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# PLANNING & ZONING NEWS

February 14, 2002

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## Planning Board

2/11/02

### **Pellegrino's Deli-Cafe**

*Preliminary Site Plan/Special Permit*

The project received a negative declaration pursuant to SEQRA and the Planning Board granted a conditioned Preliminary Site Plan/Special Permit approval. The applicant will appear before the ZBA in March for area variances for pavement in front of the building and parking in front of the front setback. The ARB should expect to see final plans soon.

### **Nazareth College**

*Preliminary Site Plan/Special Permit Modification for a new track and athletic facility*

There was no action taken the Board is expecting revised plans that preserve more trees and address both Fire Department and technical concerns. The hearing is closed PB point person is Bill Brizee

### **Forbes Property – Willard Road**

*Spall Homes Subdivision (CONCEPT)*

The applicant and the Board have reached a consensus regarding plan revisions and the Board decided that the revised application warrants consideration under Town Law 278. Town Law 278 will allow the Planning Board to adjust the required setbacks allowing adjustments to home locations that will provide more area for buffering from the adjacent Greenprint parcels. Revisions made include increased front setback from Willard Road to 100 feet, a planted buffer surrounding the project, a restricted height for new homes and preservation of the existing farmhouse in it's present location, all of which should reduce the visual impact to the surrounding Greenprint parcels. The hearing remains open. PB point person is Bill Brizee.

### **Cloverwood Senior Living Inc.**

Tobey Road PUD

*Preliminary Site Plan*

*SW corner of Rt. 252 and Rt. 65*

The Board granted conditioned Preliminary Site Plan approval. The conditions include a wide variety of required plan revisions/additions including buffering, sidewalks, lighting and other technical items, all of which will be addressed with the final submission. The applicant will proceed to the ARB, which will render an advisory opinion to the Planning Board. PB point people Bill Brizee and Dan Mossien.

### **Voicestream Cellular Facilities**

*Preliminary Site Plan/Special Permit*

- **Knickerbocker Farm**

The applicant has provided additional photo simulations and Rich Palumbo, point person, indicated the Board is looking toward a resolution at the next meeting. The hearing is closed.

- **Lehman Farm Site South Wilmarth Rd.**

No action was taken and the application was tabled pending Zoning Board action concerning the height variance for Crown Tower to build a 170-foot tower on South Wilmarth Road. PB point person is Rich Palumbo.

### **Crown Tower/North Coast**

*Preliminary Site Plan/Special Permit*

The applicant discussed the need for additional height to support additional carriers. Bill Brizee indicated The Board is awaiting Professor Johnson's comments regarding the DRC response submitted by the applicant. The applicant has made application to the ZBA for a height variance of 20 feet to allow a total height of 170 feet. The hearing remains open. PB point person is Rich Palumbo.

### **PUBLIC HEARING**

#### **Scoping Outlines ATT and Cingular**

The Draft scoping outline supplied by the applicant failed to identify a sufficient number of alternatives Bill Johnson, rf engineer for the Town is expected to provide additional input regarding DEIS focus and other alternatives. There was no public comment. The final scoping outline must be completed by March 15, 2002.

## Nextel Rt. 31 & Rt. 490 tree

The applicant discussed branch density, direction, and painting the antenna to match the foliage. Dan Mossien stated the ARB approved the tree. A building permit has been issued.

## DRC MEETING

We had one new submission for the March 11<sup>th</sup> Planning Board meeting.

Stonetown Phase 6 Preliminary Subdivision Plans – 22 lots with 2 cul-de-sacs DRC meeting will be Feb. 26<sup>th</sup> at 3:00

*Distribution is anticipated on February 15<sup>th</sup>*

## DRC

DPW will contact DRC members concerning a meeting on the Mason Subdivision Final Plan and Nazareth Athletic Facility.

## Tentative PB Agenda for 2/25/02

### DECISIONS PENDING

1. Nazareth College – Athletic Facility – Special Permit/Prelim. Site Plan
2. Mason-final subdivision (4 lots)
3. Voicestream Cellular Facilities Preliminary Site Plan/Special Permit
  - Knickerbocker Farm site (100' monopine)

### HEARINGS CONTINUED DECISIONS PENDING

4. Spall Homes Subdivision (Forbes Property) Willard Rd.
5. Crown Tower/North coast Special Permit Prelim. Site Plan Telecommunications facility on South Wilmarth Road.

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## Important News

### Monroe Avenue Design Guidelines

A final draft of the Monroe Avenue Design Guidelines has been completed and copies are available, a distribution to commercial property owners has gone out.

## Zoning Board of Appeals

*January 23, 2002*

*Applications Approved  
Public Hearings*

- □ *340 Gleason Circle – Woodland Estates – Area Variance, requesting to exceed the 33 % maximum impervious coverage allowed by code. The Board granted Woodland Estates 601 parking spaces – 1 parking space per bedroom.*
- □ *3819 Monroe Avenue – American Music, area variance for the proposed construction of a new front entryway within the 30' front setback. The board approved the construction of the entryway within the 30' front setback.*
- □ *45 Cullens Run – extension of time for an area variance which was approved on November 20, 2000 for the construction of a new garage within the side setback. The extension of time for construction was granted until June 30, 2003.*

**February 18, 2002**

### Public Hearings Continued:

- □ *4245 East Avenue, Nazareth College – area variance for the proposed grandstand – requiring that no structure shall be over 30' in height. Hearing closed. No decision to be rendered until the Planning Board, as lead agency, makes a SEQRA determination.*

### New Public Hearings:

- □ *73 Willard Road, Spall Homes - area variances, requesting 8 variances to build a new subdivision, requiring relief from the 125' lot frontage and the 70' front setback- possibly withdrawn see Planning Board*
- □ *340 Gleason Circle – Woodland Estates - Decision appealing the use of the apartments as a dormitory.*

### March 18<sup>th</sup> New Applications

- □ *60 Falcon Trail – Area Variance- requesting relief from side & rear setback for the construction of an accessory structure.*
- □ *83 Brook Road – Area Variance – requesting relief from the 50' front setback for the construction of new addition.*
- □ *3400 Monroe Avenue, Simon's Baby Furniture – Area Variance – relief from Flood Hazard Protection Code for the construction of an addition to the existing structure.*
- □ *966 Linden Avenue – Pelligrino's Deli – Area Variance – relief from the front setback to construct parking spaces and landscape in the front of the building.*
- □ *161 South Wilmarth Road, Crown Atlantic Co., Area Variance – relief from code to build a monopole 170' high.*
- □ *26 East Park Road – Area Variance, requesting relief from the 50' front setback to construct a new front porch.*