

**PLANNING BOARD MINUTES  
Meeting of March 12, 2007**

Approved

Minutes of the Planning Board Meeting held in the Town Hall basement meeting room, 11 South Main Street, Pittsford, March 12, 2007, and filed in the Town Clerk's office.

**PRESENT:** Bill Brizee, Dave Wigg, Dave Jefferson & Bob Gruber

**ABSENT:** Jeff House, Rhett Smith, Larry Magguilli, Sandra Zutes, Town Board Liaison

**ALSO PRESENT:** Rich Williams, Planning Board Attorney, Marty Brewster, Director of Planning, Zoning & Dev., Planning Assistant, Doug DeRue & Linda Dzakowic Planning Secretary

Bill Brizee called the meeting to order at 7:33 pm and confirmed a legal ad was published

**DECISION PENDING: 3349 Monroe Ave. Cheesecake Factory Tax Parcel #150.12-01-18**

Mr. Brizee indicated a resolution was prepared and confirmed the Board was familiar with the resolution as written. Bill made a motion to accept the resolution as written, Bob Gruber seconded the motion and the Board voted to grant approval. The resolution is attached.

**Kensington Woods North – Preliminary Subdivision (Lehigh Station & Pittsford Henrietta TLR) Tax Parcel #177.03-02-1.1**

Peter Vars of BME Associates reported receipt of comments from the Environmental Board. Mr. Vars indicated concerns raised were similar to those in the DRC response regarding wetland protection, mitigation of stormwater, traffic /safety concerns and trail connections. The hearing was closed at the previous hearing.

**Hidden Grove - Preliminary Subdivision (Mendon Road) Tax Parcel #178.06-03-064.2**

Mr. Brizee indicated a resolution was prepared and confirmed the Board was familiar with the resolution as written. Bill made a motion to accept the resolution as written; David Wigg seconded the motion and the Board voted to grant approval. The resolution is attached.

**PUBLIC HEARING CONTINUED/DECISION PENDING: Matthews Property Concept Subdivision Tax Parcel#191.01-01-013 & #191.01-01-014**

Mr. Brizee explained the Board and Town staff members are reviewing the Part III EAF. Mr. Brizee noted the archaeological statement was not included.

Mr. Vars of BME indicated a Phase I records search was done and additional search would be done.

Mr. Brizee mentioned receipt of a letter from Mrs. Rosati and noted the fire department received the donation of the Matthews house. It is not habitable and will be destroyed during training exercises for the department. In addition, Bill reported a new legal ad was prepared to remind the public of this application.

**4245 East Avenue- Nazareth Dorm/Parking Tax Parcel #151.090-01-01.1**

Mr. Brizee noted receipt of resident letters listing their concerns.

Bob Healy of Labella reported the cooling tower decibel level was listed as 57 at 50 feet from the source.

**PLANNING BOARD MINUTES**  
**Meeting of March 12, 2007**

Mr. Healy indicated the generator is for backup and would be tested about 5 minutes once a month.

There were no comments from the Board at this time and Mr. Brizee opened the hearing to the public.

Linda Peck of 4383 East Ave. suggested placing territorial markers such as mature vegetation to separate the College from the adjacent neighbors and feels the proposal violates the Greenprint as well as the Quality Communities Interagency Task Force report. She suggested neighbors create a Neighborhood Watch program.

Eileen Hauser of 63 Winding Rd. expressed concern regarding an interruption of the scenic view, additional noise and lighting impacts. Ms. Hauser asked the Board consider conducting a viewshed analysis related to the proposed site development and encouraged the Board to consider preserving the character of Winding Road as it considers preserving the character of Nazareth's campus. Eileen also pointed out the recent influx of new families to Winding Road have little or no history of contact with the College.

Allison Byron of 52 Winding Rd. explained the public focus of Nazareth is different from that of the 1960's when it was a small Catholic girls college. She also questioned the lack of a master plan makes it difficult to assume projected long term growth and would like a copy of any study done to justify the proposed site location. Mrs. Byron suggested triples could be created in a new dorm and continue the overcrowding issue.

Mr. Brizee explained the Board's decision does not include the number of students in a dorm room.

Scott Lockwood of 45 Winding Rd. questioned zoning requirements and setbacks and encouraged the College to address student drinking and driving. He inquired about the recent newspaper article regarding the performing arts center and need for additional parking while the College is proposing this dorm.

Jeff Smith of 160 French Rd. related his distress from a recent accident involving Nazareth students whose car crashed onto his property stopping 50 feet from his child's bedroom. He provided photos of the incident and noted the students left pieces of the car behind as they got into the car following the accident. His concern is not with what or where on its campus Nazareth builds but relates to safety of area residents and Nazareth's role.

John Parker of 255 East Brook Rd. does not live next to Nazareth however he expressed sympathy for the residents of Winding Road. His involvement with the College involves members of its lacrosse team who rent near his home. Their behavior has required numerous visits from the sheriff's department and recently from the fire department for a bonfire. He feels Nazareth is a big business and doesn't take neighbor pleas seriously.

Dave Jefferson inquired whether Mr. Parker had contacted the team's landlord regarding their behavior.

Colin Rhodes of 39 Winding Rd. indicated while driving home (doing the speed limit) students come within inches of his vehicle attempting to force him to increase his speed. Mr. Rhodes also questioned Nazareth's apparent lack of at least a 5-year plan and noted his concern that his property would be devalued if the proposed dorm were constructed.

Kate MacMillan of 67 Winding Rd. commented on the College and its dealing with Winding Road residents from the 1940's and the growth and changes to both. She was a young minority of the neighborhood then and the College was small now the neighborhood is made up of young vital families and the College is larger and with a more diversified student body. Ms. MacMillan suggested the dorm be placed in the area of the upperclassmen dorms nearer East Avenue.

**PLANNING BOARD MINUTES**  
**Meeting of March 12, 2007**

Mr. Brizee indicated he would visit Nazareth and look over the Elizabeth George East Avenue area.

Mr. Sylvestri indicated a number of the resident's concerns were addressed at the last meeting and agreed better communion is necessary and should begin with the meetings the College proposes. Nazareth wants to continue to be a good neighbor. In relation to the January accident on French Road, Mr. Sylvestri mentioned e-mails were sent to all students regarding responsible driving and courtesy toward neighbors.

Mr. Motonado of campus safety explained his role and that of his officers is to provide for the safety of those on campus and that the College discusses safety and accountability for actions with the students during orientation. He is not a police officer and has no jurisdiction off campus.

**3006 Clover Street cellular co-location Tax Parcel #163.16-3-39**

The applicant was not present the hearing remains open.

**3690 East Avenue – St. John Fisher College rooftop cellular facility Tax Parcel #138.19-1-1.1**

The applicant was not present the hearing remains open.

**3549 Monroe Ave. Dental Office -Tax Parcel #151.13-1-28**

Mr. Keiffer of FRA Engineering was present and indicated a written response for DRC comments would follow. Mr. Keiffer also explained the proposal would comply with MATZ guidelines. He noted the proposal involves a 650 square foot addition for a single dentist, 7 parking spaces and 1 designated for handicapped. The existing pond will manage Stormwater, additional landscaping is necessary and 2 variances will be proposed from ZBA. Mr. Kiefer also noted the entrance is to remain off Monroe Avenue (Pittsford Dental considering a 2-way drive thru) with exiting onto Colonial Parkway with directional signage indicating this change.

Mr. Brizee indicated the Board awaits review of the response and opened the hearing for public comment.

John Parker of 255 East Brook Road is in favor of this addition as long as it is in keeping with MATZ.

Alan Schacht of 25 Woodland Road has lived in the area for 35 years and is familiar with the plan to keep commercial venues off this portion of Monroe Ave. He expressed concern regarding drainage and access onto Monroe and encouraged the applicant follows MATZ. Additionally, no ID signs just house numbers are permitted in the area and suggested timed lighting to add to the residential appearance.

Marty Brewster indicated the original stormwater wetland meets current regulations for drainage.

Rich Williams explained the MATZ zoning is somewhat unusual in it's allowed usage such as vehicle trips are limited to 20 or less per day, permitted addition size. The building department needs floor plans to measure percentage of the interior space

**Cricket Cellular Co-locations:**

**4245 East Avenue tax parcel #151.140-1-1.11**

**173 Knickerbocker Road tax parcel #164.15-02-022**

**26 Linden Park tax parcel # 138.15-01-9.12**

**2815 Clover Street tax parcel # 163.02-1-61.1**

**161 S. Wilmarth Road tax parcel # 191.02-1-19 & 191.01-1-27.1**

**PLANNING BOARD MINUTES**  
**Meeting of March 12, 2007**

Karl Essler of Fix Spindelman Brovitz & Goldman introduced each request by Cricket Communications for co-location on various preexisting sites throughout Pittsford.

Mr. Essler indicated the Cricket application to co-locate on the Nazareth Smokestack would be the 3<sup>rd</sup> permit for that facility. Cricket proposes to co-locate at 90 feet and place 4foot cabinet on the building (a photo rendering shows steel cabinet.) Cricket does not have permanent generators on site.

Mr. Essler explained some issues remain regarding coverage for this flat fee psc telephone service. Their strategy is to rely on co-locating to save dollars and landscaping costs amount to about \$30.00.

Bob Gruber asked whether residents would have good coverage. Karl explained the present co-locations might not provide complete coverage.

Mike Wilson, site development manager for the Rochester market explained he working on some redesign and he mentioned he built original cupola on 3006 barn. Mr. Wilson's concern relates to a summer deadline to sell phones possible need for additional placements if large load in 5 yrs.

Frank Sanford rf engineer for Cricket felt the level of service would be consistent for business plans and home phone coverage not for roaming.

Bill Brizee expressed concern regarding level and strength of coverage as well as future plans. He inquired whether new applications would be coming.

Mr. Essler explained additional branches were not proposed for the Knickerbocker site.

The minutes of February 26<sup>h</sup> were approved by voice vote.

Bill Brizee adjourned the hearing at 9:52 p.m.

Respectfully submitted,

Linda Dzakowic  
Planning Board Secretary