

**TOWN OF PITTSFORD
PLANNING BOARD
MAY 12, 2025**

Minutes of the Town of Pittsford Planning Board meeting held on May 12, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

ABSENT:

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

ATTENDANCE: There were 7 members of the public present.

Vice Chairman Halldow 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 APPLICATION:

Passero Associates, Pittsford Oaks Apartments
Final Site Plan

Vice Chairman Halldow stated that this application has been deemed incomplete and there is no public hearing on the matter. He invited the applicant to address the Board.

Mr. Anthony Daniele stated that the applicant has met with Town staff and will work on the deficiencies identified in the memorandum notifying the applicant that the application was deemed incomplete. He stated that the applicant has met with the Design Review & Historic Preservation Board (DRHPB) numerous times for advisory review. Their comments have been provided back to the Planning Board. He stated that the local law adopted by the Town Board to change the zoning on this property was very specific and gives the DRHPB approval powers of the design of the building. At the request of the DRHPB, the applicant has changed the roofline of the building multiple times, although Mr. Daniele acknowledged that the building was not changed to meet their exact comments.

Board Member Liebschutz asked if the demolition of the existing buildings is proposed to occur soon. Mr. Daniele stated that the demolition application has not been submitted to the Building Department yet. Board Member Limbeck asked why. Mr. Daniele stated that investing more money in the property is not a priority at the moment.

Board Member Limbeck asked what the "breakeven" number is for the number of units needed to make for a profitable project. Mr. Daniele stated that 165 is the lowest number of units. He stated that construction costs are high, and he thinks the new roofline resulted in a loss of 3-4 units already. Board Member Limbeck stated that the DRHPB has held strong to their comments, but the applicant has held strong to their unit count. Mr. DeRue stated that the terms "reasonably similar to" were used when drafting the local law in order to give the applicant flexibility in unit types. He stated that the Town Board understood a unit type may need to be switched here and there, but that the bedroom count should not be altered drastically. If all proposed one-bedroom units were changed to two-bedroom units, the parking ratio may not be sufficient.

APPROVED MINUTES 051225

Mr. DeRue stated that a recently constructed apartment project, Kilbourn Place Apartments on East Avenue, installed 8 electric vehicle (EV) chargers to service the 110 units. There are no EV chargers proposed at Pittsford Oaks. Mr. DeRue advised the Board to consider if it will require EV chargers or not.

Board Member Alguire stated that the applicant recently presented a rendering to the DRHPB showing a steep slope against the building. He asked if this plan had been changed. Mr. Daniele confirmed and stated that the steep slopes were unsafe for fire rescue and stormwater.

Board Member Alguire asked if the applicant completed soil testing. Mr. Daniele confirmed and stated that the southwest corner of the building is not suitable for underground parking.

Vice Chairman Halldow stated that he hopes the applicant can find a resolution with the DRHPB.

Board Member Limbeck asked the applicant what the two largest technical issues are. Mr. Daniele stated the sanitary sewer and stormwater management facilities are the main concerns.

Board Member Buckley asked if the applicant would be willing to install EV chargers. Mr. Daniele stated that chargers could be installed if the Board wanted it. He stated that at one of their other apartment complexes, the residents pay for the parking spot and are given free charging, but the public could park there and pay for charging too.

OTHER DISCUSSION:

The minutes of March 24, 2025, were approved following a motion by Board Member Limbeck, seconded by Board Member Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Vice Chairman Halldow motioned to close the meeting at 6:58PM, seconded by Board Member Limbeck, 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