
PLANNING & ZONING NEWS

October 9, 2001

Planning Board

10/09/01

Public Hearings Continued

SBA Properties, Inc.

Site Plan/Special Permit

5692 Palmyra Road

Representatives of SBA and AT&T Wireless submitted and reviewed their position on environmental impact of a facility at 95'. They requested the Board reconsider the conditioned negative declaration to reflect 95' rather than 80'.

At this time, unless the Board amends the conditioned negative declaration to 95', an environmental impact statement will need to be prepared that will include additional review of alternative sites.

Bill Johnson, the Town consultant, is expected to submit additional comments on the applicant's technical needs. The hearing is continued

Nancy Sprenkle is the point person for this application.

New Public Hearings

Mason Subdivision

Preliminary Site Plan/Subdivision

Clover Street south of Tobin Road

The public hearing opened with a presentation made by Greg McMahon of McMahon LaRue Associates. The applicant proposes a 4-lot subdivision on 9 acres with a private drive opposite Hopkins Road.

Several issues identified in the DRC report include:

- grading for septic systems
- surface drainage
- fire access/hydrant location
- building location

An adjacent neighbor spoke regarding drainage. He is encouraged to contact the Town staff. The Town representatives will meet with the applicant's engineer to discuss the DRC response. The hearing remains open.

Planning Board Point Person – David Wigg

Environmental Board Point Person – Bob Thompson

Simon's Baby Furniture

Preliminary Site Plan

3400 Monroe Avenue – Pittsford Colony Plaza

The public hearing was opened. Stu Chait, architect, explained this application for a 1-story retail masonry addition.

The applicant submitted a response to the DRC comments.

The DRC issues include:

- compliance with the Monroe Avenue Design Guidelines
- landscaping
- flood hazard protection requirements
- effect proposal might have upon future development opportunities

An adjacent neighbor spoke of concerns regarding: architecture, view from his property, lighting and landscape buffering.

After preliminary approval the application would be subject to advisory comments by the ARB. (Architectural Review Board) The hearing is continued.

Cloverwood Senior Living Inc.

Tobey Road PUD

Preliminary site plan

SW corner of Rt. 252 and Rt. 65

Representatives of the Rochester Friendly Home presented the application by the architect and the engineers. The proposal includes 224 units on 41 acres. Phase I involves 64 patio homes, 88 independent units, 20 enriched living apartments, 2 guest apartments and a maintenance building. The main building will provide dining and meeting rooms, a library and pool facility.

The 13-page DRC report identifies a variety of issues including

- buffering
- site layout
- public access
- fire safety
- utility/maintenance issues, etc.

Planning Board Point: Bill Brizee and Dan Mossien

Environmental Board Point Person: Bob Kremens

Several neighbors spoke of their concerns related to buffering, traffic, parking and lighting.

The site walk scheduled Sept. 26th was poorly attended and the DPW will be contacting DRC and Board members to arrange another walk.

DRC Meeting 10/30/01

Next distribution will be Oct. 12th including 7 cell tower applications, a special permit & DRC reports/responses
2 – applications for location on Niagara Mohawk towers*
2 – applications for location on utility towers near Thruway*
1 – application for a 150’ monopole on S. Wilmarth Rd.*
1 - application for a 100’ monopine on Knickerbocker Rd.*
1 – application for location on Nazareth smoke stack*
1 – application for special permit Syncor Radiopharmacy*
Mason DRC report & response
Simons DRC report & response
Cloverwood DRC report

*Limited distribution

For educational seminar offerings contact: Doug DeRue
Floodplain & Stormwater Workshop Nov. 15th in Mt. Morris
Spring’01 Local Gov. Workshop Nov. 16th in Mt. Morris
Audio Conf. Training: in Rochester (as follows)
Teardowns, Monster Homes & Appropriate Infill Dec 5th
Context-Sensitive Signs Feb. 6th
Preserving Community Retail May 22nd

Tentative Planning Agenda (10/22/01)

PUBLIC HEARINGS CONTINUED

DECISIONS PENDING

1. SBA – Site Plan Special Permit
2. Mason – Preliminary Subdivision
3. Simon’s Baby Furniture – 3400 Monroe Ave.
(Pittsford Colony Plaza)
4. Cloverwood Senior Living Facility
Preliminary Site Plan

Zoning Board of Appeals

Hearing Continued:

- 700 Allen’s Creek Road – Strong Mansion
this application was withdrawn by the applicant the property has been sold.

Public Hearings: Area Variances

Approved

October 15th, Applications:

- 28 Tuxford Road – front porch over hang within the 50’ front setback
- 85 North Wilmarth Road – freestanding garage-oversized accessory structure
- 80 Washington Road – rear addition to the existing house within the 70’ front setback
- 446 Pittsford Henrietta Town Line Road – proposed 22’ x 26’ barn – over sized structure
- 80 Pickwick Drive – rear addition within the 20’ side setback
- 35 Round Trail Drive – proposed construction of a porch and deck within the 15’ side setback

Public Hearing: Area Variance

Denied

- 40 Callingham Road – garage addition within the 15’ side setback

November 19, 2001

Public Hearings

- □ 19 Founders Green – Area Variance – relief from a 24 side setback
- □ 91 Golf Avenue – Area Variance – relief from a 15’ side setback
- □ 43 Oak Meadow Trial – Area Variance – relief from a 40’ & 50’ front setback
- □ 161 South Wilmarth Road – Use Variance requesting to give lesson and train horses