

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
SEPTEMBER 9, 2024**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, September 9, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

The Board will hold an agenda review session in the Second-Floor Meeting Room at 6:00PM.

PENDING DECISION

Passero Associates, Pittsford Oaks Apartments
Preliminary/Final Subdivision and Preliminary Site Plan

NEW HEARING

Marathon Engineering, Irondequoit Country Club Recreation Building
Preliminary/Final Site Plan and Special Use Permit

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, October 28, 2024.





Department of Transportation

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

CHRISTOPHER REEVE, P.E.
Regional Director

File: 26.25-65
Study: 04230113

November 28, 2023

Edward J. Doherty and Patrice Mitchell
70 Tobey Court
Pittsford, NY 14534
pnmitch@gmail.com

Dear Edward Doherty and Patrice Mitchell:

We have completed our review of Route 65 (Clover Street), between the Erie Canal and Stone Road, relative to the establishment of a lower speed limit. Our review included an observation of roadway characteristics, analysis of vehicle speed, and review by the State Police.

During our review, a representative from this office visited the site to evaluate roadway characteristics and analyze vehicle speed with radar. We also met with the Traffic Supervisor from the New York State Police at this location to seek his input about lowering the speed limit. In consideration of the roadway characteristics, radar data, and the review by the State Police, we determined a reduction of the speed limit is not warranted at this time.

Thank you for your interest in highway safety. If you have any further questions or concerns, please contact Andy Quinn at (585) 272-3460.

Sincerely,

Matthew C. Oravec

Matthew C. Oravec, P.E.
Regional Traffic Engineer

MCO/AOQ/mm

cc: T. Sgt. D. Irland, State Police Troop "E"
D. McCusker, Resident Engineer, Monroe East, NYSDOT

Location: Route 65 over canal (Pittsford
Flowing Dry)

Date: 11/27/2023

Weather: Overcast, 41°F

File: 26.25-65

Time: 1:15 PM - 1:39 PM

Study: 04230113

Road Condition: Dry

Speed (MPH)				5				10					15				20				25	Total	
30																							
31																							
32																							
33																							
34																							
35																							
36																							
37																							
38	S																						1
39	S																						1
40	S	N																					2
41	S	S	S	S	S	S	N																7
42	S	S	S	S																			4
43	S	N	S	S	S	S																	6
44	N	N	S	S	S	S	N	S															8
45	N	S	S	S	S																		5
46	S	N	S	S	N	N	S	S	N	N	S	N	N	S									14
47	S	S	N	N	S	S	N	S	N	S	S	N	S	N	S	N							16
48	S	S	N	S	N	S	N	N	N	N													10
49	N	N	N																				3
50	S	N	N																				3
51	N	S	S	N	N	S	N	S	N														10
52	S	S	S	S																			4
53	N	N																					2
54																							-
55	N																						1
56																							-
57	N																						1
58	N																						1
59																							-
60	S																						1
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70																							

79%
IN
PACE

SL

85% 51 MPH
 10 MPH PACE 42 MPH - 51 MPH
 % in PACE 79%

Total: 100
 % OVER POSTED LIMIT = 20%
 % OVER 45 MPH = 66%
 % OVER 40 MPH = 96%

Location: Rte 65 at Erie Canal

Date: 7/21/23

Pittsford, Monroe County

File: 26.25-65

Weather: Partly Cloudy

Study: 04230113

Time: 10:20

Road Condition: Dry

Speed (MPH)				5					10					15					20					25	Total
30																									
31																									
32																									
33																									
34																									
35	X																								1
36																									1
37	X	X	X																						3
38	X	X	X	X	X																				5
39	X	X	X	X	X	X																			6
40	X	X	X	X	X	X	X	X	X	X															6
41	X	X	X	X	X	X	X	X	X	X	X														10
42	X	X	X	X	X	X	X	X	X	X	X	X													11
43	X	X	X	X	X	X	X	X	X	X	X	X	X												10
44	X	X	X	X	X	X	X	X	X	X	X	X	X	X											12
45	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X										10
46	X	X	X	X	X	X	X	X																	7
47	X	X	X	X																					4
48	X	X	X	X	X																				5
49	X	X																							2
50	X	X	X																						3
51	X																								1
52	X																								1
53	X																								1
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67																									
68																									
69																									
70																									

Total: 100

85% 48 MPH

% OVER POSTED LIMIT = 5%

10 MPH PACE 39 MPH - 48 MPH

% OVER 55 = 1%

% in PACE 81%

% OVER 60 = 0%

Location: Rte 65 between
Sinclair and Stone Rd, Pittsford
 Weather: Partly Cloudy
 Time: 10:45

Date: ~~7/20/23~~ 7/21/23
 File: 26.25-65
 Study: 04230113
 Road Condition: Dry

Speed (MPH)				5					10					15				20				25	Total
30																							
31																							
32																							
33																							
34																							
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36																							
37																							
38	X																						1
39	X																						1
40																							1
41																							1
42	X	X																					2
43																							1
44	X																						1
45	X	X																					2
46	X	X	X	X	X																		5
47	X	X	X	X	X	X	X	X	X	X													10
48	X	X	X	X	X	X	X	X	X														9
49	X	X	X	X	X	X	X	X	X	X	X												11
50	X	X	X	X	X	X	X	X	X	X	X	X	X										13
51	X	X	X	X	X	X	X	X	X	X	X	X											10
52	X	X	X	X	X	X	X	X	X	X													10
53	X	X	X	X	X																		5
54	X	X	X	X	X																		5
55	X	X	X	X	X	X																	5
56	X	X	X	X																			4
57	X																						1
58	X	X																					2
59	X	X																					2
60																							
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68																							
69																							
70																							

Total: 100

85% 55 MPH
 10 MPH PACE 46 MPH - 55 MPH
 % in PACE 84%

% OVER POSTED LIMIT = 45%
 % OVER 55 = 9%
 % OVER 60 = 0%



**Department of
Transportation**

KATHY HOCHUL
Governor

MARIE THERESE DOMINGUEZ
Commissioner

CHRISTOPHER REEVE, P.E.
Regional Director

File: 26.25-65
Study: 04230113

August 7, 2023

Edward J. Doherty and Patrice Mitchell
70 Tobey Court
Pittsford, NY 14534
pnmitch@gmail.com

Dear Edward Doherty and Patrice Mitchell:

Thank you for sharing your concerns regarding vehicle speed on Route 65 (Clover Street), between the Erie Canal and Stone Road, in the Town of Pittsford.

This location will be evaluated to determine if the establishment of a lower speed limit would be appropriate. Upon completion of our review, we will notify you of our findings.

Sincerely,

Matthew C. Oravec

Matthew C. Oravec, P.E.
Regional Traffic Engineer

MCO/AOQ/mm

cc: T. Sgt. D. Irland, State Police Troop "E"
D. McCusker, Resident Engineer, Monroe-East, NYSDOT

Edward J. Doherty and Patrice Mitchell

70 Tobey Court Pittsford NY 14534 Phone: 585-764-9013 E-mail: pnmitch@gmail.com

July 10, 2023

Christopher Reeve
Acting Director
NYS DOT Region 4
1530 Jefferson Road
Rochester NY 14623

Dear Mr. Reeve,

We are writing, as we have before, to ask the state DOT to lower the speed limit on Clover Street near Jefferson Road in the town of Pittsford.

The intersection is the scene of many accidents and is rife with drivers blowing through yellow and red lights. We are in contact with town officials and are well aware that the town has made numerous requests over the years to have the speed limit lowered. Hundreds of residents have signed petitions in agreement.

There has been considerable recent development in the area, including the YMCA, Greenpoint Trail homes, and Dunnwood Green apartments. A major proposal for apartments at Clover and Jefferson is expected to be resubmitted to the town.

Driving south from Monroe Avenue on Clover Street the speed limit is 40. Thus, it seems ludicrous for the speed limit to increase to 50 just before the approach to the major intersection at Jefferson. It seems to be common sense for the limit to stay at 40 until past the busy intersection at Tobey Road, perhaps until Stone Road.

Thanks for your consideration.

Sincerely,


Edward Doherty


Patrice Mitchell

RECEIVED
REGION 4 DIRECTOR'S OFFICE
JUL 15 - 23

RD TO EXEC _____
TRAFFIC _____
HR TO ADMIN _____
SAFETY _____
PLANNING _____
OPERATIONS _____
DESIGN _____
CONSTRUCTION _____
ROW _____
PIO _____
FLEET _____

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
300 Tobey Village Road (Pittsford Oaks)
Preliminary Site Plan & Preliminary/Final Subdivision
Tax Parcels #163.02-1-24.111, 163.02-1-23.1, 163.02-1-36
Tobey PUD Parcels #8, 12, 7**

WHEREAS, Passero Associates, as agent for 2851 Clover, LLC, has made application for Preliminary Site Plan and Preliminary/Final Subdivision approval for the construction of a 175-unit apartment building at 2851 Clover Street (300 Tobey Village Road), with last revised application materials received August 26, 2024; and

WHEREAS this is a Type I Action pursuant to SEQRA 6 NYRR § 617.6(b) and the Town Board, as lead agency, conducted a coordinated review and issued a negative declaration on May 7, 2024; and

WHEREAS, a public hearing was duly advertised and held on July 8, 2024, and continued through September 9, 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, 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 and Preliminary/Final Subdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This application is subject to the Tobey Planned Unit Development (PUD) rezoning approval granted by the Town Board on May 7, 2024 (Local Law No. 4 of 2024). This local law limits the apartment building to a maximum of 175 units and 287,000 square feet. The Planning Board submission made August 26, 2024, indicates a proposed total of 175 units and 285,379 square feet. This local law requires unit counts to be reasonably similar to 16 studios, 102 one-bedroom, 45 two-bedroom, and 12 three-bedroom. The Planning Board submission made August 26, 2024, indicates a total of 16 studios, 102 one-bedroom, 45 two-bedroom, and 12 three-bedroom units.
2. The project area includes a 5.333+/- acre portion of Parcel 8, a 1.157+/- acre portion of Parcel 12, and a 0.518 +/- acre portion of Parcel 7, totaling 7.008 +/- acres. This application includes lot line adjustments in Parcels 12 and 7 to create one lot for the apartment building and associated parking.
3. The project area is immediately adjacent to 2867 Clover Street, a locally designated historic landmark and eligible landmark for listing on the New York State Register of Historic Places. The New York State Division for Historic Preservation of the Office of Parks, Recreation, and Historic Preservation (OPRHP) has submitted letters dated February 7, 2024, and August 20, 2024, stating that the project will have No Adverse Impact on historic resources provided that a portion of the existing mature tree canopy will be retained as a vegetative buffer between the project and 2867 Clover Street. The site plan submitted on August 26, 2024, was reviewed by The New York State Division for Historic Preservation of the Office of Parks, Recreation, and Historic Preservation.
4. The new apartment building is proposed 41 feet from the property line, making it approximately 91 feet to the historic home at 2867 Clover Street.
5. The size, scale, and mass of the building is relatively unchanged from the original Town Board submission in November 2023.

6. This application includes the demolition of the Barn Bazaar buildings and former Five-Star Bank building.
7. Site walks with Planning Board, Environmental Board, and Design Review & Historic Preservation Board (DRHPB) members were conducted on August 23, 2024, and September 4, 2024, in which the Developer, Contractor, Town Staff, and Town Review Engineer were present. Corners of the proposed building, parking areas, and clearing limits were staked for review. Balloons were flown on September 4, 2024 to indicate approximate building height to help understand the visual impacts of the proposed structure. The Developer, Contractor, Town Staff, and Design Review and Historic Preservation Board members attended the walk and took pictures from different viewpoints.
8. A Traffic Impact Report (TIR) dated October 31, 2023, and updated in July 2024, was submitted to the New York State Department of Transportation for review. A response received August 20, 2024, requested an updated study to support the recommendations of lowering the speed limit on Jefferson Road and Clover Street to 40 MPH, reviewing signal timing at Jefferson Road/Clover Street and Jefferson Road/Tobey Village Road/YMCA intersections, and installing a flashing yellow arrow for left-hand turns at Jefferson Road/Clover Street intersection. A revised TIR was submitted on August 26, 2024.
9. The applicant provided additional traffic study information from NYSDOT and a letter from Passero Associates on August 29, 2024. In 2023, NYSDOT did an evaluation of Clover Street to determine if lowering the speed limit was warranted, in which it determined lowering the speed limit was not warranted. It is noted that the Planning Board and the Town Staff do not agree with the NYSDOT findings.
10. This approval includes the Preliminary/Final Resubdivision of a 0.5+/- acre parcel from the Cloverwood parent parcel #163.02-1-36, and the combining of 2851 Clover Street and a portion of Parcel 12, Tax #s 163.02-1-24.111 and 163.02-1-23.1.
11. The DRC responses to questions and comments about the site plan meeting specific NYS Building and Fire Codes will require external review. The Planning Board does not support the granting of NYS variances from Building and Fire Codes.
12. The apartment building will be re-numbered from 2851 Clover Street to 300 Tobey Village Road. The Town will correspond with applicable agencies regarding this address change following Preliminary Site Plan approval.
13. This application was submitted to Monroe County Department of Planning & Development (PT24005) and review comments were received June 10, 2024. Comments were incorporated into the DRC report, dated July 3, 2024.
14. The Planning Board acknowledges that the proposed 175-unit apartment building has raised public and DRHPB member concerns of its possible impacts due to the building's overall size, massing, height, and unit count. Each of these concerns could result in undesirable impacts to the character of the Town and the historic home on Clover Street. The Planning Board feels that the most important potential impact to address is the building's height and massing as viewed from the historic home and the intersection of Clover Street and West Jefferson Road. The Planning Board recommends a substantial reduction in the overall height of the eastern side of the building from behind the historic home to the northern end. The DRHPB should give careful consideration to the building's proposed elevations.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution of Development Review Committee (DRC) comments dated July 3, 2024, the applicant's written responses dated July 18, 2024, and August 26, 2024, unless otherwise specified herein.
2. The apartment building's appearance, including rooflines, materials, and colors, is subject to approval by the DRHPB.

3. A Letter of Credit will be necessary for portions of the project, including but not limited to maintenance and inspections of the Stormwater Pollution Prevention Plan (SWPPP), sanitary and storm sewers, sewer inspection fees, sidewalks, and landscaping adjacent to Clover Street, West Jefferson Road, Tobey Village Road, Cloverwood Senior Living, and landscaping installed to buffer the historic home. Details will be established as part of Final Site Plan review.
4. Following a site visit, it has been discovered that unpermitted demolition has already begun. A demolition permit is required prior to continued demolition of the Barn Bazaar buildings and former Five-Star Bank buildings and associated clearing of vegetation. Demolition and construction work involving overly disruptive equipment shall be limited to weekdays from 7AM to 5PM to reduce noise impacts to adjacent neighborhoods.
5. A demolition permit for the existing buildings will include only the demolition of the existing buildings, clearing of vegetation inside the Barn Bazaar courtyard, and within 25 feet of the existing structures. Clearing adjacent to the garage at 2867 Clover Street is limited to the minimum necessary to demolish the Barn Bazaar building. Existing utilities must be protected except for the disconnection of service lines to the buildings. Earth moving, grading, and asphalt or curb removal is not permitted.
6. A Pre-Fire Plan, as required by Chapter 33 of the NYS Fire Code, must be submitted prior to the issuance of a demolition or building permit.
7. Town Code 185-194 (C) states, "All projects shall have landscaping equal to a minimum expenditure of 1% of the total project cost. Landscaping shall be considered as any living plant but shall not include excavating, earthmoving, fill, grading or paving associated with normal requirements of building." There is a calculation associated with determining the 1%, which is 2.5 times the published wholesale cost of the plants. This covers the cost of installation and 2-year guarantee for the plants. A calculation must be provided for Planning Board review as part of Final Site Plan submission.
8. The Developer shall not disturb greater than five acres of soil at any one time without prior written authorization from NYSDEC or the jurisdictional MS4. A 5-acre waiver is required from the Town of Pittsford (MS4) and is to be included within the SWPPP prior to submission of the NOI to NYSDEC.
9. The utility plan must note that the Town can require the replacement of the porous pavement and its base if it does not function as designed or loses stormwater infiltration capability. Please add this note prior to Final Site Plan submission.
10. Decisions regarding number of electric car chargers and locations will be reviewed as part of Final Site Plan review. It may make sense to have a separate electric meter for the south parking lot.
11. The geometries and clearances associated with the central entrance and canopy will be reviewed as part of Final Site Plan review.
12. Notes regarding Tobey Village Road repair/reconstruction will be reviewed as part of Final Site Plan review.
13. The dumpster and compactor area are subject to further review; specifically, adjustments in orientation, screening, and requirements to connect dumpster surface drainage to the sanitary sewer.
14. Please add a note to plans indicating excess snow will be removed from the property.
15. Final Site Plan signage details must remove lighting from signage that is not permitted to be lit, per Town Board amended Tobey PUD regulations. Details can include a rendering, but must also include materials, square footage, dimensions (height, length, width), and footings, where applicable. The appearance of signage is subject to DRHPB approval. Final renderings should be presented to the DRHPB for approval prior to Final Site Plan approval. Town Staff will assist with meeting coordination.

16. Lighting for the site, including building-mounted lighting, will receive further review as part of Final Site Plan review. Details/cut sheets for all lighting must be submitted with the Final Site Plan application.
17. Exterior building features including the generator, pavilions, pergolas, fire pits and similar, are subject to building permit review. Final Site Plans should note the approximate size and locations of these features, but specific details will not be required until building permits are applied for.
18. The Tobey PUD general requirements include that “street trees will be required.” Before Final Site Plan submission, landscaping plans should be reviewed against the Town Board’s decision to ensure it is achieving the specific goals outlined in the Tobey PUD amendment approval.
19. Final clearing limits will be established with final landscaping review and approval.
20. Prior to Final Site Plan application, easements or agreements must be in place to ensure new landscaping and existing trees/vegetation are preserved and maintained to function as buffering on the south side of the 54-car parking lot, where located on Cloverwood property.
21. Details regarding the sidewalk construction adjacent to Tobey Village Road must be resolved prior to the Final Site Plan submission.
22. Final Site Plan application must include specific provisions to protect each of the adjacent private properties, such as copies of encroachment agreements and construction fencing, including Cloverwood Senior Living, 2867 Clover Street, and the Pittsford Federal Credit Union (PFCU). It appears that crossing of property lines will be necessary for Cloverwood and PFCU.
23. The underground parking layout is subject to further review by the Planning Board. Dead-end aisles should be eliminated where possible.
24. As part of Final Site Plan review, the Planning Board will determine if the proposed apartment building meets the proposed multi-family code included in the Town’s Zoning Code update.
25. Subject to granting applicable easements to the Town of Pittsford, including but not limited to: stormwater maintenance access, storm sewer, and sanitary sewer.
26. The Town will require a grit trap and oil-water separator, if deemed necessary.
27. This approval is subject to verification of sewer capacity. Information was provided to the Design Engineer on August 20, 2024.
28. Subject to resolution of Town Review Engineer comments dated August 30, 2024.
29. Subject to review and approval of the project SWPPP by the Town’s Review Engineer, including drainage from the PFCU property.
30. Stormwater facilities spillways are subject to further review.
31. Retaining wall details must be submitted with the Final Site Plan application to understand the disturbance area while constructing the wall.
32. Plans must note, “The earthwork for the project is intended to balance. If it is discovered that there is an earth surplus or shortage, the Town must be notified by the Design Engineer and follow up information will be required prior to moving materials on or offsite.”
33. Construction sequencing will be reviewed as part of Final Site Plan review.

34. Pittsford Sewer Department entrance fees will be due prior to the Sewer Department signatures on final approved plans.
35. Final Site Plan submission shall include a letter outlining how these Conditions of Approval have been addressed.
36. Subject to applicable regulatory approvals, including but not limited to: Pittsford Commissioner of Public Works, Pittsford Sewer Department, Monroe County Water Authority, NYSDOT, MCHD, and the Town Review Engineer.
37. A building permit will be required prior to commencement of any and all construction of the apartment building.
38. The Town's standard Recreation Fund Fee is applicable for each new unit. This fee is currently \$1,000.00 per unit and is collected upon the issuance of a building permit.
39. Outstanding Engineering Review Fees (ERF) must be resolved prior to Final Site Plan submission. In anticipation for Final Site Plan review, additional ERF monies will be collected at time of Final Site Plan submission.

The within Resolution was motioned by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

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

Adopted by the Planning Board on September 9, 2024.

April Zurowski
Planning Assistant

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
4045 East Avenue (Irondequoit Country Club)
Preliminary/Final Site Plan & Special Use Permit
Tax Parcel #151.05-1-56.1**

WHEREAS, Marathon Engineering has made application for Preliminary/Final Site Plan and Special Use Permit approval for the construction of 2,520 square-foot two -story recreation building and tennis court improvements at 4045 East Avenue, with application materials received July 31, 2024, and amended materials received August 8, 2024; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and as the only involved agency the Planning Board is conducting a single agency review; and

WHEREAS, a public hearing was duly advertised and held on September 9, 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, 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. This application proposes a 2,520 square-foot two-story recreation building, intended to replace the existing one-story building. Additionally, new deck and patio areas will be constructed and will be used by members for outdoor experiences. Two existing tennis courts to the east of the site are planned to be relocated to the west of the proposed building. Additional parking spaces are proposed in its place.
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 total site disturbance is 0.5 +/- acres for the proposed addition and associated site work. A SWPPP was not required.
4. The Town recognizes that agreements between Nazareth University and Irondequoit Country Club are in place. The new building is on Irondequoit Country Club's property and Nazareth University has reviewed the plans.
5. Construction of the recreation building is proposed more than 150 feet from the nearest property line, which is shared with Nazareth University. The building is proposed more than 1,000 feet from the nearest residential property line, which is shared with 20 San Rafael Drive.
6. The Planning Board has considered the nature of the golf course and this project's proximity to neighbors when reviewing the landscaping plan. The landscaping plan, as submitted on July 31, 2024, is sufficient.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the Development Review Committee (DRC) report dated August 29, 2024, and the applicant's written response dated September 5, 2024.

2. Please add the following note to final plans: "Town of Pittsford Code Enforcement Officers can require shielding of light sources that are visible from public ROWs or residential homes."
3. Please add the following note to final plans: "Site entrances and roadways may not be blocked to impede emergency access at any time during construction."
4. Minor adjustments to the approved landscaping plan are subject to Department of Public Works approval.
5. The new building is subject to Design Review and Historic Preservation approval. A building permit from the Town of Pittsford Building Department is required for both the demolition of the existing building and the construction of the new building.
6. Pittsford Sewer Department entrance fees will be due prior to the issuance of a building permit.
7. Six full-size copies of complete plan sets should be submitted to the Town for Planning Board signature and shall include a letter outlining how these Conditions of Approval have been addressed.
8. Subject to applicable regulatory approvals, including but not limited to: Pittsford Sewer Department, Pittsford Commissioner of Public Works, and Monroe County Department of Health.

The within Resolution was motioned by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

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

Adopted by the Planning Board on September 9, 2024.

April Zurowski
Planning Assistant

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
4045 East Avenue (Irondequoit Country Club)
Preliminary/Final Site Plan & Special Use Permit
Tax Parcel #151.05-1-56.1**

WHEREAS, Marathon Engineering has made application for Preliminary/Final Site Plan and Special Use Permit approval for the construction of 2,520 square-foot two -story recreation building and tennis court improvements at 4045 East Avenue, with application materials received July 31, 2024, and amended materials received August 8, 2024; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and the Planning Board has conducted a single agency review; and

WHEREAS a Part I Short EAF was submitted by the applicant and the Planning Board has completed a Part II Short EAF, attached hereto; and

NOW, THEREFORE, upon careful and deliberate 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 finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act based upon the following Findings of Fact:

FINDINGS OF FACT

1. This application proposes a 2,520 square-foot two-story recreation building, intended to replace the existing one-story building. Additionally, new deck and patio areas will be constructed and will be used by members for outdoor experiences. Two existing tennis courts to the east of the site are planned to be relocated to the west of the proposed building. Additional parking spaces are proposed in its place.
2. The Planning Board has considered possible environmental impacts associated with the application and completed a Short Part II EAF which did not identify significant impacts, attached hereto.
3. 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.
4. Construction of the recreation building is proposed more than 150 feet from the nearest property line, which is shared with Nazareth University. The building is proposed more than 1,000 feet from the nearest residential property line, which is shared with 20 San Rafael Drive.
5. The total site disturbance is 0.5 +/- acres for the proposed addition and associated site work. A SWPPP was not required.

CONCLUSION

The Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act.

The within Resolution was motioned by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

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

Adopted by the Planning Board on September 9, 2024.

April Zurowski
Planning Assistant

DRAFT

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

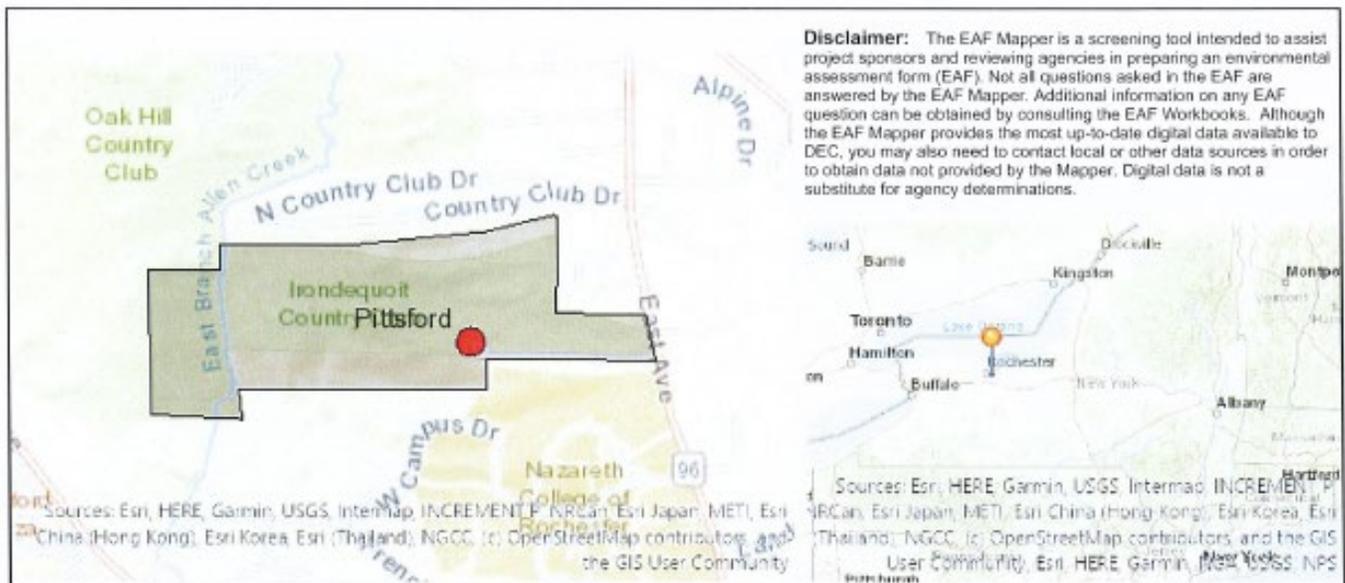
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: Irondequoit Country Club			
Project Location (describe, and attach a location map): 4045 East Ave Rochester NY 14618			
Brief Description of Proposed Action: 2-level, 2,500± SF recreation building replacing existing structure and relocation of platform tennis courts to improve package.			
Name of Applicant or Sponsor: Jared Hopkins, Irondequoit Country Club		Telephone: 585-586-5880	
		E-Mail: jhopkins@irondequoitcc.org	
Address: 4045 East Ave			
City/PO: Rochester		State: NY	Zip Code: 14618
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		140.2± acres	
b. Total acreage to be physically disturbed?		0.5± acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		140.2± acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Adjoining property at 3130 Monroe Ave is classified C: Completed - remediation has been satisfactorily completed under a remedial program		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Matt Tomlinson, Marathon Engineering, as Agent Date: 7/25/24		
Signature:  Title: Project Manager		





Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	Yes
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Yes
Part 1 / Question 20 [Remediation Site]	Yes



Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. <u>Will the proposed action impact existing:</u> a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. <u>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action create a hazard to environmental resources or human health?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form
Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Pittsford Planning Board

Name of Lead Agency

Date

John Limbeck

Planning Board Chairman

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

DRAFT

**TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 26, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on August 26, 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: John Limbeck, Kevin Morabito, Hali Buckley, Paul Alguire, Paula Liebschutz

ABSENT: John Halldow, Dave Jefferson

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

ATTENDANCE: There were 5 members of the public present.

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

PENDING DECISION:

BME Associates, Coventry Ridge Section 3
Preliminary Subdivision

Fred Shelley, of BME Associates, and Jim Connaughton, of Clover Street Development Corp., introduced the application.

Mr. Shelley stated that revised plans were submitted on August 5, 2024, which followed Town staff and Planning Board comments.

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

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

CONTINUED HEARING:

Passero Associates, Pittsford Oaks Apartments
Preliminary/Final Subdivision and Preliminary Site Plan

Jerry Goldman, of Woods Oviatt Gilman, LLP; Danny Daniele, of 2851 Clover, LLC; Andrew Burns, of Passero Associates; and Hans Lindenhovius, of Christa Construction, introduced the application.

This application is returning from the August 12, 2024, Planning Board meeting. Mr. Burns stated that the applicant received comments from the Town based on responses to the Development Review Committee (DRC) Report and has submitted revised plans and supplemental materials earlier this afternoon. Town staff will work to review the responses and revised plans. Questions and comments are being worked out with the applicant.

A meeting with the Fire Marshal for NYS Fire Code review occurred last week and the applicant issues were resolved, and the Planning Board can continue review.

Mr. Burns stated that an updated No Impact Letter from the New York State Historic Preservation Office (SHPO) was received after revised plans were submitted.

The applicant has received responses from Zach Stark, from New York State Department of Transportation (NYSDOT) Region 4, on the Traffic Impact Report. NYSDOT has requested further information from the applicant to support suggestions made in the concluding remarks of the report. Recommendations to NYSDOT have been made including reducing speeds on Clover Street and W Jefferson Road to 40 MPH, improve signal timing at Tobey Village Road and Clover Street, Tobey Village Road and W Jefferson Road, and Clover Street and W Jefferson Road, and consider a flashing yellow left turn arrow at W Jefferson Road and Clover Street. A response to this letter has been submitted to NYSDOT and the Town has been copied.

Mr. Burns stated that two site walks occurred last week, and a balloon flight test is planned for September 4, 2024.

Mr. Goldman stated the applicant would like to begin demolition of the existing Barn Bazaar buildings.

Chairman Limbeck stated his frustration when he saw the demolition that the applicant had started after the applicant contested that no demolition had started at the last meeting. Chairman Limbeck stated that if the building was constructed prior to January 1, 1974, an asbestos report is required. The Town did not receive this. Mr. Danny Daniele stated that all buildings were abated and that he did not know the Town needed the asbestos report. Chairman Limbeck stated that a developer of his experience should know better.

Board Member Liebschutz stated that the Board will need time to review the new materials. She did review the letter from NYSDOT, in which Mr. Stark asked for additional information. Mr. Burns stated that the applicant has responded to the letter from NYSDOT. The applicant feels the requests made by NYSDOT do not fall within their scope. Board Member Buckley thanked the applicant for making suggestions to NYSDOT. She asked if the requested information could be provided to them so that the Board can ensure it is doing its due diligence. Mr. Danny Daniele stated that an expanded traffic study would be too time consuming and too costly for the developer to take on. Board Member Buckley suggested that this study could be continued as the approval process moves forward. Board Member Liebschutz agreed. Mr. Danny Daniele stated that he was only asked to provide a study, not substantiate it.

Chairman Limbeck asked the applicant if changes were made to the fire apparatus access, as needed per the Fire Marshal. Mr. Burns stated that there are now three optional fire routes, where code only requires one.

Chairman Limbeck asked about the proposed dumpster enclosures. Mr. Burns stated that there is one enclosure for the recycling and a separate trash compactor. Board Member Alguire asked if garbage trucks will need to back out into the street. Mr. Burns confirmed.

Chairman Limbeck asked about the proposed underground parking, expressing concern for dead-end aisles. Board Member Alguire was not in favor of dead-end aisles. Mr. Danny Daniele understood the concern and stated that the developer will be assigning spots. Ms. Zurowski

asked how spots will be assigned. Mr. Danny Daniele stated that there are 175 units and 198 underground spaces, so each unit will get one space with the option to pay for additional spaces. Chairman Limbeck asked if there will be handicap spaces underground. Mr. Danny Daniele stated that there will not be. Mr. DeRue asked if there will be floor drains throughout the underground parking. Mr. Danny Daniele confirmed.

Board Member Liebschutz asked about EV charging stations. Mr. Danny Daniele stated that there are none currently proposed. Board Member Liebschutz stated that she would like to see EV charging stations outside. Board Member Buckley agreed. Mr. Burns stated that the DRC Report questioned conduit in a public right-of-way, so no EV charging stations were proposed. Mr. DeRue stated that the comment in the report was a question, not a denial of conduit in the Town's right-of-way. He will look into the legality of this.

Chairman Limbeck stated that the DRC comments should be resolved and narrowed down to a manageable number before a Preliminary Site Plan resolution will be drafted.

Chairman Limbeck stated that there is an open public hearing on this matter and invited members of the public to speak. Hearing none, Chairman Limbeck stated that this hearing will remain open at this time.

OTHER DISCUSSION:

The minutes of August 12, 2024, were approved following a motion by Board Chairman Limbeck, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:07PM, seconded by Board Member Liebschutz, 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