

**TOWN OF PITTSFORD
PLANNING BOARD
April 25, 2022**

Minutes of the Town of Pittsford Planning Board meeting held on April 25, 2022 at 6:30PM local time. The meeting took place in the Lower Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Kevin Morabito, Sarah Gibson, John Limbeck, John Halldow, Paul Alguire, Dave Jefferson, Paula Liebschutz

ABSENT: None

ALSO PRESENT: Kate Munzinger, Town Board Liaison, Robert Koegel, Town Attorney, Douglas DeRue, Director of Planning, Zoning & Development, April Zurowski, Planning Department Assistant

ATTENDANCE: There were 22 members of the public present.

Chairman John Limbeck made a motion to call the meeting to order, seconded by Board Member John Halldow. Following a unanimous voice vote, the meeting opened at 6:31PM.

CONTINUED HEARING:

Verizon Wireless, 85 Stuyvesant Road
Preliminary/Final Site Plan and Special Use Permit

Robert Burgdorf, of Nixon Peabody LLP, and as agent for Verizon Wireless, reintroduced the application. He stated that there were no new items for the Board to review at this time. Different style lighting options were sent to the Town on April 22, 2022. Mr. Burgdorf stated that Verizon is open to questions. Chairman John Limbeck stated that the Board received the different light styles.

Chairman Limbeck asked for public comment.

Andrew Grossman, of 10 Muirfield Court, stated his opposition to the pole's proposed location near the trail. He stated that he believes neighbors prefer the pole to be located further North, at the intersection of Stuyvesant Rd and Charter Oaks Dr. He expressed opposition to the proposed height of the streetlight. Chairman Limbeck stated that the height of the small cells depends on topography.

Joe Lovallo, of 104 Stuyvesant Rd, gave the Board a homemade rendering of the proposed pole at the entrance to the trail. He expressed opposition to the application.

Colin McCready, of 85 Stuyvesant Rd, asked the Board if other locations on the road within the search area were evaluated. He asked the Board to ensure the proposed location is the best spot for the stealth streetlight.

Alyson Grossman, of 10 Muirfield Court, stated that the stealth streetlight will harm the path and trees. She asked the Board to consider alternate locations for the proposal. She suggested the Board look into the Charter Oaks Dr and Stuyvesant Rd intersection.

Sam Consol, of 82 Stuyvesant Rd, asked the Board to consider the homes at Charter Oaks Dr and Stuyvesant Rd intersection. He stated that all properties have value and no neighbors want to install the stealth streetlight. However, he stated that he believes the best location would be with utility poles located behind the homes.

Perry Humphrey, of 11 Muirfield Court, asked the Board to consider a location further North on Stuyvesant Rd and away from the walking trail.

Chairman John Limbeck asked Doug DeRue to provide information to the Board regarding the site continuously mentioned by residents. Mr. DeRue stated that he has not seen an application for said location. He stated that Verizon applied for its currently proposed location.

Andrew Grossman returned to the podium. He stated that Mr. McCready shared this information about an earlier proposed location and that Mr. McCready had received this information from Verizon. He asked the Board to consider an alternate location away from the path.

Chairman John Limbeck asked the applicant to explain the reasoning behind the proposed height of 46.5 feet for the proposed stealth streetlight.

Mr. Burgdorf stated that Verizon showed the public the search area with a pin marking the Stuyvesant Rd and Charter Oaks intersection. He stated this pin was placed as a general starting area before the search area is scrubbed for the best location. The location applied for is Town property, there is a path adjacent to the site, as opposed to another house, and there is less traffic as opposed to the pinned intersection. RGE was contacted about using the existing utility pole line, but Verizon faced issues with access. The height is consistent with previous proposals. 46.5 feet is requested to reach above the tree-line.

Mike Crosby, Radiofrequency Engineer for Verizon Wireless, further explained the pinned location at the Charter Oaks and Stuyvesant Rd intersection. He stated there is no intention for pin on the search area map other than to act as a starting point to scrub the search area. Because the proposed stealth streetlight is less than 50 feet tall, it is considered a "small cell" facility under FCC regulations.

Chairman Limbeck asked the Board if there were further questions. Hearing none, he asked for any additional public comments.

Marilyn Meritt, of 73 Stuyvesant Rd, asked if this were the first small cell proposal in Town. Chairman John Limbeck stated that eight other small cells from Verizon were recently approved.

Jim Bircher, of 16 Fenimore Dr, stated that he did not receive a letter for this application.

Mr. DeRue stated that the legal notification requirement is to publish a "notice of public hearing" in the newspaper approved by the Town Board. He stated that a sign was placed at the site for information about the application and a circle of abutting neighbors were notified. Mr. DeRue stated that the list of letters sent out is available for public viewing.

Kirk Meritt, of 73 Stuyvesant Rd, stated that he walks by the area frequently. He did see the sign at the site, but thought it could be more descriptive.

Perry Humphrey returned to the podium. He asked the Board to consider alternate sites.

Chairman Limbeck stated that this application has been open since January 24, 2022 and since that time, other locations or collocations have not been favorable for a variety of reasons. He stated that the shot clock for this cellular facility has already been extended and that soon the FCC regulations will auto-approve the original application.

Planning Board Chairman John Limbeck motioned to close the public hearing, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the hearing was closed.

Chairman Limbeck read the SEQRA and Preliminary/Final Site Plan and Special Use Permit approvals, both unanimously approved by the Board.

BME Associates, Young – Lehigh Station Road Subdivision
Concept Subdivision

Fred Shelley, of BME Associates, reintroduced the application. This application is for a concept subdivision for four new building lots with one existing lot within the current parcel boundaries at 2460 Lehigh Station Rd. A new private road is proposed from Pittsford-Henrietta TL Rd. The Planning Board will establish the minimum lot size. Proposed homes will face inward to the cul-de-sac. Due to previously heard public comments, the originally proposed masonry wall will be removed and vegetative berms will be proposed instead. 10ft sidewalk easements will be granted along lots fronting Pittsford-Henrietta TL Rd and Lehigh Station Rd. A restriction triangle may be considered to promote visibility at the intersection. Mr. Shelley stated the subdivision will not affect wetlands on adjacent Town-owned property. The applicant has received the DRC report and has submitted written responses. BME Associates has provided a stakeout of the property, available to be viewed by the Planning Board.

Chairman John Limbeck stated that Planning Board Member John Halldow and Town staff walked the site earlier this afternoon. Chairman Limbeck expressed concern regarding the number of lots proposed. He stated that the layout may be too tight for this location. He suggested eliminating Lot 3 and spreading the land to other lots. Planning Board Member Paula Liebschutz agreed. Chairman Limbeck stated that Planning Board Member Halldow also expressed agreement with this comment after the site walk.

Planning Board Member Sarah Gibson asked the applicant to please explain the green strip drawn behind Lot 5 on the map. Mr. Shelley stated the green strip is a proposed vegetation buffer.

Planning Board Member Paul Alguire asked the applicant if a variance is requested for the setbacks.

Planning Board Member Paula Liebschutz asked if setbacks would change should the number of lots be reduced.

Doug DeRue stated that the Planning Board can set the front setback, but cannot adjust the rear and side setbacks without Zoning Board of Appeals approval. The suggested setbacks may not make sense with other layouts. Mr. DeRue stated that future reconstruction of the existing home should be considered when assigning setbacks to the subdivision. He stated that existing vegetation should be preserved if possible.

Fred Shelley stated that BME Associates will work on an updated concept plan for Planning Board review.

Chairman Limbeck asked for public comment.

Jim Falcone, of 3 Summers Circle, asked the Board to explain the setback recommendations. Mr. DeRue stated that the adjacent neighborhood has 10 foot rear setbacks. The Town Board is in the process of changing setbacks from 20 feet to 10 feet. Considering this, 10 feet was suggested in anticipation of this change. Adjusting the front setback would allow houses to come as far forward as possible, giving the homeowner a larger backyard.

Mr. Falcone stated that adjusting the masonry wall to a vegetative berm may still impact visibility at the intersection. Mr. DeRue stated that the Town will evaluate this prior to approval. Mr. Falcone stated that reducing the number of lots is favored.

Chairman Limbeck stated the public hearing will remain open at this time.

OTHER DISCUSSION:

The minutes of April 11, 2022 were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member Kevin Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Planning Board Chairman John Limbeck motioned to close the meeting at 8:02PM, seconded by Planning Board Member Dave Jefferson, 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