

**TOWN OF PITTSFORD
PLANNING BOARD
MARCH 25, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on March 25, 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: Hali Buckley, Dave Jefferson, John Halldow, Paul Alguire, Paula Liebschutz, John Limbeck

ABSENT: Kevin Morabito

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

ATTENDANCE: There were 32 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Buckley. Following a unanimous voice vote, the meeting opened at 6:30PM, none opposed.

CONTINUED HEARING:

McMahon LaRue Associates, Geoca Subdivision
Preliminary Subdivision

Eric Geoca, an owner of 215 Mendon Road, had no new information to present.

Chairman Limbeck stated that there is an open public hearing on this matter and invited public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Jefferson.

Chairman Limbeck noted that draft resolutions have been uploaded to the Town’s website since March 21, 2024. Chairman Limbeck read the SEQRA and Preliminary Subdivision resolutions, both approved by the Board.

The SEQRA resolution was motioned by Planning Board Member Alguire, seconded by Planning Board Member Buckley, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	Aye
Hali Buckley	Aye
Kevin Morabito	Absent
John Halldow	No
John Limbeck	Aye

The Preliminary Subdivision resolution was motioned by Planning Board Member Alguire, seconded by Planning Board Member Buckley, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	No
Hali Buckley	Aye
Kevin Morabito	Absent

APPROVED MINUTES 032524

John Halldow
John Limbeck

No
Aye

OTHER DISCUSSION:

The minutes of March 11, 2024 were approved following a motion by Chairman Limbeck, seconded by Board Member Liebschutz. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:39PM, seconded by Vice Chairman Halldow, 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

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
Geoca Subdivision
215 Mendon Road
Tax Parcel #164.03-1-33**

WHEREAS McMahon LaRue Associates P.C., as agent for Eric Geoca, has made application for Preliminary Subdivision approval for a 4-lot subdivision on 3.22 +/- acres with application materials received March 29, 2023, and amended application materials received May 22, 2023, June 12, 2023, and January 31, 2024; and

WHEREAS, this is an Unlisted Action pursuant to SEQRA and the Planning Board has conducted a coordinated review with the Design Review and Historic Preservation Board, in which the Planning Board acted as Lead Agency; and

WHEREAS, a Part I Short EAF was submitted by the applicant and the Planning Board has completed a Part II Short EAF, attached hereto; and

WHEREAS, a public hearing was duly advertised and held on May 8, 2023, and continued through March 25, 2024, at which time it was closed, and public comment was incorporated into the public record; 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 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 based upon the following Findings of Fact:

FINDINGS OF FACT

1. The location of the Geoca Subdivision, 215 Mendon Road, is within the Residential Neighborhood (RN) Zoning District, in which single-family dwellings are a permitted use. The property totals 3.22 acres. The minimum lot size, without the creation of a new ROW, has been calculated using Monroe County Real Property Services (RPS) data to be 1.07 acres each. Per Town Code Section 185-19 A. (1), when including a new ROW, the Planning Board has the ability to reduce the lot sizes, so the 4 lots proposed are possible.
2. The Planning Board has reviewed a letter from New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), dated August 3, 2023, indicating that the Mile Post/Stonetown Historic District is eligible to be listed in of the State and/or the National Register of Historic Places.
3. The Planning Board has reviewed a letter, attached, from OPRHP, dated May 10, 2023, which indicates no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project. The Planning Board has reviewed another attached letter from OPRHP, dated March 13, 2024, indicating that careful consideration should be given to the proposed development's potential to alter the setting, location, feeling, and association of the Lusk Homestead, a feature of the historic district.
4. The OPRHP's review of the project has found that an archeological survey for the project is not warranted, as stated in the archeological review comments on the NYS Cultural Resource Information System (CRIS) website (Project 24PR01528).

5. This property is located within the Town's one and only historic district, the Mile Post/Stonetown Historic District. Since creation of the District, the Planning Board has approved a 26-lot subdivision known as the Stonetown Hamlet Subdivision, constructed in the late 1990s within the District. During the subdivision approval process, the Town Board required an 80-foot-wide right-of-way to be preserved for the possible future alignment of Stone Road. This proposed 4-lot subdivision includes an 80-foot-wide right-of-way that will further the plans outlined in the Design Guidelines & Standards for the Mile Post Stone Town Historic District, dated November 1993. This road reconfiguration plan is intended to reduce and minimize the long-term increasing traffic impacts to the existing Mile Post/Stonetown Historic District intersection and its adjacent structures.
6. This application was referred to the Design Review & Historic Preservation Board (DRHPB), which submitted comments to the Planning Board, dated July 13, 2023. The DRHPB is concerned that this development and the preservation of the 80-foot-wide right-of-way will have negative impacts to the Mile Post/Stonetown Historic District and has recommended no new development at this site.
7. It is noted that while the 80-foot right of way is being preserved, there is not a current plan to realign the Stone and Mendon Road intersection. The Planning Board maintains the option to realign the intersection should be preserved given the possible future benefits to the existing Mile Post intersection.
8. The Planning Board recognizes that some impact will occur and has considered the possible impacts as well as possible benefits of the development to the Mile Post/Stonetown Historic District.
9. The Planning Board notes that 43 new homes have been built within the Mile Post/Stonetown Historic District since it was established in 1991 and that all new structures within the District must receive a Certificate of Appropriateness from the DRHPB, further minimizing potential impacts. In particular, the DRHPB review process will ensure that each new house is compatible with surrounding structures of the historic district, including its design, scale, texture, materials, color, and overall visual appearance. See Town Code Section 185-197.
10. The project should not isolate any architectural resource from its visual relationship with the streetscape, or otherwise adversely alter a historic property's setting or visual appearance. Per Town Code Section 185-19, "A vegetated buffer may also be required by the Planning Board to create appropriate screening."
11. The average lot size of each of the 4 lots will be greater than 0.5 acres each, after separating the right-of-way area, which will provide flexibility in the new home settings.
12. The attached Part II Short EAF did not identify significant impacts.
13. Adequate measures will be provided to manage construction and post-development stormwater runoff. The applicant will comply with the provision of NYSDEC Phase II Stormwater Regulations.

CONCLUSION

The Planning Board 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.

The within Resolution was motioned by Planning Board Member Alguire, seconded by Planning Board Member Buckley, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	Aye
Hali Buckley	Aye
Kevin Morabito	Absent
John Halldow	No
John Limbeck	Aye

Adopted by the Planning Board on March 25, 2024.

April Zurowski
Planning Assistant

Short Environmental Assessment Form

Part 1 - Project Information

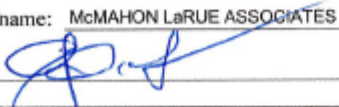
Instructions for Completing

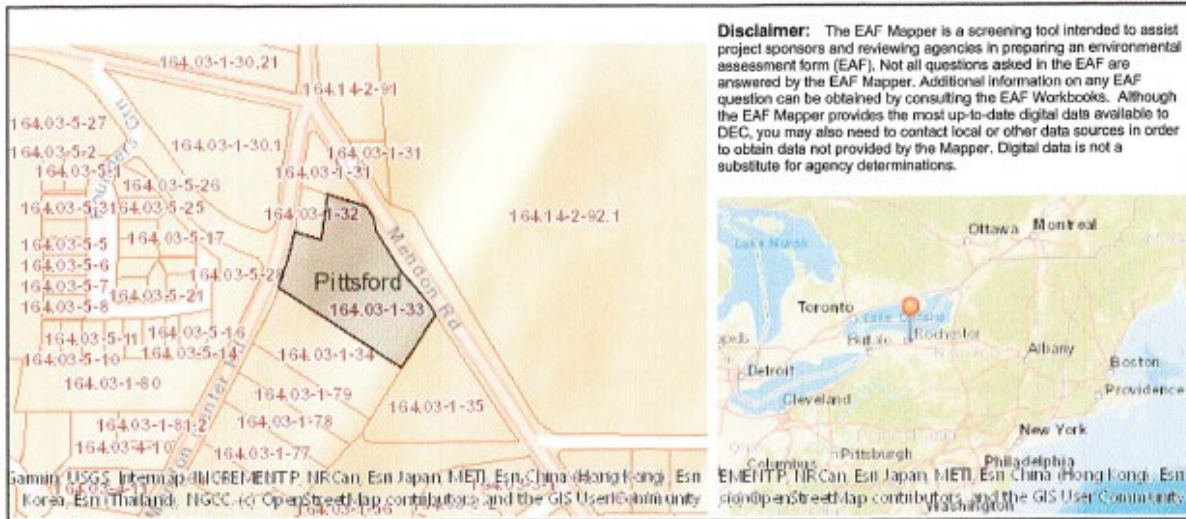
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: GEOCA SUBDIVISION			
Project Location (describe, and attach a location map): 215 MENDON ROAD, WEST SIDE OF ROAD BETWEEN MENDON CENTER ROAD AND KNICKERBOCKER ROAD			
Brief Description of Proposed Action: SUBDIVIDE A 3.22 ACRE PARCEL INTO 4 LOTS. LOT 1 WILL ENCOMPASS THE EXISTING RESIDENCE AND LOTS 2, 3 AND 4 WILL BE DEVELOPED AS SINGLE FAMILY HOMES			
Name of Applicant or Sponsor: ERIC GEOCA		Telephone: E-Mail: DGEOCA@AOL.COM	
Address: 19 APOLLONIA LANE			
City/PO: FAIRPORT		State: NY	Zip Code: 14450
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 type="checkbox"/>	YES <input checked="" 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:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 3.22 acres			
b. Total acreage to be physically disturbed? _____ 1.5 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 3.22 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 type="checkbox"/> Industrial <input 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			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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 <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? 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 <input type="checkbox"/>	YES <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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input 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: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>McMAHON LaRUE ASSOCIATES</u> Date: <u>JANUARY 31, 2024</u>		
Signature: <u></u> Title: <u>SENIOR SURVEYOR</u>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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"/>

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Pittsford Planning Board

February 26, 2024

Name of Lead Agency

Date

John Limbeck

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)



New York State
Parks, Recreation and
Historic Preservation

KATHY HOCHUL
Governor

ERIK KULLESEID
Commissioner

May 10, 2023

Jeff Thomas
McMahon LaRue Associates, P.C.
822 Holt Road
Webster, NY 14580

Re: DEC
Geoca Subdivision
215 Mendon Rd, Pittsford, NY 14534
23PR03022

Dear Jeff Thomas:

Thank you for requesting the comments of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the project in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York Parks, Recreation and Historic Preservation Law). These comments are those of the OPRHP and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project. Such impacts must be considered as part of the environmental review of the project pursuant to the State Environmental Quality Review Act (New York Environmental Conservation Law Article 8) and its implementing regulations (6 NYCRR Part 617).

Based upon this review, it is the opinion of OPRHP that no properties, including archaeological and/or historic resources, listed in or eligible for the New York State and National Registers of Historic Places will be impacted by this project.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Sincerely,

R. Daniel Mackay

Deputy Commissioner for Historic Preservation
Division for Historic Preservation

rev: S. Snyder



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

KATHY HOCHUL
Governor

RANDY SIMONS
Commissioner *Pro Tempore*

March 13, 2024

Doug DeRue
Town of Pittsford
11 South Main St
Pittsford, NY 14534

Re: SEQRA
Geoca Subdivision
215 Mendon Rd, Pittsford, Monroe County
24PR01528

Dear Doug DeRue:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted documents under the State Environmental Quality Review Act (SEQRA) as requested. These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the proposed project is within the Milepost Historic District, which is eligible for listing in the State and National Registers of Historic Places. Therefore, under SEQRA, our office as subject matter experts, have reviewed the submission received on February 23, 2024, including the submitted photographs and site plan dated January 2024. Based on our review, we offer the following comments:

- The undeveloped land associated with the Lusk Homestead and Stone/Ford property is a significant character defining feature of the eligible historic district. Careful consideration should be given to its potential development and that development's potential to alter the setting, location, feeling, and association of the Homestead.
- In order to mitigate any impact associated with the proposed project, you may wish to consider retaining as much of the existing vegetation as possible between the project and the historic resource, and/or install a vegetative buffer that is compatible with the habitat, form, color, texture, bloom, fruit, fragrance, scale, and context of the historic landscape.

Please be aware that if this project will involve state or federal permits, funding or licenses it may be subject to review under Section 14.09 of the NYS Parks, Recreation and Historic Preservation Law or Section 106 of the National Historic Preservation Act.

If further correspondence is required regarding this project, please be sure to refer to the OPRHP Project Review (PR) number noted above.

Division for Historic Preservation

P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • parks.ny.gov

• 518-237-8643 • <https://parks.ny.gov/shpo> •

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Robyn Sedgwick".

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

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Geoca Subdivision
Preliminary Subdivision
215 Mendon Road
Tax Parcel #164.03-1-33**

WHEREAS McMahon LaRue Associates P.C., as agent for Eric Geoca, has made application for Preliminary Subdivision approval for a 4-lot subdivision on 3.22 +/- acres with application materials received March 29, 2023, and amended application materials received May 22, 2023, June 12, 2023, and January 31, 2024; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and the Planning Board has coordinated with the Design Review and Historic Preservation Board and granted a negative declaration on March 25, 2024; and

WHEREAS, a DRC report was prepared dated May 5, 2023, and a response was received on February 20, 2024; and

WHEREAS, a public hearing was duly advertised and re-advertised and held on May 8, 2023, and continued through March 25, 2024, at which time it was closed, and public comment was incorporated into the public record; 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 Subdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. The application materials submitted January 31, 2024 meet the requirements for a Preliminary Subdivision application. This approval is based upon amended plans and information received January 31, 2024, and DRC responses received on February 20, 2024.
2. The Findings of Fact, as part of the SEQRA resolution dated March 25, 2024, are hereby referenced and incorporated herein.
3. This property is located within the Town's one and only historic district, the Mile Post/Stonetown Historic District. Since creation of the District, the Planning Board has approved a 26-lot subdivision known as the Stonetown Hamlet Subdivision, constructed in the late 1990s within the District. During the subdivision approval process, the Town Board required an 80-foot-wide right-of-way to be preserved for the possible, future realignment of Stone Road. This proposed 4-lot subdivision includes an 80-foot-wide right-of-way that will further the plans outlined in the Design Guidelines & Standards for the Mile Post Stone Town Historic District, dated November 1993. This road reconfiguration plan is intended to reduce and minimize the long-term increasing traffic impacts to the existing Mile Post/Stonetown Historic District intersection and its adjacent structures.
4. Regarding the possible future realignment of Stone Road:
 - a. Across from the proposed new driveway on Mendon Center Road, Monroe County owns a right-of-way (ROW) intended for the future re-routing of Stone Road. This 80-foot-wide ROW was facilitated by the Town Board during the Lusk Farm development and was transferred to Monroe

County in the mid-1990s, as shown on a 1994 Lusk Farm subdivision plan completed by Boncke, Mueller, and Eldred. Through this 1994 plan, the Town is ensuring that Monroe County and New York State could re-route Stone Road and Mendon Road to a new 90-degree intersection through this property, if necessary. This highway project, if implemented, would eliminate the unwieldy “bottle neck” intersection of South Main Street, Mendon Center Road, Stone Road, and Mendon Road, which is included in the Town’s 1994 Comprehensive Plan as part of a traffic improvement plan.

- b. The following excerpt is from a letter dated April 23, 2014, from the NYSDOT: “The **current** [emphasis added] philosophy in deciding on highway improvements is based on safety and accident reduction, the Mile Post intersection although, not efficient for the flow of traffic, its accident history does not appear unusually high and there are no discernible patterns of accidents that would be mitigated by a project to realign it. Therefore, the DOT would not likely be pursuing a capital project to re-align the intersection **in the foreseeable future** [emphasis added] and cannot recommend that the property be retained for such purposes.” The Town does not agree with the conclusionary ending statement above and has no reason to abandon planning for the future intersection improvements.
 - c. As part of the re-configuration, a portion of Stone Road and Mendon Road would likely be abandoned, possibly providing additional land or buffering of the Historic Lusk home, located at 1 Mendon Center Road, and the Mile Post School, located on Mendon Road.
 - d. It is noted that while the 80-foot right of way is being preserved, there is not a current plan to realign the Stone and Mendon Road intersection. The Planning Board feels that the option to realign the intersection should be preserved given the possible future benefits to the existing Mile Post intersection.
5. The property is zoned Residential Neighborhood (RN) and totals 3.22 acres. The minimum lot size, without the creation of a new ROW, has been calculated using Monroe County Real Property Services (RPS) data to be 1.07 acres each. Per Town Code Section 185-19 A. (1), when including a ROW, the Planning Board has the ability to reduce the lot sizes, so the 4 lots proposed are possible.
 6. The Town of Pittsford Planning Board has authority to set “appropriate number of allowable lots, as well as the building line, lot area, lot width and lot depth for each new lot, based on the context of the new lots to adjacent existing lots and to one another,” per Town Code Section 185-19.
 7. The revised plans received on January 31, 2024 include a reduction in lots from the application materials received June 12, 2023, from 5 lots to 4 lots and include an 80-foot-wide highway reservation. The applicant has adjusted the plans to accommodate the possible re-configuration of Stone and Mendon Roads. The proposed subdivision will have a total of 4 lots, including 3 new building lots and 1 existing home, plus the right-of-way.
 8. The existing sanitary sewer is available at 48 Mendon Center Road, four properties south of the subdivision site. Neighbors at 44, 38, and 34 Mendon Center Road have submitted a signed petition, dated June 13, 2023, to extend the sanitary sewer. The sanitary sewer extension to serve the new homes as part of this subdivision shall be extended from the existing sewer to the south.
 9. The Pittsford Sewer Department supports the proposed sewer route, noting that it is the logical extension of gravity sewers and will provide future access to sewers for existing homes on septic. If sewers cannot be achieved, the subdivision will be subject to the requirements of Town Code Section 121-18, which would require dry sewers to be planned and installed with laterals to each home and easements to adjacent properties.
 10. The Planning Board has reviewed a letter from New York State Office of Parks, Recreation, and Historic Preservation, dated August 3, 2023, indicating that the Mile Post/Stonetown Historic District is eligible to be listed in of the State and/or the National Register of Historic Places.

11. This application was referred to the Design Review & Historic Preservation Board (DRHPB), which submitted comments to the Planning Board, dated July 13, 2023. The DRHPB is concerned that this development and the preservation of the 80-foot-wide right-of-way will have negative impacts to the Mile Post/Stonetown Historic District and has recommended no new development at this site.
12. The Planning Board notes that 43 new homes have been built within the Mile Post/Stonetown Historic District since it was established in 1991 and that all new structures within the District must receive a Certificate of Appropriateness from the DRHPB, further minimizing potential impacts. In particular, the DRHPB review process will ensure that each new house is compatible with surrounding structures of the historic district, including its design, scale, texture, materials, color, and overall visual appearance, see Town Code Section 185-197.
13. Adequate measures will be provided to manage construction and post-development stormwater runoff. The applicant will comply with the provision of NYSDEC Phase II Stormwater Regulations.

CONDITIONS OF APPROVAL

1. Subject to resolution or compliance with the Town's DRC report, dated May 5, 2023, and the applicant's written responses, dated February 20, 2024, unless specified otherwise herein.
2. Please adjust the cover page location map to reflect the correct street names.
3. Final Subdivision application process will include a NYS Fire Code review of the subdivision plan, including the distance to hydrants. Please include nearest hydrant locations on final plans.
4. This preliminary approval allows 3 new single-family dwelling units and 1 existing single-family home, plus the 80-foot-wide right-of-way, based on the revised preliminary subdivision plan received on January 31, 2024. The Planning Board reserves the right to further consider the building lines.
5. As part of the Final Subdivision review, the Planning Board will consider a vegetative buffer to create appropriate screening of the subdivision to neighboring properties and the historic district.
6. Final plans should revise the 80-foot-wide right-of-way from a highway reservation to dedication of right-of-way lands to the Town of Pittsford. Prior to the right-of-way dedication, the applicant shall execute applicable easements to serve the proposed new homes, including access and sanitary sewer easements, under terms acceptable to the Town. Access easements shall include a termination clause if the realignment of Stone Road and Mendon Road occurs. The Town's Planning Department will prepare draft easement formats for review.
7. Approval is subject to the approval of a Sewer District Extension or meeting the provisions of the Town's Dry Sewer Ordinance. This property and affected properties to the south are not currently within a sewer district. As part of the Final Subdivision application process, the Town of Pittsford Sewer Department should be contacted to begin the Sewer District extension process. The applicant must ensure that affected property owners are willing grant the associated easement across their property prior to applying for the Sewer District Extension.
8. Proposed sanitary sewer alignment and easements will receive additional review as part of the Final Subdivision application process. The Town's Planning Department will prepare easement formats and be available to assist with obtaining easements.
9. Final plans should show a 20-foot-wide sanitary sewer easement that extends to the south property line of 14 Mendon Center Road and an easement toward 210 Mendon Road, the Mile Post School.
10. Driveway layouts can be adjusted as part of Final Subdivision review.

11. Final plans should show 20-foot-wide sidewalk easements along the entire frontages of Mendon Center Road and Mendon Road. The 80-foot-wide right-of-way for the Stone Road realignment will encompass the possibility of sidewalk installation.
12. As proposed, disturbances will be in excess of one acre, therefore, an erosion and sediment control plan must be submitted with a Final Subdivision application.
13. Earthwork calculations shall be submitted to determine if fill is needed on the site. The Town Engineer should be contacted prior to deposition of fill on site.
14. A letter of credit will be necessary for this construction prior to final plan signatures. An engineer's estimate will need to be submitted for review. This should not be based directly on a contractor's estimate. Bonds are not accepted.
15. Building permits are required from the Town of Pittsford Building Department prior to any construction or demolition of structures on the site.
16. All new homes and structures are subject to the granting of a Certificate of Appropriateness from the Design Review & Historic Preservation Board. Final plans shall include a note stating that all future structures built or changed will need a Certificate of Appropriateness.
17. 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.
18. The applicant is welcome to schedule a meeting with the Town Review Engineer and Town Staff to discuss details of any or all of the above conditions prior to completion and submission of Final Subdivision application.
19. Subject to applicable regulatory approvals including but not limited to: Monroe County Health Department, Monroe County Water Authority, Pittsford Sewer Department, Town Engineer, and the Department of Public Works.
20. Final Subdivision application must address the conditions of approval contained herein in writing.

The within Resolution was motioned by Planning Board Member Alguire, seconded by Planning Board Member Buckley, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	No
Hali Buckley	Aye
Kevin Morabito	Absent
John Halldow	No
John Limbeck	Aye

Adopted by the Planning Board on March 25, 2024.

April Zurowski
Planning Assistant