

**TOWN OF PITTSFORD
PLANNING BOARD
November 28, 2022**

Minutes of the Town of Pittsford Planning Board meeting held on November 28, 2022, 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, Paula Liebschutz, Sarah Gibson, Paul Alguire, John Halldow, Dave Jefferson, Kevin Morabito

ABSENT: None

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

ATTENDANCE: There were 17 members of the public present.

Planning Board Chairman John Limbeck made a motion to call the meeting to order, seconded by Planning Board Member Dave Jefferson. Following a unanimous voice vote, the meeting opened at 6:30PM.

CONTINUED HEARING:

Benderson Development, Pittsford Square Site Improvements
Preliminary/Final Site Plan

Matt Oates, of Benderson Development, reintroduced the application. He stated that the applicant is requesting Planning Board approval for modifications to the existing site plan of Pittsford Square. The applicant has responded to the DRC comments and has added turning movements to the site plan. Pedestrian connections will be maintained and a “pocket park” with landscaping and benches has been added to the plan. Additional trees and shrubs have been added to the plan to enhance previously proposed landscaping. The site plan modifications are requested to straighten out the drive lane, add parking, and add an outdoor patio for Moe’s Southwest Grill. Mr. Oates stated that these revisions will help the site keep the existing pocket park feature while adding parking and an outdoor patio to Pittsford Square.

Chairman John Limbeck thanked Mr. Oates for taking the Board’s comments into account and reworking the site plan. He asked the Board to address any questions with the applicant.

Planning Board Member Paul Alguire asked the applicant if EV charging was considered as a site improvement? Mr. Oates stated that Benderson is not opposed to adding EV charging in the plaza but has not received an inquiry from any local companies.

Chairman Limbeck stated that this application is a public hearing and asked for public comment. There were no public comments.

Planning Board Chairman John Limbeck motioned to close the public hearing, seconded by Planning Board Member Paula Liebschutz. Following a unanimous voice vote, the hearing was closed.

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

Chairman Limbeck read the Final Site Plan approval, which was unanimously approved by the Board.

DECISIONS PENDING

Verizon Wireless, 79 W Bloomfield Road Final Site Plan and Special Use Permit

Bob Burgdorf, of Nixon Peabody LLP and as agent for Verizon Wireless, stated that this application received preliminary approval at the October 24th meeting. The applicant has received the requested 5-foot variance from the Zoning Board of Appeals and has now returned requesting final approval. The applicant has submitted a revised landscaping plan for the Board's review. Mr. Burgdorf stated that he did not receive comments or objections from Town staff on the landscaping plan. The revisions on this plan add landscaping to the south of the monopine.

Mr. Burgdorf stated that example monopine photos should not be attached to the resolution. He expressed concern that these photos would not be identical to the future monopine at 79 W Bloomfield Rd. The Board recognized that these photos are exemplary and will not be the identical monopine. Specifically, it should be noted that the proposed monopine will not have textured antenna "socks" like shown in example photos. However, antennas will be painted green to match the monopine. Mr. Burgdorf also requested to remove the reference to Town Code section 185-126 F. in condition of approval #3, which states that a two-year build-out plan is required for telecommunications towers.

Town Attorney Robert Koegel responded to Mr. Burgdorf's concerns. He stated that the example photos were directly provided to the Town from Verizon Wireless. Therefore, the minutes should note that antenna "socks" will not be installed, but the antennas should still be painted. Mike Crosby, Radio Frequency Engineer for Verizon Wireless, stated that the wrapped antennas, also known as antenna "socks," will not work at this site and would have a negative impact on signal strength. Mr. Crosby stated that painting and wraps/films will work. Mr. Burgdorf agreed that the example photos are illustrative, except the "socks."

Chairman John Limbeck asked if other Board members had questions to address with the applicant. The Board did not have any questions.

Chairman Limbeck stated that the public hearing is closed on this matter but would like to offer the neighbor at 85 W Bloomfield Rd the opportunity to speak if in attendance.

Matthew Ray, of 7638 County Rd 42, Victor, NY 14564 on behalf of the residents at 85 W Bloomfield Rd, thanked the Board for the opportunity to speak. He stated that the residents did not get a notification letter. He stated that the parcel chosen for the monopine site is approximately two acres, but the location of the tower was chosen close to the adjacent parcel. He acknowledged that the community's vision of the monopine will be obstructed by existing pines but stated that a 105-foot monopine will not be invisible to anyone. He stated that the residents at 85 W Bloomfield Rd will have an unobstructed view as there are few existing trees to hide the tower. He expressed appreciation for the approval of a stealth site. He requested installation of more greenery to help block view of the monopine from 85 W Bloomfield Rd. Mr.

Ray also requested that Verizon maintains new vegetation. He thanked the Board for the opportunity to comment.

Planning Board Chairman responded to Mr. Ray. He stated that the Board and Town staff have had extensive discussions about landscaping with the applicant and Verizon has complied with the Board's requests. Mr. Koegel stated that the Board could allow the applicant to respond. Chairman Limbeck asked Mr. Burgdorf to respond to Mr. Ray's concerns.

Mr. Burgdorf stated that the monopine measures 210 feet from the home at 85 W Bloomfield Rd. He stated that landscaping is an ongoing requirement as a condition of the Board's approval. He stated that the applicant may get in the field for construction and add landscaping if deemed necessary.

Chairman Limbeck read the Final Site Plan and Special Use Permit approval, which was approved by the Board.

BME Associates, Young – Lehigh Station Road Subdivision
Final Subdivision

Fred Shelley, of BME Associates and as agent for the Young Family Trust, stated that the applicant has received preliminary approval on September 12th and is now returning for final approval. The revised plans submitted are consistent with the preliminary plans. The applicant has received requested setback variances from the Zoning Board of Appeals. Town staff has communicated that a sight distance easement will be required for this subdivision and the applicant has agreed to execution of the easement.

Chairman Limbeck asked if the Board had questions for Mr. Shelley. The Board had no comments. Chairman Limbeck stated that this application for final approval is not a public hearing.

Mr. DeRue asked Mr. Shelley if the new private road will be named. Mr. Shelley stated that three names have been submitted to 911 and that the applicant is awaiting approval.

Chairman Limbeck read the Final Subdivision approval, which was approved by the Board.

OTHER DISCUSSION:

BME Associates, Bridleridge Farms Section 1
Resubdivision & Lot Transfer

Fred Shelley, of BME Associates and as agent for Spall Homes, stated that Bridleridge Farms, which received concept subdivision approval in 2018, is requesting acknowledgement from the Board to combine lots 119 and 120. This lot is requested to be transferred from the east to the west side of Clover St for a future section of the subdivision. The 122-lot total would remain for the subdivision.

The Board posed no questions or oppositions to the relocation of the lot. Chairman Limbeck asked for a roll call. The Board voted as follows:

APPROVED Minutes 11-28-22

David Jefferson	Aye
Paul Alguire	Aye
John Halldow	Aye
Kevin Morabito	Aye
Sarah Gibson	Aye
Paula Liebschutz	Aye
John Limbeck	Aye

The minutes of October 24, 2022, were approved following a motion by Planning Board Chairman John Limbeck, seconded by Planning Board Member Sarah Gibson. Following a unanimous voice vote, the minutes were approved, none opposed.

Planning Board Chairman John Limbeck motioned to close the meeting at 7:06PM, seconded by Planning Board Member Paula Liebschutz, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

April Zurowski
Planning Board Secretary

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