

**TOWN OF PITTSFORD
PLANNING BOARD
JUNE 10, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on June 10, 2024 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Dave Jefferson, John Halldow, Paul Alguire, Paula Liebschutz, John Limbeck, Kevin Morabito

ABSENT: Hali Buckley

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; Robert Koegel, Town Attorney; April Zurowski, Planning Assistant

ATTENDANCE: There were 16 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Morabito. Following a unanimous voice vote, the meeting opened at 6:30PM, none opposed.

NEW HEARINGS:

50 W Bloomfield Rd (Church of the Transfiguration), Shed
Preliminary/Final Site Plan and Special Use Permit

Karl and Diana Hamann, of 323 East Street and on behalf of the Church of the Transfiguration, introduced the application. Mrs. Hamann stated that members of the church have started a community garden to donate food. The church desires a shed to store gardening tools.

Chairman Limbeck asked if gasoline will be stored within the shed. Mr. Hamann confirmed that some gasoline will be stored for equipment. Chairman Limbeck suggested keeping a fire extinguisher in the shed.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Liebschutz, all ayes, none opposed. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Liebschutz, all ayes, none opposed.

Chairman Limbeck read the Preliminary/Final Site Plan and Special Use Permit resolution, which was unanimously approved by the Board.

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

Board Member Liebschutz recused herself from this application.

Fred Shelley, of BME Associates, introduced the application. Jim Connaughton, of Clover Street Development Corp., was also in attendance. Mr. Shelley stated that the applicant is applying for the last section of Coventry Ridge Subdivision off of Clover Street. The subdivision section proposes 16 new single-family residential lots. The applicant received the Development Review

Committee (DRC) comments, dated May 10, 2024 and submitted responses to the Town on June 7, 2024. Mr. Shelley stated that Vice Chairman Halldow attended the site walk with Environmental Board members, Parks and Recreation Advisory Board members, and Town staff on May 31, 2024. Mr. Shelley stated that the applicant would like to meet with the Town to discuss DRC comments and responses.

Chairman Limbeck asked for Board comments. He asked the applicant to resolve the DRC comments with Town staff.

Chairman Limbeck motioned to open the public hearing, seconded by Vice Chairman Halldow, all ayes, none opposed. Chairman Limbeck asked for public comment. No comments were heard. Chairman Limbeck stated that the public hearing will remain open at this time.

751 Linden Avenue (Schoen Auto), Addition

Preliminary Site Plan

Steve Schultz and Alan Guidera, of MRB Group, and Ben Lee, of Schoen Auto, introduced the application. Mr. Schultz stated that the applicant would like to construct a 625 square foot addition to the west side of the building to be used as office space, lobby expansion, and break room expansion. This application will require a variance from the Zoning Board of Appeals to encroach in the side setback. There is existing vegetation and screening from adjacent properties.

Vice Chairman Halldow asked if this site will be used as a second location. Mr. Lee stated that this will be the only location. The auto shop is moving from their current location.

Chairman Limbeck motioned to open the public hearing, seconded by Vice Chairman Halldow, all ayes, none opposed. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Morabito, all ayes, none opposed.

Chairman Limbeck read the Preliminary Site Plan resolution, which was unanimously approved by the Board.

OTHER DISCUSSION:

The minutes of May 13, 2024 were approved following a motion by Chairman Limbeck, seconded by Board Member Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:48PM, seconded by Board Member Jefferson, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

OFFICIAL MINUTES ARE ON FILE IN THE OFFICE OF THE PLANNING
DEPARTMENT

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
50 W Bloomfield Road (Church of the Transfiguration)
Preliminary/Final Site Plan & Special Use Permit
Tax Parcel #178.03-1-70**

WHEREAS Church of the Transfiguration has made application for Preliminary/Final Site Plan and Special Use Permit approval for up to a 200 square-foot storage shed with application materials received April 2, 2024; and

WHEREAS this application is a Type II action pursuant to SEQRA 6 NYRR § 617.5(c)(9) and no further review is required; and

WHEREAS a public hearing was duly advertised and held on June 10, 2024, at which time it was closed, and public comment was incorporated into the public record; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Preliminary/Final Site Plan and Special Use Permit approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. The proposed storage shed is 144 square feet, but the applicant is requesting approval for up to 200 square feet. The church anticipates the possible need for a larger storage shed upon installation or in the near future.
2. The Planning Board has considered the possible impacts identified in Section 185-174 of Town Code and has concluded that this action will not have any significant adverse impacts on the community.
3. The proposed storage building is more than 225 feet from the closest residential property line and more than 250 feet from the closest home. The proposed shed is to be located south of the church near the garden.
4. The proposed storage shed will not be detrimental to the flow of traffic in the vicinity or otherwise create a traffic hazard.
5. The proposed storage shed is intended to provide extra space for gardening and grounds maintenance equipment and will support the primary church use of the property.
6. The proposed storage shed will not create substantial danger of noise, noxious odors, noxious or harmful discharge, fire or explosion, radiation, chemical or toxic release, or other conditions injurious to the health or general welfare of occupants of the surrounding area. The shed will not create fire or other safety hazards.

CONDITIONS OF APPROVAL

1. The proposed storage building is limited to 200 square feet in total size and 14 feet in total height and must meet applicable building and fire codes.

2. The proposed storage building is subject to Design Review and Historic Preservation Board (DRHPB) approval prior to the issuance of a building permit.
3. A building permit is required from the Town of Pittsford Building Department.

The within Resolution was moved by Planning Board Member Kevin Morabito, seconded by Planning Board Member Dave Jefferson, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	Aye
Hali Buckley	Absent
Kevin Morabito	Aye
John Halldow	Aye
John Limbeck	Aye

Adopted by the Planning Board on: June 10, 2024.

April Zurowski
Planning Assistant



**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
751 Linden Avenue (Schoen Auto)
Preliminary Site Plan
Tax Parcel #138.15-1-25**

WHEREAS MRB Group, as agent for B&H Auto Holdings, has made application for Preliminary Site Plan approval for a +/- 625 square-foot one-story addition with application materials received May 1, 2024; and

WHEREAS this application is a Type II action pursuant to SEQRA 6 NYRR § 617.5(c)(7) and no further review is required; and

WHEREAS a public hearing was duly advertised and held on June 10, 2024, at which time it was closed, and public comment was incorporated into the public record; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, and the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Preliminary Site Plan approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This action considered an enhancement and expansion of the existing auto repair use and is therefore an allowed use subject to site approval.
2. The proposed addition will encroach into the side setback by 7.9 feet. An area variance has been applied for and the Zoning Board of Appeals will hold a public hearing on June 17, 2024. The Planning Board does not object to the granting of the variance given the specific circumstances of this application.
3. This site plan approval does not replace the previously approved site plan from 1997, which is on file at Town Hall.

CONDITIONS OF APPROVAL

1. Subject to the granting of an area variance by the Zoning Board of Appeals for the encroachment into the minimum side setback.
2. Construction activities must not impede emergency access.
3. Schoen Auto and future uses are required to manage parking to ensure that emergency access is maintained at all times.
4. Subject to all applicable regulatory approvals including but not limited to: Sewer Department, Town Engineer, and Department of Public Works.
5. Landscaping is required reasonably consistent with the plan dated March 24, 1997, which was reviewed as part of a Zoning Board of Appeals application, attached hereto.
6. The addition is subject to Design Review and Historic Preservation Board (DRHPB) approval prior to the issuance of a building permit.
7. A building permit is required from the Town of Pittsford Building Department.

The within Resolution was moved by Planning Board Member Dave Jefferson, seconded by Planning Board Vice Chairman John Halldow, and voted upon by members of the Planning Board as follows:

Paul Alguire	Aye
David Jefferson	Aye
Paula Liebschutz	Aye
Hali Buckley	Absent
Kevin Morabito	Aye
John Halldow	Aye
John Limbeck	Aye

Adopted by the Planning Board on: June 10, 2024.

April Zurowski
Planning Assistant

