 18, 2024. Based on that review, it is the OPRHP's opinion that the project, as proposed, will have No Adverse Impact on historic or archaeological resources.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Robyn Sedgwick
Historic Site Restoration Coordinator
e-mail: robyn.sedgwick@parks.ny.gov

cc: B. Bawden – Passero



August 20, 2024

Amy C. Dake, P.E., PTOE
Passero Associates
242 West Main Street, Suite 100
Rochester, New York 14614

Re: Pittsford Oaks Development, Routes 65 & 252
Town of Pittsford, Monroe County
Traffic Impact Study Review

Dear Mrs. Dake,

We have completed our review of the Traffic Impact Study for the subject project. This project is proposing a 289,673 SF building containing 191 apartment units on the site of the currently vacant Barn Bazaar site. All access is proposed through the existing entrance to Route 65(Clover St) and Route 252(Jefferson Rd). In response, we have the following comments:

1. This study includes a recommendation to lower the speed limits on Clover St and Jefferson Rd. However, the study does not include engineering documentation supporting this recommendation. Please either remove the recommendation or provide engineering documentation which supports the recommendation.
2. The crash analysis includes a statement, "reducing the speed along Jefferson Rd and Clover St, as discussed in Section 4.3, would help prevent rear end crashes caused by unsafe speeds". Please either remove this recommendation or provide engineering documentation which supports the recommendation.
3. Please provide documentation on the crash analysis, including crash diagrams, crash descriptions and MV 104A reports reviewed for the analysis.
4. The crash analysis references crash rates and a comparison to the statewide average crash rates. NYSDOT no longer uses these rates and has not published new statewide averages since 2020. Please remove these values and the references to them from the study.
5. The Conclusions of the study states there are no inherent safety deficiencies at any of the study intersections, however the recommendations state that there are crash patterns that need to be mitigated. Please explain the discrepancy.
6. If flashing yellow arrows are to be recommended at the intersection of Jefferson Rd and Clover St, they will be the responsibility of the developer to construct. This would require an

evaluation of the existing signal capacity to determine if it can accommodate the extra weight or if a replacement is necessary.

Please update your study based on these comments and resubmit for our review. If there are any questions, please contact Mr. Zachary Starke at (585) 272-3472.

Sincerely,

Matthew C. Oravec

Matthew C. Oravec, P.E.
Regional Traffic Engineer

MCO/ZJS

c: Paul Schenkel, Town of Pittsford
Erick Williams, Assistant Resident Engineer, Monroe East

**TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 12, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on August 12, 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 Limbeck, Kevin Morabito, Hali Buckley, Paul Alguire, John Halldow

ABSENT: Paula Liebschutz

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

ATTENDANCE: There were 4 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 HEARINGS:

Passero Associates, Pittsford Oaks Apartments
Preliminary/Final Subdivision and Preliminary Site Plan

Jerry Goldman, of Woods Oviatt Gilman, LLP; Anthony Daniele, of 2851 Clover, LLC; and Andrew Burns, of Passero Associates; introduced the application.

Mr. Goldman stated that this application is returning from the July 8, 2024 Planning Board meeting. The applicant received the Development Review Committee (DRC) comments and has submitted a written response with revised plans. Town staff have been working to review the responses and revised plans. Questions and comments are being worked out with the applicant. The applicant has expanded the traffic report, per the request of the Planning Board. Suggestions have been made to New York State Department of Transportation (NYSDOT) who will choose to adopt or deny the suggestions. Mr. Goldman stated that the applicant understands that a Preliminary Site Plan approval would be heavily conditioned at this point, but is requesting it nonetheless. The applicant would like to begin demolition of the existing Barn Bazaar buildings.

Mr. Burns stated that the traffic report was updated with six additional intersections. The new apartment complex on W Jefferson Road just over the town line into Henrietta, Dunnwood Green, has been included in the study. Recommendations to NYSDOT have been made including reducing speeds on Clover Street and W Jefferson Road to 40 MPH, improve signal timing at Tobey Village Road and Clover Street, Tobey Village Road and W Jefferson Road, and Clover Street and W Jefferson Road, and consider a flashing yellow left turn arrow at W Jefferson Road and Clover Street.

Mr. Burns stated that the revised plans have been submitted to the New York State Historic Preservation Office (SHPO) in accordance with their previous letter that included screening requirements between the development and 2867 Clover Street, a Designated Historic

Landmark eligible to be listed on the National Register of Historic Places. The applicant is awaiting a response from SHPO.

Mr. Anthony Daniele has spoken with Zach Stark, from NYSDOT Region 4, about the revised traffic report. Mr. Stark has received and will review the updated report. Although the NYSDOT does not have to respond to the suggestions, Mr. Daniele is hopeful that he will. He is hoping the Board and Town staff can move towards Preliminary Site Plan approval.

Mr. Goldman stated that the Town Board has completed the Type I SEQRA process and received a Negative Declaration.

Chairman Limbeck thanked the applicant for expanding the traffic study. Some discrepancies were noted and should be worked out with Town staff. The Board will await responses from NYSDOT and SHPO. Chairman Limbeck stated that the DRC comments should be resolved and narrowed down to a manageable number before a Preliminary Site Plan resolution will be drafted. He asked the applicant to review NYS Fire Code aerial apparatus access with the Fire Marshal and Fire Department. He asked the applicant to limit the amount of internal demolition that has already begun. He asked the applicant to review its responses to the electric vehicle (EV) charging stations and vehicles preferred locations. He asked who will ensure ADA compliance for sidewalks and crosswalks. He asked how many dumpsters will be included in the proposed enclosure.

Mr. Anthony Daniele stated that the internal demolition has been minimal. He stated that the NYSDOT will ensure ADA compliance when issuing a right-of-way permit for the sidewalks and crosswalks. He stated that there will be one trash compactor and one area for recycling. Trucks may have to back out into the street on Tobey Village Road.

Mr. DeRue stated that EV charging stations should be considered away from the building within the southern parking lot. EV parking should be restricted. Mr. Daniele stated that it is impractical to enforce no EV parking under the building. Board Member Morabito asked if there are specific codes pertaining to EV parking. Mr. DeRue stated that he was unaware of any, but because of recent EV fires and explosions, the Fire Marshal and Fire Department have requested EV charging stations and EV parking to be closely monitored and limited where applicable. Board Member Alguire stated that these concerns are relevant and important.

Mr. DeRue asked about underground parking venting. Mr. Daniele stated that these are not motorized fans, just vents. Motorized fans are on the north side of the building and are only triggered with high levels of carbon monoxide.

Chairman Limbeck stated that there is an open public hearing on this matter and invited members of the public to speak. Hearing none, Chairman Limbeck stated that this hearing will remain open at this time. Chairman Limbeck noted a public comment that was received from Doug Peters which expressed concerns for traffic in the area.

Mr. DeRue asked the Board for interest in scheduling a site walk. Chairman Limbeck asked the applicant to set up a time with Ms. Zurowski. Mr. DeRue asked the applicant to stake the four outer corners of the H-shaped building and the clearing limits around the site. Mr. Anthony Daniele agreed.

OTHER DISCUSSION:

The minutes of July 8, 2024 were approved following a motion by Board Chairman Limbeck, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Morabito motioned to close the meeting at 6:59PM, 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

DRAFT