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# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

January 28, 2004

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## Planning Board

1/26/04

### DECISIONS PENDING

#### **Nazareth College Special Permit Modification**

*4245 East Avenue*

The College is re-evaluating the layout of the interior road, we expect they will add some slight curves and modify the some turning radii. Some details related to drainage have to be discussed with the Town Engineer prior to a decision. There was no action at this Planning Board meeting but we expect that the Board may have the necessary information to render a decision at the next Planning Board meeting on the 9<sup>th</sup> of February. The hearing is closed and the PB point person is Bill Brizee.

#### **Lehigh St. North Re-subdivision**

*Extension of final approval*

The Planning Board granted a 90-day extension to the Final approval granted on May 12, 2003. They are wrapping up the final easement signatures and have submitted the mylars for signature. The Planning Board Point person is Nancy Sprenkle.

### DECISIONS PENDING/PUBLIC HEARINGS

#### **Chan 1 lot Subdivision - Re-subdivision of lot 12 Isaac Gordon subdivision**

*3 Graywood Ln. (New lot to have Clover address)*

The Planning Board granted Preliminary/Final approval for the one additional lot, which will have a Clover Street address. The applicant may choose to apply to FEMA to re-map the flood zone, which could eliminate the flood zone by adding fill dirt in the area where the home is proposed. Re-mapping will allow the new home to have a basement and may eliminate the need for flood insurance. The PB point person is Cary Smith.

#### **Kensington Park revised Concept Subdivision Sections 4, 5, 7, 8 Clover Street N of Thruway**

The Planning Board has received revised concept drawings. They include planting plans for the 80 feet wide connection of open space areas. Lot 401 is relocated further from existing Clover street homes. A meeting took place with the applicant's engineer and the Planning Board Point person to discuss the remaining issues. Staff has requested some additional technical information regarding site capacity and the Planning Board is close to reaching a decision on the application. Dave Wigg is PB point person. The hearing remains open.

#### **Stone Hill Estates 9 lot Concept subdivision**

*Located off Stone Road with the Subdivision entrance in Henrietta.*

There has been no activity with this application since before the Holidays, we will keep you posted when the applicant responds to the DRC report. DRC members should watch for the response in their distributions. The public hearing remains open Nancy Sprenkle is PB point person.

#### **St. John Fisher College Growney Stadium Special Permit Modification and Renewal**

*3690 East Avenue*

The Planning Board renewed the Special Permit with some minor adjustments. The changes in the Special Permit conditions are the removal of the requirement to obtain a "Temporary Activities Permit" from the Department of Public Works for minor scholastic athletic events. Also this permit as approved by the Planning Board will not have to be renewed.

Conditions in the permit still include many of the limitations of the previous special permit. Provisions are in place to require that the Town continue to be informed of stadium activities. The Planning Board Point Person is Bill Brizee.

### DRC members

#### **DRC Meeting 2/24 3:00**

Our DRC meeting for the College dorm and Nextel's application was held on January 27<sup>th</sup> and general planning comments are due for the college.

The Nextel application for antennas mounted on the school has an uncertain future. Public objection at a School Board meeting has cast a shadow on the application. The need for Nextel's service in the area has been substantiated by the Town's engineering consultant.

DRC members will need to review and comment on revised plans for the St. John Fisher dorm after the general planning issues are worked out and technically complete drawings are submitted. Building "footprint" and height are subject to change.

We may also have DRC response for Stone Hill Estates, which may warrant considerable discussion.

### PROJECT STATUS

- **Highlands Cottages** under construction
- **Clover Ponds** (Clover Street) - Moratorium
- **Cloverwood** - 50+/- units and the 200,000+ sq ft main building are under construction
- **Spring House Commons** (Monroe Avenue) - site work has begun

# Tentative PB Agenda for 2/9/04

## DECISIONS PENDING

- Nazareth College - Special Permit Modifications (Roadway, Sidewalk & Athletic Field)

## PUBLIC HEARINGS CONTINUED, DECISIONS PENDING

- Kensington - revised concept sections 4, 5, 7, 8
- Stone Hill Estates - Concept Subdivision

## NEW PUBLIC HEARINGS

- St. John Fisher College – New 3 story 80,000 sq ft dormitory and student activities building - Preliminary Site Plan Special Permit modification
- Nextel Communications – May be postponed or withdrawn Site Plan special permit (Mendon High School)

## INFORMAL DISCUSSION

- South of the Thruway update

Questions: Doug DeRue:

[dderue@townofpittsford.com](mailto:dderue@townofpittsford.com)

## Town Board

### Moratorium “South of the Thruway”

A third public input meeting was held on January 7<sup>th</sup> and it appears that a consensus has been reached on how codes should be developed to address development potential in Pittsford South of the NYS Thruway. The consultant for the Town, Behan Planning Associates, is preparing a draft of the new ordinance which will be distributed for advisory and Town Board review and comment in the near future. Another public hearing process will follow.

### Highlands Community Center

The Town Board has set a public hearing date of March 2<sup>nd</sup> has been set for consideration of an amendment to the PUD Zoning to permit the addition of a 4900+/- sq ft community center to serve the residents of this project. The Planning Board will be expected to offer it's advisory comments to the Town Board prior to the Town Board meeting.

## Zoning Board of Appeals

**NEW PUBLIC HEARING:  
Wednesday, January 21, 2004**

- 6 Epping Wood Trail, area variance requesting relief from code to construct an oversized accessory structure. Approved

**New Public Hearings:  
February 16, 2004**

- 3300 Monroe Avenue, Pittsford Place Mall, tenant Porcelain, Inc.- Area Variance, requesting to change the color of the proposed sign from the required blue & gold as stated in prior resolutions to black & white in color.
- 72 North Country Club Drive, Area Variance, requesting relief from code to demo garage and to construct a great room and garage addition within the front and side setbacks.

Questions: Dave Rowe:

[drowe@townofpittsford.com](mailto:drowe@townofpittsford.com)

## ARCHITECTURAL REVIEW BOARD

**January 26, 2004**

This meeting was canceled due to the lack of a quorum. All applications for new construction will be reviewed at the February 9<sup>th</sup>, meeting.

Questions: Dave Rowe:

[drowe@townofpittsford.com](mailto:drowe@townofpittsford.com)

## Historic Preservation Commission

**February 19, 2004  
Meeting**

- Potential Inventoried Properties under review for designation as a Pittsford Landmark
  - 474 Allen's Creek Road
  - 600 Allen's Creek Road
  - 315 East Street
  - 71 Mill Road
  - 682 Stone Road

### OTHER ITEMS FOR DISCUSSION:

- 165 West Jefferson Road “Save The Barns”, the monies donated are over \$17,000. If you would like to donate to the cause please contact Rich Williams 381-9805

Questions: Sandie Freitag: [sfreitag@townofpittsford.com](mailto:sfreitag@townofpittsford.com)