

**MINUTES
TOWN OF PITTSFORD
PLANNING BOARD
June 27, 2011**

Minutes of the Planning Board Meeting held in the Town Hall basement meeting room, 11 South Main Pittsford , Pittsford June 27, 2011.

PRESENT

Planning Board members: Jeffrey House, David Wigg, Robert Gruber and Rufus Falk

ABSENT: David Jefferson, Anne Christ, Robert Poreda, Douglas DeRue, Planning Assistant

ALSO PRESENT:

Sandra Zutes, Town Board Liaison, Richard Williams, Planning Board Attorney, Martin Brewster, Dir. of Planning, Zoning & Development, Linda Stoddard Planning Board Secretary

ATTENDANCE:

Two (2) members of the public were in attendance.

Chairman House called the meeting to order at 7:30 P.M.

Mr. Brewster asked that Kelly Emerick, Executive Director of the Monroe County SWCD be allowed to give her presentation on Green Infrastructure for Stormwater Management. The Board agreed.

Kelly pointed out the 3 primary components that mitigate the effects of stormwater runoff from developments.

1. Avoiding the Impacts – avoid or minimize disturbance by preserving natural features and using conservation design techniques
2. Reducing the Impacts – of development by reducing impervious cover, such as roads and sidewalks.
3. Managing the Impacts- by using natural features and runoff reduction practices to slow down runoff and promote infiltration to reduce the runoff.

Kelly discussed why Towns need Green Infrastructure and its many benefits including increased land values, reduction in size of stormwater management ponds, air quality improvements, aesthetics and money savings.

Kelly also addressed some potential obstacles including existing local codes, maintenance, enforcement, education and soil types.

PUBLIC HEARING CONTINUED: 2800 CLOVER STREET (PITTSFORD CREW BOATHOUSE)

Chairman House reopened the hearing and noted receipt of the DRC response. The applicant was not present and there was no public comment. Chairman House closed the public hearing after confirming the Board had prepared a resolution.

APPROVAL:

A written resolution to grant Pittsford Crew Preliminary/Final Site Plan approval to construct an accessory structure for boat storage adjacent to an existing boathouse was moved by Robert Gruber seconded by Rufus Falk and voted as follows: Ayes: Wigg, Jefferson, Poreda, Falk, Gruber, Christ and House. Nays: None. The Resolution was declared carried with the following Conditions of Approval:

Conditions of Approval

1. Subject to compliance with or resolution to the applicants DRC response dated June 9, 2011, unless otherwise specified herein.
2. Subject to the approval of a hydrant to be located within Fire Code requirements or the granting of a variance from NYS Fire code if a hydrant is not allowed by MCWA.
3. Subject to verification from Monroe County Pure Waters of an agreement allowing the proposed location of the new storage building.

4. Final plans must be signed by the Planning Board Chair prior to the issuance of a Building Permit.
5. Subject to ARB approval prior to issuance of a building permit.
6. Subject to all applicable regulatory approvals.

PUBLIC HEARING CONTINUED: 100 HAHNEMANN TRAIL “THE HIGHLANDS OF PITTSFORD”

Chairman House reopened the public hearing indicating the Fire Marshal had approved the revised parking plan. He explained there was no public comment and the applicant was not present prior to closing the public hearing.

Chairman House confirmed the Board was familiar with the following resolutions.

SEQRA PROCEEDINGS: 100 HAHNEMANN TRAIL

A written resolution finding the proposed additions to the Highlands will not have significant adverse impact on the environment, and therefore, a Negative Declaration pursuant to SEQRA was moved by David Wigg, seconded by Robert Gruber and voted on by the members as follows: Ayes: Wigg, Falk, Gruber and House. Nays: The Resolution was declared carried.

APPROVAL:

A written resolution to grant Preliminary/Final PUD Site Plan approval for the Highlands Health and Wellness Center Additions was moved by Robert Gruber, seconded by Rufus Falk and voted as follows: Ayes: Wigg, Falk, Gruber and House. Nays: None. The Resolution was declared carried with the following Conditions of Approval:

CONDITIONS OF APPROVAL

1. Subject to resolution to or compliance with the DRC report and the applicant’s written response received on June 6, 2011 unless specified otherwise herein.
2. The proposed additions/improvements must meet applicable building and fire codes or receive necessary variance(s) from the State.
3. Subject to final Architectural Review Board approval prior to the issuance of a building permit.
4. Engineering review fees are due prior to Planning Board signature.
5. Subject to all applicable regulatory approvals.

The minutes of the June 13, 2011 Planning Board Public Hearings were approved by VOICE VOTE: Ayes: Wigg, Falk, Gruber and House. Nays: none.

As there was no further business, Chairman House adjourned the meeting at 8:54 P.M.

Respectfully submitted,

Linda Stoddard
Secretary, Planning Board