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# PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

August 13, 2004

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## Planning Board

8/9/04

### DECISIONS PENDING

#### Highlands Cottages - Landscape changes

There was no action taken at the meeting. The Board is waiting for a revised plan and it is expected that the revised plan will restore the buffering of Wood Creek neighborhood and Rt. 31. The Board agreed that they were not concerned with the proposed "internal" landscaping modifications.

The hearing is closed and the Planning Board point person is Bill Brizee.

#### 870 Linden Avenue – Mini Storage

The ARB reviewed building elevations at their July 26, 2004 meeting and provided their advisory opinion to the Planning Board.

The Board conditionally approved the first phase of the project. The first phase will consist of the 3 buildings closest to Linden Avenue. The applicant will be providing a revised lighting plan and working to resolve some minor technical issues. Final building plans will be subject to final ARB approval prior to issuance of a building permit.

Some site clearing may begin in the near future. The Planning Board point person is Dave Jefferson and Lisa Cohen is the EB Point Person.

### PUBLIC HEARING CONTINUED

#### "Aldridge Property" 32 lot Concept Subdivision

*North Side of Calkins Road at the Henrietta Town line*

The public hearing was continued with no new public comment made. Chairman Brizee explained that the draft Part II EAF and the outline for the Part III EAF have been sent to the applicant's Engineer (BME Associates). BME Associates will be following the outline and compiling much of the information that will be included in the Part III EAF.

The Town of Pittsford has retained the services of Environmental Design & Research PC (ED&R) to provide an evaluation of biological impacts, which will become part of the Part III EAF.

Mr. Spall has responded to the letter sent by the Planning Board requesting additional analysis of 10 parcels that could possibly allow additional units to be built on them.

A second site walk has yet to be scheduled, we will send notice out when a date and time are determined. The Environmental Board Point Person is Bob Gruber.

### NEW PUBLIC HEARINGS

#### Cingular Wireless Site Plan Special Permit

*3006 Clover Street*

The public hearing opened and Gary Ferrara of SBA Network services presented the application to the Board and the public and described the site, which is located just south of the intersection of Stone Road and Clover Street. He explained the application, which includes a proposed cupola and equipment building on the site.

The 7' by 7' by 9' tall cupola is proposed to be on top of the barn off set to the north end and the 11' by 20' equipment building is proposed behind the Barn. The application included photo simulations, which are available.

Residents spoke during the hearing, one in support and two against the application. The Board is waiting for a response to the DRC report and may be scheduling a meeting with the Town's RF consultant, staff and the applicant to discuss the applicants radio frequency coverage needs.

The Planning Board point person is Jeff Carone and the Environmental Board point person is Rhett Smith. The Hearing remains open.

#### Tobey Parcel #2 PUD Site Plan (6 lot subdivision)

*Tobey Road across from Tobey Brook*

The public hearing was opened and Mr. Ryan gave an overview of the proposed 6-lot subdivision. The entrance is proposed to be across from Tobey Brook and the road will end with a cul-de-sac that has no vehicular connection to Tobey Court.

Representatives of the Tobey Court and Tobey Brook Home Owners Associations and a number of nearby residents commented. Although the comments were generally in favor of the plan, questions and concerns were raised regarding, drainage, vehicular

access, buffering and possible interconnection with Tobey Court. Residents are generally opposed to a vehicular connection. There were comments both in favor of and opposed to pedestrian interconnection.

Mr. Ryan's engineer, Bryan Powers of Stantec Inc, explained the design and indicated that very little or no work is planned on the eastern side of the site given that there are some wetlands and flood zone in that area. Bryan will be responding to the DRC report and DRC members should watch for it in their distribution. Mr. Ryan is hoping for a speedy approval process in order to facilitate a fall construction schedule. The Planning Board left the hearing open.

The Planning Board point person is Dave Wigg and Stephen Heinzelman is the Environmental Board point person.

#### **Stone Hill Estates Preliminary Subdivision Section 4 9 Lots**

The public hearing opened, the developer's Engineer, Brian Donald of Passero Associates, gave a brief overview of the preliminary subdivision application, which generally conforms to the approved concept plan.

Residents commented with concerns about drainage and buffering. The applicant will be responding to the DRC report and it will be distributed to DRC members for review.

The applicant is proposing to have streetlights on the subdivision, which was not part of the concept approval. It also appears that construction of the subdivision may be delayed until such time that off site water main improvements are completed by Monroe County Water Authority, projected to be in 2006 are made.

The Planning Board point person is Nancy Sprenkle and Bob Gruber is EB point person. The hearing remains open.

#### **DRC MEETING**

**The next DRC meeting is August 31<sup>st</sup> at 3:00 p.m.**

New applications are

- Nazareth College, - 4141 East Avenue, Special Permit modification – Application proposes to change the use of 4141 East Avenue from College offices to student housing, DJ Parrone is the Engineer.
- Cingular Wireless – Site Plan, Special Permit. The application proposes to collocate onto one of the existing trees located at 173 Knickerbocker Road.

DRC members should watch for Tobey PUD parcel #2 response and Stone Hill Estates response. The next DRC distribution is August 13<sup>th</sup>.

**We expect a final submission for the Harvest Glen subdivision any DRC members with outstanding issues should contact the DPW as soon as possible.**

#### **Anticipated applications**

- **Parcel # 9 of the Tobey PUD Site Plan**
- **Clover Ponds Concept Subdivision**
- **St John Fisher College Cingular wireless site plan special permit**

#### **Tentative PB Agenda for 8/9/04**

#### **PUBLIC HEARINGS CONTINUED DECISIONS PENDING**

- **Stone Hill Estates**, Preliminary Subdivision, 9-lots
- **Tobey Parcel #2**, PUD site plan, 6-lot subdivision
- **Highlands Cottages**, Landscape changes (PUBLIC HEARING CLOSED)
- **Aldridge**, Concept Subdivision 32 lots on 48 acres, Calkins Road
- **3006 Clover Street**, SBA Cingular Wireless Preliminary Site Plan, Special Permit

Additional information and plans are available for all Planning Board applications

Questions: Doug DeRue: 248-6260  
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## **Zoning Board of Appeals**

**July 19, 2004**

**Public Hearings:**

**Applications for Area Variances: APPROVED**

#### **This Public Hearing Continued:**

- 1 Park Square, requesting relief from code, no fence shall exceed over 3' in height within a front setback.
- 42 Brook Road approved to construct a garage addition within the required 50' front setback.
- 264 Alpine Drive approved to construct a new roofed patio within the required 70' front setback.
- 57 Sunset Blvd. approved to construct an oversized accessory structure (detached garage) forward of the rear wall of the main structure.
- 26 Old Farm Circle approved to construct a new addition within the required 70' front setback.
- 10 Kalleston Drive approved to construct a new front porch within the required 50' front setback.

- 10 Turtle Creek approved to construct an addition on a preexisting oversized accessory structure.
- 560 Clover Hills Drive approved to construct a new addition within the required 70' front setback.
- 39 Saddle Brook approved to construct a new addition within the required 15' side setback.
- 495 Thornell Road approved to construct an oversized accessory structure (detached garage) within the required 70' front and 20' side setbacks, and forward of the rear wall of the main structure.

**SPECIAL MEETING DATE**

**August 30, 2004**

**Continued Public Hearing:**

- 15 Shelwood Drive proposed to construct a new addition within the required 70' front and 20' side setbacks. With the submission of new information for this application the board determined to not close the Public Hearing regarding this application.

**Public Hearings:**

- 9 Candlewood Drive proposed to construct a new deck and 4' high fence within the front setback and forward of the rear wall of the main structure.
- □ 90 Alpine Drive, modification to the variance granted on April 19, 2004 to add new addition in the side setback.
- 4245 East Avenue, St. John Fisher College, requiring an area variance for additional signage. Proposed to install a new sign to the backside of the scoreboard.

**Submission deadline for the September 20<sup>th</sup> meeting is August 13<sup>th</sup>.**

Questions: Dave Rowe:

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

## Architectural Review Board

**July 12 & 26, 2004**

- New Homes 11, in Kensington Park, Autumn Woods, Rollins Crossing and Stonetown Subdivisions
- Residential Additions: 14
- Commercial Properties: 7

**Pittsford Plaza façade**

The final colors have been chosen and the work has begun for the renovation of the façade.

Due to the lack of a quorum the August 9<sup>th</sup>, meeting was canceled.

Questions: Dave Rowe: [drowe@townofpittsford.com](mailto:drowe@townofpittsford.com)

## Historic Preservation Commission

**July 15, 2004**

**Meeting**

**Properties under review for designation as Pittsford Landmarks**

- 600 Allen's Creek Road - the owners are in favor of this designation. W. Pieper will nominate this at the July 15, 2004. A Public Hearing will be held for designation regarding this property at the September 16, 2004 meeting.
- 71 Mill Road – The owners are not interested in nominating their property. This parcel will be tabled until a later date.

**Topics of Discussion:**

- 156 Mendon Road – The board is concerned regarding the demolition of the barn and chicken coop on this designated parcel. They have requested in writing to Dave Rowe, Building Inspector, to not issue the demolition permit because the applicant will need to obtain a "Certificate of Appropriateness" or: Hardship Exemption" and from the Historic Preservation Commission before this demolition can take place.
- 60 Mitchell Road - The board members will be contacting Dave Rowe to have the owner submit other ideas as to how to cover this vent on the front door. Discussion is still on going.

**PLEASE TAKE NOTE:**

165 West Jefferson Road "Save the Barns", the renovations on the barns will start soon. Please contact Rich Williams at 381-9805 if you wish to contribute.

**NOTE: HPC August meeting has been canceled due to the lack of a quorum. We will reconvene on September 23, 2004 at 7:00 p.m.**

Questions: Sandie Freitag:

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