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# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

March 15, 2002

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## Planning Board

3/11/02

### **Nazareth College**

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

The Board granted a negative declaration pursuant to SEQRA. Revised plans have been submitted and most of the technical issues have been resolved a preliminary decision is expected at the March 25, PB meeting. The ARB gave a preliminary approval on March 11. PB point person is Bill Brizee

### **Voicestream Cellular Facilities**

*Final Site Plan/Special Permit  
Clover Street & Jefferson Road (NiMo)*

The Board granted conditioned Final Site Plan/Special Permit approval. PB point person is Rich Palumbo.

### **Crown Tower**

#### **North Coast/Voicestream**

*Preliminary Site Plan/Special Permit  
South Wilmarth Road*

The Board granted negative declaration pursuant to SEQRA subject to the findings of fact. PB point person is Rich Palumbo

The applicant will request an 8' variance from the Zoning Board of Appeals. Staff will meet with the ZBA regarding this issue.

### **Stonetown Phase 6**

*Preliminary Subdivision (Spall Homes)  
Knickerbocker Road*

The Planning Board hearing on this final phase of Stonetown (Lusk Farm development) was opened. BME Associates P.C. the agent for this 22-lot subdivision with 2 cul-de-sacs explained the layout, setbacks, open space, sewer,

stormwater system, park trail and grading. Several adjacent homeowners addressed the Board with concerns regarding orientation and size of homes, buffering and deed restrictions, the temporary construction roadway and control of dust generated during construction. The amount of wood-lot clearing remains a primary issue for the site and will be carefully addressed by the Planning Board. A response to the DRC report is expected soon and should be in the next DRC distribution. DRC members should contact the DPW ASAP after receiving the response. PB point person is Cary Smith. The hearing remains open.

### **Country Pointe**

*Revised Concept Subdivision  
West Bloomfield Road*

An informal presentation took place regarding the revisions to the original concept submission. The applicant's agent, Sear Brown indicated several adjacent properties to the South have been acquired which will allow for a safer location for the entrance road. The new plan has a total of 97 acres 50% of which remains open space and 72 lots on the remaining 48+/- acres. Questions were raised by Planning Board regarding open space, lot sizes and conservation easement locations. A meeting is being arranged with the applicant, the PB point person and staff to identify specific areas of concern. The plan is available at the DPW for informal DRC comments. PB point person is David Jefferson

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

Following discussions with Frank Sciremammano the Board clarified areas of concern regarding photo simulations and propagations. The DEIS will address a number of alternate sites such as a village site, a Post Office flagpole, the steeple of the United Church of Pittsford and a tree type tower North of Arlington Drive. The Board approved the amended Scoping Outline. A tree type monopole is currently under construction at 5692 Palmyra Rd.

# Zoning Board of Appeals

March 6<sup>th</sup>

## Special Meeting

### Public Hearing Continued:

- □ *340 Gleason Circle – Woodland Estates - Decision appealing the use of the apartments as a dormitory- hearing was closed a decision will be rendered. The Board upheld the determination of the Code Enforcer, David Rowe.*

March 18<sup>th</sup>

### 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.*

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.*

## NEW APPLICATION

803 Linden Avenue D’Agostino office building addition. (Limited distribution & review)

## Tentative PB Agenda for 3/25/02

### DECISIONS PENDING

1. Nazareth College – Athletic Facility – Preliminary Site Plan/Special Permit

### PUBLIC HEARINGS CONTINUED- DECISIONS PENDING

2. Crown Tower / North Coast Telecommunications Facility on Willard Road Preliminary Site Plan/Special Permit facility located on South Wilmarth Road
3. Crown Tower / Voicestream Telecommunications Facility on Willard Road Preliminary Site Plan/Special Permit facility located on South Wilmarth Road
4. Stonetown phase 6-Preliminary Subdivision

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**Correction** In our last edition we misspelled Krystle Knickerbocker one of our new Environmental Board members.

## Monroe Avenue Design Guidelines

The Town board hearing will be 4/2/02

**St. John Fisher College:** We are expecting that St. John Fisher College will submit an application to the Town Board for the rezoning of three parcels from AA to SRAA. Some meetings have been held by Fisher with the residents to identify major points of concern.

## Architectural Review Board

- □ The Board approved the Nazareth College Scene Shop application.
- □ The Board also granted Preliminary Approval for the grandstand colors for a purple (eggplant) roof, which will match their school colors, brick and trim to match existing buildings. The bleachers in the grandstand will be metal with purple end caps.

- □ *26 East Park Road – Area Variance, requesting relief from the 50’ front setback to construct a new front porch.*
- □ *773 Linden Avenue – Use Variance, requesting to operate an Adult Entertainment Facility within 500’ of a residential property line.*

We wish you good luck in your new position as the Deputy Building Inspector in Town of Ogden. Kevin was a nice addition to the Town and he will be missed.

**GOOD LUCK TO YOU, KEVIN!**

**Pending Law Suits:**

- □ *The ZBA board recently granted a variance to Woodland Estates to exceed the allowed “impervious surface”, by the installation of additional parking. A neighbor has instituted an action in State Court, requesting that the variance be set aside. The Sate Court will hear the matter in late March or early April.*
- □ *The ZBA board upheld the decision that the 30 rented units of Woodland Estates to students of St. John Fisher College is not a dormitory use. . A neighbor has instituted an action in State Court, requesting that the variance be set aside. The Sate Court will hear the matter in late March or early April.*

***HISTORIC PRESERVATION COMMISSION***

***NEWS:***

HPC and Historic Pittsford will be starting a “SAVE THE BARNS” drive to help preserve the two yellow barns that the Town owns at 165 West Jefferson Road across from Heather Heights the adult home one West Jefferson Road. More information to follow in a later edition.

***Public Hearing:***

***March 21, 2002***

- *19 East Street is being presented for designation as a Pittsford Landmark Status. Also they are requesting a Certificate of Appropriateness for an addition to the rear and south side of the home.*

**Good Bye!**

**Kevin Wilson**

**Our Deputy Building Inspector**