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PITTSFORD, NY
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TOWN OF PITTSFORD
PLANNING BOARD
March 11, 2019

Minutes of the Planning Board meeting held in the Pittsford Town Hall, 11 S Main Street, Pittsford, NY, March 11, 2019.

PRESENT: Sarah Gibson, John Limbeck, Paula Liebschutz, Kevin Morabito, John Halldow, Jeffrey Donlon

ABSENT: David Jefferson, Robert Koegel

ALSO PRESENT: Kate Munzinger, Town Board Liaison, Douglas DeRue, Director of Planning, Zoning & Development, Jessica Yaeger, Planning Board Secretary

ATTENDANCE: 32 members of the public were present.

Chairman Limbeck made a motion to call the meeting to order seconded by Board Member Donlon. Following a unanimous voice vote the meeting opened at 7:33 P.M.

DECISION PENDING

Terraces at Cloverwood, 2851 Clover St., Preliminary Site Plan

Jerry Goldman with Woods Oviatt Gilman, Tom Palumbo from STANTEC Engineering, Leticia Fornataro with SWBR Architects, and Glen Cooper, President CEO of Friendly Senior Living attended the meeting on behalf of Friendly Senior Living

Mr. Goldman noted that they were in attendance to listen to any additional questions from the Planning Board, seeking a Resolution for the application.

Chairman Limbeck noted the public hearing had been closed and that a SEQRA had already been declared on 8/24/18 by the Town Board. He then read through the Resolution for approval.

Chairman Limbeck listed the Findings of Fact and Conditions of Approval for the Resolution. He then made a motion to grant approval seconded by Board Member Gibson and the Board voted as follows: Ayes: Jeffrey Donlon, John Halldow, Kevin Morabito, Paula Liebschutz, Sarah Gibson, John Limbeck. Nays: none. Absent: David Jefferson. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. This approval is subject to compliance with, or resolution to the Town's DRC report dated December 7, 2018 and the Applicant's written response dated February 7, 2019.
2. A Letter of Credit will be necessary for portions of the project, including but not limited to maintenance and inspections of the Stormwater Pollution Prevention Plan (SWPPP), the sanitary sewer, sewer manhole adjustments, sewer inspection fees, and landscaping adjacent to Clover Street, West Jefferson Road and Tobey Village Road. Details will be established as part of Final Site Plan review.

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1. The new building will require the demolition of the existing structures on site; demolition permits are required. The current Town Code requires the Crystal Barn structure proposed for demolition be advertised in the paper by the Town after the demolition permit application has been made. The legal notice creates a 60-day waiting period prior to the issuance of the demolition permit. It is possible that Town Code will change in this regard.
2. An estimate of landscape cost subject to review should be included with the Final Site Plan application. Cost of landscaping is calculated by taking the wholesale cost of living plants and multiplying by 2.5.
3. Final Plans must note that "The Town of Pittsford is not responsible for street trees".
4. Lighting details may need further adjustment, particularly 4000K fixtures are currently proposed where the Town has required 3000K fixtures for recent site plan approvals. 3000k provides a warmer light that is less harsh.
5. Final plans must note: "Town of Pittsford Code Enforcement Officers can require shielding of light fixtures where the glare of the light source is visible from private property or public ways."
6. Final Site Plan application will receive a final review of Fire Safety and emergency access. Currently we are not aware of any adjustments that need to be made. The location of the FDC should be reviewed with the Fire Marshal as soon as practical.
7. The Service area, as part of the review of the Final Site Plan application, will include further consideration of minor adjustments focused on minimizing possible negative impacts to adjacent/nearby properties.
8. The Final submission must include information related to kitchen or food preparation areas. An external grease interceptor(s) will be required. Details must be included on the site plans. If a dishwasher is installed, it cannot be discharged in a way that would flow through the grease interceptor.
9. Sanitary Sewer entrance fees will be due prior to Sewer Department signature. It should be noted that the building includes apartment type units, a restaurant and possibly other miscellaneous areas that will contribute to the fees.
10. It should be noted that the Town reserves the right to have an outside private building code review performed and billed to the Terraces at Cloverwood.
11. DRC comment #12 and the applicant's response regarding modifications to Tobey Village Road will receive further review by the Town Engineer, Commissioner of Public Works and the Highway Department prior the Final approval. Note: plan page CS 100.
12. The Site Plans include a generator for the new building. The generator will require a separate building permit for its installation. Noise from the generator is the primary concern and as part of the building permit application for the generator specifications. Sound deadening options will be required.
13. The Town is required to obtain a Stormwater Maintenance and Access Easement Agreement to insure stormwater facilities are maintained. The Town will provide the format of this document and it must be executed prior to the Commissioner of Public Works signature on the plans.

14. The following note must be added to the plans: "One week prior to the start of clearing and grubbing the Town will be notified, limits of clearing will be flagged and checked by the Town prior to the start of work."
15. Subject to final Design Review Board approval prior to the issuance of a building permit.
16. Engineering review fee and outstanding balances are due prior to Planning Board signature.
17. Subject to all applicable regulatory approvals.
18. Final Site Plan submission must include a written response to these conditions explaining how they have been addressed.

CONTINUED HEARINGS

Monroe Golf Club, 155 Golf Ave. New Maintenance Building Site Plan, Special Use Permit

Board Member Gibson recused herself from this application.

Cole Papasergi with Marathon Engineering addressed the Board and the Public. They took direction from the Board for improvements and revisions to the landscaping for added buffering to Golf Ave, including adding additional trees and shifting the swale to the west to keep some existing trees for buffering.

Chairman Limbeck voiced approval of the additional landscaping, followed in agreeance by Board Member Halldow.

Chairman Limbeck asked if there was any comments from the public. Seeing none, Chairman Limbeck closed the public hearing, seconded by Board Member Morabito and followed by a unanimous vote.

SEQRA Resolution

Chairman Limbeck read through the SEQRA Resolution as follows; Chairman John Limbeck read the opening comments and noted the Findings of Fact and Conditions of Approval. He then made a motion to grant approval of a negative declaration pursuant to the State Environmental Quality Review Act, Board Member Liebschutz seconded the motion and the Board voted as follows: Ayes; Jeffrey Donlon, John Halldow, Kevin Morabito, Paula Liebschutz and John Limbeck. Nays: none. Absent David Jefferson.

The SEQRA resolution was approved and on file with the approved Planning Board minutes of the Town of Pittsford.

Resolution

Chairman Limbeck noted the following written resolution had been reviewed and considered carefully by the Board and cited the Findings of Fact and several of the Conditions of Approval. Chairman Limbeck then made a motion to grant approval of the Resolution, seconded by Board Member Halldow and the Board voted as follows: Ayes: Jeffrey Donlon, John Halldow, Kevin Morabito, Paula Liebschutz, John Limbeck. Nays: none. Absent David Jefferson. The Resolution was declared carried with the following:

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to DRC comments dated November 9, 2018 and the applicant's written response dated November 20, 2018 unless otherwise specified herein.
2. Town Code for Site Plan Approval requires that the cost of landscaping plant material be a minimum of 1% of total construction cost. The calculation is made by taking the wholesale cost of plants and multiplying that cost by 2.5. Berming, grass, and hardscapes are not included in the calculation. Plantings required through the Special Use Permit process may exceed the 1% requirement.
3. The landscaping included in the amended landscape plan dated February 15, 2019 is required, but is not the maximum that may be necessary to achieve adequate buffering as a result of the clearing that is or may be necessary. As part of this approval, the Planning Board is requiring that an escrow account be established in the amount of \$ 4,000 to ensure that if additional plantings are necessary the Town will have the funds necessary to ensure plantings are installed. Monies will be released at the time of C/O when adequate buffing is installed.
4. The Golf Course is responsible to maintain buffer plantings in a reasonable manor, including replacement of dying or damaged trees that currently buffer the maintenance buildings. Replacement trees must be a minimum of 5 feet in height when planting. This must be noted on the landscaping plan.
5. Details associated with lighting are subject to further review by the DPW. Lighting that produces glare to the road or residential properties will be required to be shielded (this should be noted on the plans).
6. The Golf Course has committed to cleaning up materials visible from Golf Avenue.
7. The Issuance of a Building Permit is subject to the approval of architectural details by the Design Review and Historic Preservation Board.
8. Storage of hazardous materials shall not exceed the limits permitted by code.
9. Any outstanding Engineering Review Fees are due prior to a signature on the final plans.
10. Sewer Entrance fees will be due prior to Sewer Department signature.
11. The Applicant shall be aware that as a matter of policy, the Town of Pittsford reserves the right to send the plans out to a contracted consultant for code review at the applicant's expense.
12. Subject to satisfactory completion of the SWPPP.
13. Emergency access must be maintained during construction.
14. Applicable building codes must be met.
15. Section 185-179 of Town Code provides for revocation of a Special Use Permit should conditions be violated or not fulfilled or unreasonable impacts occur. (The Town may monitor the use to ensure that impacts are controlled or minimized)
16. Subject to applicable regulatory approvals including by not limited to Pittsford Sewer Department, Town Reviewing Engineer, and the Commissioner of Public Works.

Board Member Gibson rejoined the meeting.

NEW HEARINGS

3750 Monroe Ave, Preliminary Site Plan for new parking and entrance reconfiguration

Tom Fromberger with MRG Group, Lewis Norry, Owner of 3750 Monroe Avenue Associates, Steve Schultz of 3750 Monroe Avenue Associates and Amy Dake with SRF Associates attended the meeting on behalf of the application.

Tom Fromberger opened with some clarifications of the application to clear up any misunderstandings that town residents or the Board may have had. He specifically addressed a comment that referenced the construction of a 3-story parking garage which is not a part of the application.

Mr. Fromberger explained the 3 phases to the proposed project. The first phase addresses issues at the existing traffic light. The second adds a new traffic light at the proposed intersection. The third adds a new parking lot.

Mr. Fromberger continued to explain some current issues and experiences drivers encounter along this specific section of Monroe Avenue. These include congestion during peak hours (Level F), a widened entrance to Woodland Rd. and Old Monroe Ave, and a longer road taper into the village as it narrows to one lane.

The new proposed traffic signal will help with turns out onto Monroe for not only 3750 Monroe Avenue but also Woodland Road and abutting streets. It will also help narrow the choke of Monroe Ave into the village as it will merge to one lane sooner. The new traffic signal is set up to be an always green light unless otherwise triggered. There will be no left hand turn at signal as mandated by the state DOT.

The additional parking lot is being added to serve the building as it stands today. The parking on the right side of the building is limited and always full. Mr. Fromberger explained that adding the parking lot will help provide more parking to businesses and agencies on this side of the building. He then opened up to questions.

Chairman Limbeck spoke first. His concerns involved the application's impact on the Village of Pittsford and Town of Pittsford's Comprehensive Plan. Even though this project is located wholly within the town, it does boarder the village and it's a good idea to take that into consideration. The Town's comprehensive plan addresses this transitional area of Monroe Ave and Mr. Limbeck thinks it's important to look at the intention of this application as it pertains to the Town's Comprehensive Plan and corridor transition. He stated he would like to see the parking lot not have access to second exit, but instead cross over into existing property and internal structure to exit the parking lot and current traffic light. Mr. Limbeck also stated that previous projects by the applicant have left the Board very unhappy with the landscaping and what was promised to be included in the first project was drastically less than what was there at completion.

Tom Fromberger answered that he feels that Monroe Ave Associates have done a good job with adding robust landscaping in current application plans and proposed adding a monument or sculpture as an added feature for the village entrance as an option. Adding additional landscaping is something they are open to. As for moving the proposed entrance, the grade and existing wet lands causes concern.

Chairman Limbeck clarified that the Board can't advocated for a monument noting the Village's entrance as part of the landscaping details. He also added that the grade makes it difficult to add landscaping in that area as well. Chairman Limbeck also added that although MRB Group may had robust landscaping plans, the previous engineering group did as well but after approval the Board was told there was no money left in the budget for the approved landscaping.

Lewis Norry, the owner of 3750 Monroe Avenue Associates came up to the podium to address the Board. He stated that he was unaware that the Board was informed that he was unable to afford landscaping for the original project. He reassured the Board that there was plenty of room in the budget for this application for ample landscaping.

Vice Chairman Donlon asked for details of the proposed access road being added with the parking lot and new entrance.

Mr. Norry explained the 3 parts of the project and what they are trying to improve. The first part is providing the neighboring businesses (particularly Sutherland Auto) access and parking for their business. He added that the storm water facility currently existing already set up to handle additional pavement for parking. The second part focuses on the additional parking lot being added for the building at 3750 Monroe Ave. The building was originally set up to house one business where parking on the left side was the primary parking. Now that there are multiple businesses within the building, parking has increased on the left side of the building and therefore needs more access and parking. The third part is the addition of the new traffic signal with the approach that it will help people make a left hand turn onto Monroe Ave more safely. Adding the traffic signal will also changing the choke point further up Monroe Avenue will help relieve the Level D and F traffic that is experienced during rush hour to turn right, left, or go forward. Monroe Avenue Associates has been trying to work with State and they've tried working on different configurations previously. As they have been working on this project for a couple years and believes that this will improve access for everyone.

Board Member Donlon responded that he liked that the project was broken into 3 phases, and believes that Mr. Norry provides a strong case to phases 1 and 2, but struggles with the 3rd phase in that the new proposed entrance and traffic signal. Board Member Donlon wants to know what's stopping the applicant to adding more parking in the front or back of the property.

Mr. Norry responded that adding parking in front or back won't solve problem for businesses on the right side of the building as it does not shorten the walking distance.

Vice Chairman Donlon added that in his opinion, the applicant is going to have a tough time convincing the Board that this is the only placement for additional parking

Board Member Liebschutz advocated for increased screening on both the left and right sides of 3750 Monroe Ave.

Chairman Limbeck asked the applicant to clarify what additional parking they mentioned about they added behind neighboring business Sutherland Auto.

Lewis Norry explained that they didn't add any parking yet, but simply were counting the current gravel space there as possible future parking.

Chairman Halldow stated that as the way the application plans look now, this project does not have his support. He added that the Town's Comprehensive Plan, green space, and visual impact of entrance into the village should be considered.

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Chairman Limbeck asked if there were any additional comments from the Board. Seeing none, he read comments received by the Planning Board from residents, specifically noting one received from Chris Howk on February 28, 2019, and Mervyn Weerasinghe on March 4, 2019.

Chairman Limbeck then motioned to open the public hearing, seconded by Board Member Gibson followed by a unanimous vote.

The first to speak was Village of Pittsford Mayor Bob Corby. Mayor Corby opened by thanking Chairman Limbeck and the Board for their advocacy for the Village's Comprehensive Plan and necessary landscaping. He also made note that the Town had violated General Municipal Law by not notifying abutting municipalities within 500 feet of the public hearing and asked to be added to the list of notifications moving forward. Mayor Corby continued with expressing his concern about Storm Water facility placement, soil condition for landscaping, gaps created by traffic lights and the effect on traffic and increased backups it may have on the Village, and the necessity to look at global aspects of building out the site at 3750 Monroe Ave and what kind of effect it is going to have on the area (Town, Village and traffic).

Vice Chairman Donlon noted future development of this area within the Comprehensive Plan and asked if Mayor Corby was willing to work with the applicant on developing the project in a way that would be acceptable to him as a representative of this community. Mayor Corby agreed that he would be willing to do so.

The next speaker was John Galley of 4 Brook Road. Each day he takes his chances trying to turn out of the neighborhood at Woodland Road out onto Monroe Ave. He feels that adding a "green line" into the village causes more concern as it will add more problems turning out onto Monroe with less traffic gaps. He doesn't feel it is a safe option for residents living in the Woodland neighborhoods and will cause him to take other exits within the neighborhood (onto French Road).

Tom Fromberger addressed Mr. Galley's comments. He stated that the proposed traffic light will be sensorized allowing for traffic to stop and therefore helping residents on in the Woodland neighborhood to make easier turns out onto Monroe.

Chris Howk, of 15 Woodland Road spoke next. His house is located right on the corner of Monroe Avenue and Woodland Road, and is directly affected by this proposed traffic signal. His is not necessarily concerned about the construction of the proposed parking lot, however he is concerned about the increased traffic brought on by such a project. He also expressed concern about how much light pollution will increase with the second traffic light. Light pollution is already increased for their property with the current traffic light and can be seen from inside their house in the evenings. He agreed with the Board's stance on increased landscaping needed at 3750 Monroe Ave.

Chairman Limbeck clarified that the Board does not have any say in the decision the State makes about adding the second traffic signal, however they can make suggestions to the State DOT.

Mark Harrington of 58 State Street (Village of Pittsford) introduced himself and noted his profession as a Commercial real estate agent. He explained that in real estate, money is with new infrastructure: adding more space, upgrading the façade, or adding a new building. He summarized that the improvements being made at 3750 Monroe Avenue makes him suspect there is a bigger plan the applicant has in mind other than simply needing to add parking.

Lisa Ouoff of 9 Washington Ave spoke next. She said that this application is very important to village residents. She expressed her concern of the impact on traffic and the future development of the property with the possibility of the owner to add additional space and parking moving forward. She

cautioned residents to look at the full extent of the project now (what future building plans are) as well as the environmental impacts this would make on the area and archeological sites in the area also.

Lisa Cove, a resident of Pittsford Village, had some specific questions about how traffic would be affected by the proposed traffic light. She asked where the specific spot on Monroe Ave that would narrow the road from 2 lanes to 1 entering the village? Since the area gridlocks during rush hour, she doesn't see how an additional light will help this problem at all. She also was concerned about how the proposed parking lot will affect walkability of the Village, Canal and Monroe Ave and would prefer to see a building added up front instead of a parking lot.

Justin Hamilton of Hamilton Stern Construction at 3850 Monroe Avenue spoke. They bought the building next to 3750 Monroe Avenue in 2011 and Mr. Hamilton explained that the access to their building has been terrible from the beginning. He and his business partner, Chris Stern, are both Pittsford residents and love having their office close to their homes and have made the building into something that they both enjoy and are proud of. When he leaves to go home at the end of the day during rush hour. He takes a left hand turn out onto Monroe Ave. In his experience it is a dangerous turn to take at all exit points (State D.O.T., Hamilton Stern Construction, Sutherland Auto, and Woodland Rd). In addition, as a business they have no opportunity for signage and have a difficult time getting clients to their location as they have a hard time finding where their building is. The application for 3750 Monroe Ave and the proposed changes and additions that they are making will drastically help their business as it will give them an access road to their business (as well as access for Sutherland Auto) and an opportunity to put some signage up to help people find them. He also added that he feels like the additional parking lot would add parking opportunities for residents on the weekends for canal access and provides potential for residential town development back there.

Vice Chairman Donlon suggested Mr. Hamilton brainstorm ways that the applicant can align his proposed plan with the Town's Comprehensive Plan.

Richard Howk, of 95 Brook Road spoke on behalf of the Woodland Residents. He pointed out that on one side of Monroe Avenue you have commercial property (3750 Monroe Ave) and on the other side of the road you have the residential area at Woodland Road and all of the connecting neighborhoods. He asserted that he would like the Board to favor the residents and their quality of life over the commercial requests of 3750 Monroe Ave Associates.

Bill Smith, 52 Washington Road and the Town of Pittsford Supervisor spoke next addressing the Board. He agreed with Mayor Corby and the points that he rose about the applicant's proposal. He added that he wanted to add some context to the central points that had been discussed for the application. His first concern was that the applicant's proposal worked together with the Town's Comprehensive Plan and its focus on the transitional aspect of Monroe Ave from French Road all the way into the Village of Pittsford. The concern is the future landscaping and development of the Monroe Ave Corridor as it is specifically noted in the Comprehensive Plan. Supervisor Smith encouraged residents and the applicant to visit the Comprehensive Plan online (pittsfordplan.com). His second concern was the segmentation and possible future development in the area in regards to the effects on traffic and the size of possible buildings added in the future. He ended that this is something that the Town and Board needs to work with the owner to take a look at what is acceptable all around.

Vice Chairman Donlon noted that he knows that this is a hot button issue around town and added that in relation to the Comprehensive Plan, future development of the town doesn't have to be feared. He asked Supervisor Smith if he would work with the applicant as to what will be acceptable for the future development of the property at 3750 Monroe Ave, to which the Supervisor agreed.

The next resident to speak was Jean Moe of 29 Hearthstone Rd. She informed the Board that she thought the main concern of this application is the issue of traffic. Adding the second proposed traffic light will negatively change traffic for Woodland Rd. residents.

Chairman Limbeck restated the Board's inability to decide whether or not the proposed traffic light is allowed and redirected that the applicant was here in front of the Board with a valid application adding a new parking lot and entrance way to his property.

Lewis Norry, Owner of 3750 Monroe Avenue Associates addressed the Board and residents addressing comments and concerns about the potential future development of 3750 Monroe Avenue. He said that he has never hidden his intentions for the development of the Monroe Ave corridor. The reason there is no plan in front of the Planning Board for the addition of a building is because at the time there is no need for one. They have been more than willing to work with the Town and Village of Pittsford as to what they have asked for over the years, and are happy to come up with something more comprehensive for the proposal.

Chairman Limbeck discussed the many opportunities here and said the Board is considering all comments from residents, municipalities and the applicant. He encouraged Mr. Norry, Bill Smith (Town of Pittsford Supervisor) and Bob Corby (Pittsford Village Mayor) to work together.

Allesa Palmer, a village resident was the next to speak. She asked how much the traffic light was going to cost, and who was going to pay for it? She ended by saying that she the believed this was a good opportunity for the Town to work with the applicant to get something that follows the Comprehensive Plan and the Transportation Plan.

Justin Vlietstra of 19 Boughton Ave, a Village resident and the Village Planning Board Chairman, stated his concerns regarding the tree clearing and retention pond size that would be effected by the application. He mentioned that a designated area for a possible park should be considered as a condition. He continued with traffic concerns and how an added traffic light would affect the number of gaps currently experienced on Monroe Ave in the Village of Pittsford. He noted that slowing cars down should be an important part of the project and that making traffic work for everyone should be considered. He supported previous comments about future development of the property at 3750 Monroe Ave and how such development would affect the Village. He reinforced the importance of knowing those parameters. He ended that the SEQRA classification could be changed so that an Environmental Impact Statement could be required to be made resulting in in-depth looks at traffic studies and provide a robust look at alternatives.

John Walsh of 589 East Street addressed the Board advocating for canal access in the plan.

Tom Fromberger thanked everyone for their comments.

Chairman Limbeck concluded that the hearing will remain open.

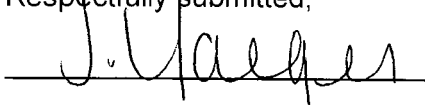
OTHER DISCUSSION:

Chairman Limbeck made mention of the 2019 Spring Regional Local Government Workshop if any Board members are interested in attending.

The minutes of February 25, 2019 were approved following a motion by Chairman Limbeck, seconded by Board Member Kevin Morabito. Following a unanimous voice vote, the minutes were approved.

Chairman Limbeck motioned to close the meeting at 9:24 PM, seconded by Vice Chairman Jeffrey Donlon and approved by a unanimous voice vote.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "J. Yaeger", is written over a horizontal line.

Jessica Yaeger
Planning Board Secretary

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