

**TOWN OF PITTSFORD
PLANNING BOARD
August 9, 2021**

Minutes of the Town of Pittsford Planning Board meeting held on August 9, 2021 at 6:30 PM local time. The meeting took place in the Lower Level Meeting Room of Pittsford Town Hall.

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

ABSENT: John Limbeck, Dave Jefferson

ALSO PRESENT: Douglas DeRue, Director of Planning, Zoning & Development, April Zurowski, Planning Board Secretary

ATTENDANCE: There were 5 members of the public present.

Vice Chairman Donlon made a motion to call the meeting to order, seconded by Board Member Halldow. Following a unanimous voice vote, the meeting opened at 6:30 PM.

DECISION PENDING:

920 Linden Avenue – West Linden Properties, LLC, Preliminary/Final Site Plan and SEQRA Determination

Connor Kilmer, of DDS Engineers, LLP, as agent for D'Agostino General Contractors, Inc., began the conversation. He re-introduced the specifications of the project, stating that they were seeking SEQRA Determination and Preliminary Site Plan approval for the indoor soccer facility and light industrial space proposed at 920 Linden Avenue. He described that the parcel is 2.24 acres, zoned as Light Industrial (LI), will have two entrance points from Linden Avenue, will be fit with LED and dark-sky compliant lighting, and has 94 proposed parking spaces. Storm water will be directed towards the north end of the property and existing utilities will be utilized on the site. Mr. Kilmer stated that Monroe County Water Authority is ready to sign off on the plans, as well as Monroe County Health Department and Monroe County Pure Waters. He mentioned that Monroe County Department of Transportation is requesting that a small section of curb is replaced on the site before plans are signed, and the applicant is intending to comply.

Vice Chairman Donlon asked Mr. Kilmer to verify landscaping specifications, questioning whether the proposed amount will meet the requirement requested from the Town.

Mr. Kilmer informed the Planning Board that landscaping will meet the cost requirement equivalent of 1% of the total cost of the project. In regards to the specifics of types of plants proposed, Mr. Kilmer referred the Board to the plans, stating that a landscaping architect has listed all proposed native species to be planted on the site.

Vice Chairman Donlon asked the public and Doug DeRue if there were any additional questions in regards to the project.

After hearing none, Board Member Halldow motioned to close the hearing, seconded by Board Member Liebschutz. Following a unanimous vote, the hearing was closed.

Vice Chairman Donlon read the SEQRA Determination and Preliminary/Final Site Plan approval resolutions aloud to the Board and the public. Vice Chairman Donlon made a motion to approve the SEQRA Determination and Preliminary/Final Site Plan approval resolutions, seconded by Board Member Liebschutz. Following a unanimous vote, the SEQRA and Preliminary resolutions were approved (see attached).

OTHER DISCUSSION:

East Course Service Building – Oak Hill Country Club

Jim Durfee, of JDurfee Architect, as agent for Oak Hill Country Club, introduced the incoming Planning Board application. He stated that the proposed building will be known as the “East Course Service Building” and will be replacing the existing restroom facility and lightning protection building currently on the East Course. Mr. Durfee informed the Board that both buildings will be removed and the proposed building will be a combination of a snack bar, a porch with lightning coverage, and a restroom facility. The building will be seen from Kilbourn Road and will be approximately 25 feet in height.

Board Member Morabito questioned the drawings of the proposed building, asking about landscaping, specifically tree and shrubbery locations.

Mr. Durfee informed the Board that the building will fit nicely with existing landscaping, but further additions will be made to one side of the building. He also informed the Board that an existing pine tree will be removed, as it is in declining health.

Board Member Halldow questioned the exact location of the building on the East Course.

Mr. Durfee informed the Board that the proposed building will be halfway between the course entrance from Kilbourn Road and the existing creek. He stated that there is an existing asphalt apron, to be reconfigured, allowing golf carts to drive up to the building and rest under the proposed cupola during times of inclement weather. Minimal landscaping will be required for the project. An existing hydrant is located at the site.

Vice Chairman Donlon asked Mr. Durfee if he expects any issues with neighbors during construction.

Mr. Durfee stated that no issues were anticipated with neighbors at this time.

Board Member Liebschutz requested that a photo simulation of the proposed building from the neighbor’s perspective be included in the upcoming application documents.

Mr. Durfee requested that this incoming application be placed on an upcoming Planning Board hearing, preferably the first meeting in September.

Doug DeRue stated that the proposal can possibly be placed on the upcoming Planning Board hearing in September, anticipating that all application documents will be sent to the Town in a timely manner. Mr. DeRue also mentioned that some comments may be made in regards to fire safety and the applicant may have to comply with certain fire code requirements. He also informed Mr. Durfee and the Board that the Design Review and Historic Preservation Board may request flexibility with the design of the proposed cupola.

Board Member Morabito requested that an image of an existing building with similar design be submitted for review.

Mr. Durfee stated that although an existing building and proposed building are similar in design, the existing building in question does not have a cupola.

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Following the Oak Hill East Course Service Building discussion, the minutes of July 12, 2021 were approved following a motion by Vice Chairman Donlon, seconded by Board Member Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Vice Chairman Donlon motioned to close the meeting at 6:52 PM, seconded by Board Member Liebschutz, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

April Zurowski
Planning Board Secretary

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

August 9, 2021

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
920 Linden Avenue
Preliminary/Final Site Plan
Tax Parcel #138.16-1-13.1**

WHEREAS, DDS Engineers, LLP as agent for West Linden Properties, LLC has made an application for Preliminary/Final Site Plan approval for an indoor recreation center and light industrial space, located at 920 Linden Avenue; as shown on plans and application materials received June 28, 2021 and amended with materials received July 20, 2021; and

WHEREAS, this is an Unlisted SEQRA Action and has been subject to a coordinated review pursuant to SEQRA and the Planning Board has been established as lead agency; and

WHEREAS, the Planning Board, as lead agency, issued a negative SEQRA declaration on August 9, 2021; and

WHEREAS, a public hearing was duly advertised and held on July 12, 2021 and continued through August 9, 2021 and public comment was incorporated into the public record; and

WHEREAS, a DRC report was prepared dated July 9, 2021 and a response received on July 20, 2021; 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 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 site is adjacent to an "Inactive Hazardous Waste Site" #828045 NYSDOT 938 Linden Avenue. An Engineering Investigation of the NYSDOT site dated March 1990, does not include 920 Linden Avenue. There is no indication that site #828045 extends onto the 920 Linden Avenue property.

A Geotechnical Report was prepared by Foundation Design, P.C. dated November 30, 2020 for the property located at 920 Linden Avenue. The Foundation Design report documents various subsurface fill materials including concrete, brick, block, metal, glass, cinder, slag, and tires, which are not considered hazardous. If during construction materials were

uncovered that may be hazardous, proper notifications to the Department of Environmental Conservation and the Town will be necessary, see condition included herein.

2. The proposed uses “Indoor Active Recreation” and “Light Industrial” are allowed in the Light Industrial Zoning District.
3. The proposed hours of operation are 8:00 am to 9:00 pm, this is not a condition of approval.
4. The plan proposes 94 parking spaces to accommodate a 21,000 +/- square foot building, this equates to 4.4 parking spaces per 1000 square feet.
5. Comments from Monroe County were received and included in the record on July 9, 2021

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the DRC report and the applicant’s written response received on July 20, 2021 unless specified otherwise herein.
2. The following note must be added to the plans, “An Environmental Management Plan, EMP, in consultation with the Department of Environmental Conservation and the Town, must be developed upon discovery of solid or hazardous waste within the construction limits of the site.”
3. The applicant has indicated that both uses within the building will be sprinklered and the Planning Board’s approval is conditioned upon this commitment.
4. Food preparation/food service is not to be allowed on the site.
5. Final details associated with retaining walls to will be built will be placed on the final site plans with appropriate details, including cross sections.
6. Final building plans are subject to Design Review Board (DRB) approval.
7. Fire Department Connection location is subject to Fire Marshal approval.
8. A complete Building/Fire Code review shall be submitted alongside building permit application. The Town of Pittsford reserves the right to direct plans to contracted consultant for code review at the owner’s expense.
9. In accordance with Chapter 33 14 of the NYS Fire Code, a pre-fire plan shall be submitted to the Fire Marshal for approval prior to the issuance of a building permit.
10. Prior to the issuance of a Certificate of Occupancy, the applicant will provide a building plan with interior layout to the Fire Department. Notation of mechanical room locations, utility shut-off information and location, and alarm panel locations should be included.
11. Fire truck turning movements are subject to review by the Fire Marshal. Currently, it appears that the East Rochester fire truck was not used when preparing the submitted plan.

12. Hydraulic calculations for fire flow and fire protection are subject to review and approval.
13. Stormwater design, SWPPP and site grading are subject to further review and approval by the Town Review Engineer; including, but not limited to outlet structure design, berming on north side of infiltration basin, freeboard, and receiving storm sewer modifications (12" to 18" adapter).
14. Site modifications to the Stormwater Facility that increase the width of berm and/or create additional freeboard may be required. This may necessitate a reduction in the number of proposed parking spaces.
15. Revise utility plan C-4 to state the 4" outlet structure orifice is an elevation 396.75 (to match the detail and drainage calculations)
16. The condition of the receiving downstream stormwater facilities must be confirmed prior to final plan signatures.
17. Subject to execution of the Town's standard Stormwater Maintenance Access Easement Agreement.
18. Subject to Sanitary Sewer entrance fees, payable to Town of Pittsford Sewer District, prior to Sewer Department plan signatures. This fee is generally calculated by square footage to determine the number of units charged.
19. Applicant is subject to providing cost estimate of proposed landscaping, required to reach a minimum of 1% of total construction cost. Native species should be 50% of the proposed landscaping.
20. Signage is subject to the Town's Light Industrial Code and Design Review Board approval.
21. Dumpster detail appears to be in error as compared to the plans, please revise accordingly.
22. Subject to payment of any outstanding engineering review fees.
23. Subject to applicable regulatory approvals including but not limited to, MCWA, MCDOT, Pittsford Sewer Department, and the Town's Review Engineer.

The within Resolution was motioned by Planning Board Member Kevin Morabito, seconded by Planning Board Member Paula Liebschutz, and voted upon by members of the Planning Board as follows:

David Jefferson	Absent
Jeffrey Donlon	Aye
John Halldow	Aye
Kevin Morabito	Aye
Paula Liebschutz	Aye
Sarah Gibson	Aye

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John Limbeck Absent

Adopted by the Planning Board on: August 9, 2021

April Zurowski
Planning Board Secretary

August 9, 2021
**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
920 Linden Avenue
Tax Parcel #138.16-1-13.1**

WHEREAS, DDS Engineers, LLP as agent for West Linden Properties, LLC has made an application for Preliminary/Final Site Plan approval for an indoor recreation center and light industrial space, located at 920 Linden Avenue; as shown on plans and application materials received June 28, 2021 and amended with materials received July 20, 2021; and

WHEREAS, this is an unlisted action pursuant to SEQRA and the Town of Pittsford Planning conducted a coordinated review; and

WHEREAS, a Short Part I EAF was submitted by the applicant on June 28, 2021, and the Planning Board has prepared a Short Part II EAF, (attached) which does not identify any significant adverse environmental impacts associated with this action; and

NOW, THEREFORE, upon consideration by the Planning Board given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board through a coordinated review for the action, finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a Negative Declaration pursuant to the State Environmental Quality Review Act; and it is further

RESOLVED, that the Negative Declaration granted herein is based upon the following Findings of Fact:

FINDINGS OF FACT

1. This site is adjacent to an "Inactive Hazardous Waste Site" #828045 NYSDOT 938 Linden Avenue. An Engineering Investigation of the NYSDOT site dated March 1990, does not include 920 Linden Avenue. There is no indication that site #828045 extends onto the 920 Linden Avenue property.

A Geotechnical Report was prepared by Foundation Design, P.C. dated November 30, 2020 for the property located at 920 Linden Avenue. The Foundation Design report documents various subsurface fill materials including concrete, brick, block, metal, glass, cinder, slag, and tires, which are not considered hazardous. If during construction materials were

uncovered that may be hazardous, proper notifications to the Department of Environmental Conservation and the Town will be necessary. Note condition included in Planning Board resolution

2. No adverse impacts were identified in the Part II Short EAF.

The within Resolution was motioned by Planning Board Member Kevin Morabito seconded by Planning Board Member Paula Liebschutz and voted upon by members of the Planning Board as follows:

David Jefferson	Absent
Jeffrey Donlon	Aye
John Halldow	Aye
Kevin Morabito	Aye
Paula Liebschutz	Aye
Sarah Gibson	Aye
John Limbeck	Absent

Adopted by the Planning Board: August 9, 2021

April Zurowski
Planning Board Secretary

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

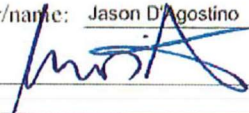
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 920 Linden Avenue			
Project Location (describe, and attach a location map): 920 Linden Ave, Pittsford, NY 14445			
Brief Description of Proposed Action: Construction of a new 21,160sf building to be used as a recreation center. Project also consist of associated parking lot design, grading and utility installation.			
Name of Applicant or Sponsor: D'Agostino General Contractors, Inc.		Telephone: (585) 641-2000	
		E-Mail: jason@dagostinogc.com	
Address: 803 Linden Ave			
City/PO: Rochester		State: New York	Zip Code: 14625
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: MCWA, MCPW, MCDOT, MCDOH, NYSDEC, Town of Pittsford			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.238 acres	
b. Total acreage to be physically disturbed?		2.37 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.238 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____ Stormwater will be directed to proposed Stormwater management facilities. _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: Stormwater Management Facility _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ 860 Linden Ave - Site Code: 828005 Site Class: 04, 860 Linden Ave - Site Code: 828011 Site Class: C	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Jason D'Agostino</u> Date: <u>6-1-21</u></p> <p>Signature: <u></u> Title: <u>Member</u></p>		

***Short Environmental Assessment Form
Part 2 - Impact Assessment***

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PRINT FORM