
PLANNING & ZONING NEWS

INCLUDING NEWS FROM:

ARCHITECTURAL REVIEW BOARD & HISTORIC PRESERVATION COMMISSION

September 17, 2004

Planning Board

9/13/04

PUBLIC HEARINGS CONTINUED

DECISIONS PENDING

Stone Hill Estates Preliminary Subdivision Section 4

9 Lots

The DRC response has been submitted and the Planning Board and DRC members will review it prior to a decision on the application. DRC members should forward any concerns to the DPW as soon as possible.

Bryan Donald of Passero Associates explained that Mark IV is working with the Water Authority to move up the timeline for off site water main improvements that are necessary for this section's water supply.

The Planning Board is considering methods to protect the existing buffering hedgerow that exists on the east side of the property. EB input will be solicited.

There was no additional public comment and the hearing was closed.

The Planning Board Point Person is Nancy Sprenkle and Bob Gruber is EB Point Person.

"Aldridge Property" 32 lot Concept Subdivision

North Side of Calkins Road at the Henrietta Town line

No action was taken on this application as the Board awaits the environmental evaluation from Mr. Hecklau, a biologist with Environmental Design & Research. His report will be incorporated into the Part III EAF. An outline of additional EAF Part III information has been provided to the applicant. Hearing remains open.

Cingular Wireless Site Plan Special Permit

3006 Clover Street

Cingular's representative, Gary Ferrara of SBA Network Services, submitted an array of photos showing examples of cupolas in the area. From the submitted pictures of cupolas in the area it was clear that many styles and sizes of cupolas have been placed on barns over the years. The DRC response and landscaping plans have also been submitted for review.

Mr. Ferrara presented the proposed cupola as well as the photos of area cupolas to the ARB at their 9/13 ARB meeting. The ARB had no issues regarding

the cupola as proposed and this advisory opinion was forwarded to the Planning Board.

There was no additional public comment and the hearing was closed. If the remaining minor issues can be wrapped up it may be possible for the application to receive a Preliminary/Final approval at an up coming meeting.

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

Highlands Cottages - Landscape changes

Hahnemann Trail

A revised landscaping plan showing replacement of previously proposed buffering along the Wood Creek and Rt. 31 corridors was submitted to the Planning Board on September 10th. The Planning Board was pleased with the revisions and approved the amended landscaping plan.

Bill Brizee is the Planning Board Point Person. Bob Gruber is the Environmental Board Point Person.

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

Tobey Road across from Tobey Brook

The applicant was not present for the meeting the DRC response has been submitted and the public hearing was closed at the last Planning Board meeting.

Remaining issues include pedestrian access, watermain connection to Tobey Ct. storm water management and existing utility easements. A decision of the application is likely at the September 27th Planning Board meeting. Final plans are expected immediately following the Preliminary approval. Site construction is expected to begin this fall.

The Planning Board Point Person is Dave Wigg and Stephen Heinzelman is Point Person for the Environmental Board.

Harvest Glen - Final subdivision (14 lots)

Pittsford Henrietta Town Line Road

A final application was received in compliance with Town requirements and conditions of preliminary approval. The Planning Board granted final subdivision approval. A pre-construction meeting has tentatively been scheduled for Sept 23rd.

NEW PUBLIC HEARINGS

Nazareth College Site Plan Special Permit modification 4141 East Avenue

The public hearing was opened.

The applications consists of four parts

- A change of use of 4141 East Avenue from college office space to student housing
- The building of a new set of bleachers
- The installation of a temporary modular classroom
- A formalized gathering area near the new athletic field

Nazareth's attorney, Neil Madden, presented the application.

Public comment was made by several residents who raised concerns about the change in use of 4141 East Avenue. Specific concerns were noise, traffic, and other possible impacts associated with student residents. The College will be flexible and we expect that the DRC response will include revisions that could reduce possible impacts to the neighborhood. Changes may include limitations on use and restriction of access to the side.

The Hearing remains open and the Planning Board Point Person is Bill Brizee.

Cingular Wireless Site Plan Special Permit 173 Knickerbocker Road

The public hearing was opened. The agent for Cingular Wireless, Gary Ferrara, of SBA reviewed the application. Gary indicated they would respond to the DRC report. Which included comments about the protection of existing living trees, maintenance of existing "monopines", and the possibility of additional branch placement.

The Town's Rf consultant has verified the applicants need for coverage in this area.

A site walk for the Planning Board, staff, the Environmental Board Point Person and the applicant will be scheduled in the near future. Bill Brizee is the Planning Board Point Person and Rhett Smith is the Environmental Board Point Person. The hearing remains open.

NEW DRC MEETING DATE **September 27th**

A special DRC meeting is being scheduled on September 27th at 3:00 to review the Clover Ponds application.

The Clover Ponds application will be the first subdivision application under the new RRSP zoning. The new Zoning section of Code will be distributed with the application and members should note that

specific requirements of the new Zoning may generate additional comments from DRC members and Advisory Boards. Supervisor Bill Carpenter is expected to attend and provide input to the committee.

DRC members should also review the Stone Hill Estates response and bring any questions to the Sept. 27th DRC meeting.

Anticipated applications

- Parcel # 9 of the Tobey PUD Site Plan
- Imburgia property 12 acres on Lehigh Station Road

Tentative PB Agenda for 9/27/04

PUBLIC HEARINGS CONTINUED DECISIONS PENDING

- Stone Hill Estates, Preliminary Subdivision, 9-lots
- Tobey Parcel #2, PUD site plan, 6-lot subdivision
- Aldridge, Concept Subdivision 32 lots on 48 acres, Calkins Road
- 3006 Clover Street, SBA Cingular Wireless Preliminary Site Plan, Special Permit
- Nazareth College, - 4141 East Avenue, Special Permit modification
- Cingular Wireless – Site Plan, Special Permit. Knickerbocker tree

Additional information and plans are available for all Planning Board applications

Questions: Doug DeRue: 248-6260
dderue@townofpittsford.com

Zoning Board of Appeals

SPECIAL MEETING DATE August 30, 2004

Public Hearings: Approved

- 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.

September 20, 2004 Continued Public Hearing:

- 15 Shelwood Drive proposed to construct a new addition. The Hearing remains open upon request from the applicant.

Area Variance Not Approved – Decision to be rendered on September 20, 2004

4245 East Avenue, Nazareth College, requiring an area variance for additional signage. Proposed to install a new sign to the backside of the scoreboard.

Public Hearings:

- 2655 Clover Street proposed to construct an oversized accessory structure within the 70' front setback.
- 9 Kirklees Road proposed to construct a deck within the 15' side setback.
- □ 43 Northfield Gate proposed to construct a covered front porch within the 50' front setback.
- □ 397 West Bloomfield Road proposed to construct an oversized accessory structure for additional storage.

Submission deadline for the October 18, 2004 meeting is September 17, 2004.

Questions: Dave Rowe:

drowe@townofpittsford.com

Architectural Review Board

September 13, 2004

- New Homes 4, in Country Pointe, Rollins Crossing and Stonetown Subdivisions
- Residential Additions: 7
- Commercial Properties: 5
- SpringHouse Commons signage

People's Pottery & Sprint PCS

The board approved the sign over the front of the entrance of the store. The other proposed sign on the north elevation facing Monroe Avenue is still under review and will have to submit an application to the Planning Board for this additional signage.

Questions: Dave Rowe: drowe@townofpittsford.com

Historic Preservation Commission

September 23, 2004

PUBLIC HEARING FOR LANDMARK DESIGNATION:

- 600 Allen's Creek Road - the owners are in favor of this designation. W. Pieper will nominate this at the July 15, 2004.

PUBLIC HEARING FOR A CERTIFICATE OF APPROPRIATENESS

- 173 Knickerbocker Road is a designated property, Cingular Wireless proposed to stall an additional 9 antennas on the existing mono-pine tower.

Topics of Discussion:

- 156 Mendon Road – Discussion will continue regarding the requested demolition permit to take down the barn and the chicken coop.
- □ 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.
- □ 4141 East Avenue, Nazareth College, an inventoried structure, proposal for campus renovations and change of use.
- □ 3001 Monroe Avenue, Spring House Restaurant An informal discussion regarding renovations to the historic structure.

PLEASE TAKE NOTE:

165 West Jefferson Road "Save the Barns", the renovations on the barns are under way. Please contact Rich Williams at 381-9805 if you wish to contribute to the project.

Questions: Sandie Freitag:

sfreitag@townofpittsford.com