

**PROCEEDINGS OF A SPECIAL MEETING  
OF THE VILLAGE BOARD OF TRUSTEES  
February 21, 2012 – 7:30 AM**

**Present**

**Mayor:** Robert C. Corby

**Trustees:** Paula Sherwood

Lorie Boehlert

Trip Pierson

Tim Galli

**Recording Secretary:** Anne Hartsig

**CALL TO ORDER**

**Mayor Corby made a motion, seconded by Trustee Sherwood** to call the meeting to order at 7:30 A.M.

**Vote:** Corby – yes, Galli – yes, Sherwood – yes, Pierson – yes, Boehlert – yes. **Motion carried.**

**PURPOSE**

This meeting was held to discuss some new ideas regarding the proposed project for 75 Monroe Avenue. Pittsford Canalside Properties LLC representatives, including Chris DiMarzo and Roger Brown, were present to discuss potential changes. Mayor Corby said one reason for holding this meeting was to keep the process moving with the Board of Trustees at the same time the developer is working with the Planning Board. He noted that site plan review has not started.

Mr. DiMarzo stated he would like to discuss the layout of the buildings and the parking plans for the project. He said that Roger Brown made some changes to the layout and added green spaces. He wanted to know what changes the Board of Trustees would like to see before proceeding any further.

**DISCUSSION**

Mayor Corby began by stating his concerns. He said there were too many buildings in a straight row. He said the parking shown along the railroad tracks is really a parking lot which is not allowed by Code. His next concern was that the last building is too close to the railroad tracks. Lastly, he said the roundabout that is currently included on the plans, sets the project apart from the village. He said an alternate treatment is needed for the entrance, one that would make better use of the space. Mayor Corby suggested that the developer eliminate the last building to the west and put parking for the restaurant in that location.

Trustee Galli said his concern is the size of the project.

Trustee Sherwood had concerns about the number of cars that would need parking spaces, especially for the three bedroom units. Mr. DiMarzo pointed out that the Village would only approve a certain number of parking places. He said it has been his experience that the number of cars you find for a 3 bedroom unit doesn't increase very often. If that happens, those extra cars use spaces that have not been used by residents who only have one car.

Trustee Pierson said he is concerned about the parking being too far from the restaurant. He agreed that the layout of the buildings looks like a long line and feels like a wall.

Proceedings of a Special Meeting of the Village of Pittsford Board of Trustees  
February 21, 2012

Trustee Boehlert asked if the buildings could be off-set or turned so they are not in a long line. She asked if the last building could be turned so that it creates an end. The response was that parking would be reduced by turning the buildings. It would be very difficult to make it work. She asked why a pool is included in the plans when pools are not normally part of the village. She said the pool takes green space away from the site. Mr. DiMarzo replied that the pool is a high amenity that needs to be offered. He said they are trying to find the proper place for it.

Roger Brown presented drawings laying out all of the structures in various scenarios. In one drawing, he removed the roundabout at the entrance and made the entrance more “village traditional”. Mr. Brown said this would be nicer from a pedestrian perspective. On the railroad side, Mr. Brown showed garages interspersed with parallel parking on the street. Another scenario was shown with a combination of perpendicular and parallel parking interspersed with garages. He said this scenario had a tree-lined look. The next scenario changed the location of perpendicular parking and showed the units looking out at the trees. There were pull-outs on the structures with the sidewalks going underneath. These new scenarios lessened the number of overall parking places. Mr. DiMarzo said losing those spots would “push it”. However, he said there would be one spot per unit in the underground parking in addition to the street parking.

Trustee Galli said that one concern has been the size of the project. Mr. Hagelberg stated that the total scale of this project has been reduced by 10 %. Two of the buildings have been reduced in scale since the Trustees last saw drawings.

Mayor Corby said the entrance reconfiguration shown at this meeting, which results in a better pedestrian connection and the attempt to mitigate the quality of the trackside view with trees, both have huge value. Mayor Corby and Trustee Pierson agreed that having apartments in the building closest to Monroe Avenue would imitate the feel of a village street. Board members agreed that the effort to make changes has resulted in improvements. Mr. Hagelberg said he believes the new drawings are responsive to the Board’s concerns.

Trustee Galli asked if the colors of the buildings had been decided upon. He noted that lighter colors can sometimes give the illusion that a structure is bigger than it really is. Mr. DiMarzo presented drawings showing preliminary color choices. He said there will be darker colors of siding, and varied colors of brick, window frames, and trim. Mr. Brown said Hardy Board siding and trim will be used. There will be a combination of board and batten vertical siding. Balconies, which will be on the front and back, will be a combination of metals. Roofs will be different colors and there will be some stone on the first floor level.

Trustee Pierson said he would have preferred to have fewer overall units in this project. However, the Board has learned through confidential financial discussions held in executive session with the developer, that financially, the project cannot be smaller. He said that fact must be communicated to the public. Mayor Corby responded that some of that kind of information will be gathered during the SEQR process and it will be public information.

**SEQR DISCUSSION**

Mr. DiMarzo would like to move the SEQR process along. Mayor Corby explained that a meeting has been scheduled with Art Ientilucci, the SEQR consultant for the project. He will guide the Board through the SEQR process. He said Paul Lytle will be responsible for the environmental portions such as ensuring compliance with the DEC. Mr. DiMarzo will provide Mr. Ientilucci with a package of material prior to the meeting.

Proceedings of a Special Meeting of the Village of Pittsford Board of Trustees  
February 21, 2012

Mr. DiMarzo said he would like to follow through with SHPO. Mayor Corby said that the Village will submit a 14-09 form to SHPO as well as other documents. He said it is appropriate for the Village to do so because the Village is the signatory on the waterfront improvement grant. Mr. DiMarzo will provide the latest site plan and elevations to the Village for submission. Mr. Hagelberg said he hopes for a timely submission to SHPO to avoid slowing down the overall approval process. Mayor Corby agreed that the submissions should take place soon.

Mr. DiMarzo said the DEC has approved the site mitigation plan. Dirt will have to be hauled off site. They hope to do this as the project develops. As the buildings go up, there will be further testing. The DEC will have people on the site monitoring the environmental aspects. There is an approximate 24 month time frame by which the mitigation must be completed.

#### **CONCLUSION**

Mr. DiMarzo summarized his understanding of the next steps. He said the developer will refine the drawings and will continue working with the Planning Board. The developer will meet with Mr. Ientilucci after the initial Village meeting next week. The developer will provide a package of drawings which the Village will submit to SHPO.

As a matter of interest, Mayor Corby noted that Maximus will open a call center within the Veramark building on Monroe Avenue. This will create more local jobs but will also generate greater amounts of traffic when combined with traffic from the 75 Monroe Avenue project. Mr. DiMarzo responded that perhaps the DOT would have to install more traffic controlling devices.

#### **ADJOURNMENT**

There being no further business, a **motion** was made by **Mayor Corby, seconded by Trustee Boehlert**, to adjourn the meeting at 8:40 AM

**Vote:** Corby – yes, Galli – yes, Sherwood – yes, Pierson – yes, Boehlert – yes. **Motion carried.**

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Anne Z. Hartsig, Recording Secretary