#### AGENDA TOWN OF PITTSFORD PLANNING BOARD OCTOBER 23, 2023

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, October 23, 2023, 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.

#### **DECISION PENDING**

**Panorama Landing Office Park – Phase 2** Amendment to Final Site Plan/Subdivision Approval

#### **NEW HEARING**

**1 Sinclair Drive (Cloverwood Living Facility), Generator** Preliminary/Final Site Plan (Tobey PUD)

#### **OTHER BUSINESS**

**Approval of Minutes** 

#### **TABLED TOPIC**

McMahon LaRue Associates, Geoca Subdivision Concept Subdivision

The next scheduled meeting is for Monday, November 13, 2023.

#### PLANNING BOARD AMENDED RESOLUTION Panorama Landing Office Park – Phase 2 Amendment Final Site Plan/Subdivision Approval Tax Parcel #139.13-1-1.4

WHEREAS MRB Group, as agent for Gallina Development Corp., is applying for Amendment to Final Site Plan and Subdivision approval for Panorama Landing Office Park with an amended plat map received October 18, 2023; and

WHEREAS this is a Type I Action, and through coordinated review, the Town Board issued a Negative Declaration pursuant to SEQRA on August 18, 2015; and

WHEREAS Preliminary Site Plan and Subdivision approval was granted by the Planning Board on January 25, 2016; and

NOW, THEREFORE, upon careful and deliberate consideration by the Planning Board, of all written and oral submissions, testimony by the applicant, and the Town's property history, 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 an Amendment to Final Site Plan approval based upon the following Findings of Fact, and subject to compliance with the following Conditions of Approval:

## FINDINGS OF FACT

- 1. The Findings of Fact included in the April 11, 2016, Planning Board Final Approval are referenced and incorporated herein.
- 2. This approval amends the 2019 approval that maintains the building layout of Phase I with three buildings on three lots but approved the remaining two buildings to be located on a single lot. The new configuration reverts to the original 2016 plan for 5 buildings on 5 separate lots accessed from the private roadway.

#### **CONDITIONS OF APPROVAL**

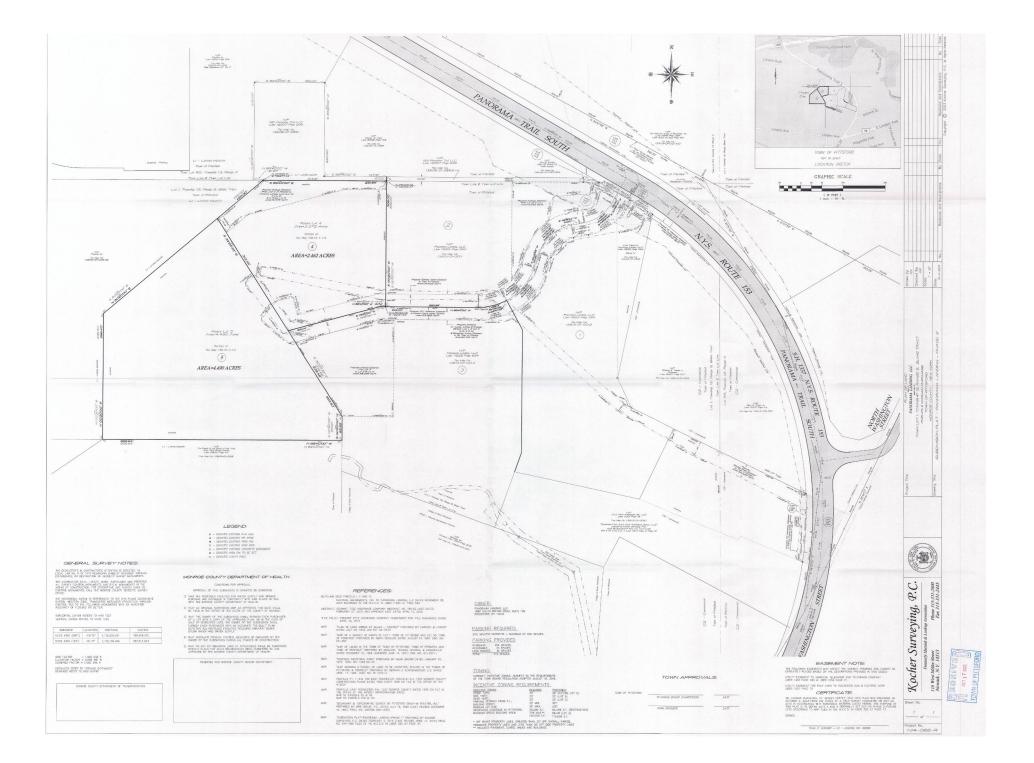
- 1. Subject to compliance with or resolution to the Town's DRC report dated July 3, 2019, and the applicant's written response dated, July 16, 2019.
- 2. In accordance with the applicants Incentive Zoning application to the Town Board dated June 30, 2015. The applicant/developer of the property is required to satisfy the "amenity" offered in the application and approved by the Town Board. Specifically, a total of \$75,000 to be paid in installments of \$25,000 for the first building and \$12,500 for each of the remaining four buildings paid when each building permit is issued.
- 3. The Letter of Credit will need to be adjusted for the additional phase. A draft Letter of Credit engineer's estimate will need discussion to determine appropriate line items. Site Construction may not start until necessary revisions to the Letter of Credit are made and established.
- 4. The addresses established for the buildings during phase I of the project will not change even though there will be two buildings on one tax parcel. Therefore, the numbers 961 and 963 will be used for the two buildings on the lots.
- 5. Further adjustments will be necessary in regard to meeting the dimensional requirements for the fire apparatus turnaround proposed in parking lot east of building C.

- 6. The Planning Board recognizes that in the future the developer and or building owners may want to add additional landscaping or fencing to screen adjacent uses. The Planning Board approves the addition of 6-foot fencing and landscaping for screening purposes for the entire site subject to review and approval by the Department of Public Works.
- 7. Sewer Department entrance fees will be collected with the Sewer Connection Permit that is issued with each building as part of the Building Permit process for that individual building.
- 8. Subject to applicable regulatory approvals.
- 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:

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

Adopted by the Planning Board on October 23, 2023.

April Zurowski Planning Assistant





ORIGINAL SHEET - ARCH D

REMOVE EXISTING GENERATOR. PHASING TO BE COORDINATED WITH OWNER SO GENERATOR IS NOT REMOVED UNTIL NEW GENERATOR IS OPERATIONAL. PROTECT CONCRETE PAD AND OTHER ITEMS WITHIN FENCED AREA.

NICHOLAS COSTANZA &

SHARON ELLIS TODISCO T.A. No. 163.020-01-3

DAVID NEALE & CARLA KINDER

# <u>SITE DATA:</u>

R=1604.10 D=1°27'58

TOTAL PARCEL AREA: 36.56 + ACRES PROPOSED DISTURBANCE AREA: 0.25 + ACRES 2. ZONING: EXISTING ZONING: PROPOSED ZONING

TAX PARCEL ID: 163.02-1-36

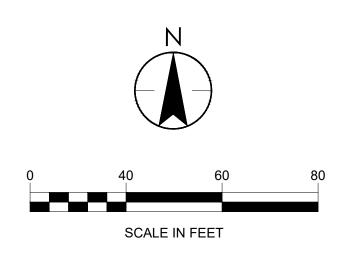
- SENIOR LIVING FACILITY 3. PROPOSED USE:
- 4. BUILDING SET BACK REQUIREMENTS

SIDE YARD

- FRONT YARD
- BACK YARD: 5 FT

# GENERAL NOTES:

- UNI ESS SPECIFICALLY STATED HEREIN. THESE PLANS ARE NOT SUITABLE FOR MACHINE GUIDANCE USE OR PURPOSES DURING CONSTRUCTION. NO GUARANTEE IS MADE THAT THE ELECTRONIC DATA SYSTEMS OR FILE STRUCTURE USED BY STANTEC WILL BE COMPATIBLE WITH THE ELECTRONIC SYSTEMS USED BY THE CONTRACTOR. INFORMATION SHOWN ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THE ELECTRONIC FILES DATA.
- THE CONTRACTOR SHALL VERIFY SITE CONDITIONS, COORDINATE DIMENSIONS, ELEVATIONS AND DETAILS SHOWN ON CONTRACT DRAWINGS. NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO PREPARATION OF SHOP DRAWINGS
- AND THE COMMENCEMENT OF CONSTRUCTION. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS, SPECIFICATIONS AND REQUIREMENTS OF THE TOWN OF PITTSFORD UNLESS OTHERWISE
- NOTED THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY ALL FEES ASSOCIATED
- WITH ALL PERMITS AND PROVIDE ALL BONDS REQUIRED FOR THIS WORK INCLUDING BUT NOT LIMITED TO UTILITY CONNECTIONS, AND BUILDING & SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE THAT ALL NECESSARY PERMITS,
- ERTIFICATIONS, AND/OR INSPECTIONS, REQUIRED BY CODES AND/OR UTILITY SERVICE PROVIDERS, ARE OBTAINED PRIOR TO THE FINAL CONNECTION OF SERVICES. 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL DRAWINGS AND
- SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE OWNERS REPRESENTATIVE SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE
- DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND R.O.W. MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE
- COUNTY GEODETIC SURVEY OFFICE. 8. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OF DESTRUCTION OF
- GEODETIC SURVEY MONUMENTS. CAUTION - NOTICE TO CONTRACTOR:
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND. WHERE POSSIBLE. MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND/OR DIG SAFE SERVICE AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS O LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES, WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE
- THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY LOCATIONS. COORDINATE WORK WITH ALL PROJECT CONTRACTORS AND OWNER'S REPRESENTATIVE. 10. IF A STAGING AREA IS REQUIRED COORDINATE THE LOCATION WITH OWNER'S
- REPRESENTATIVE. THE STAGING AREA SHALL BE CLEANED AND SURFACES RESTORED TO EXISTING CONDITION AND TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE. MAINTENANCE AND PROTECTION OF TRAFFIC ALONG WITH SECURING THE WORK AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. PROVIDE TEMPORARY
- BARRICADES AND/OR OTHER APPROPRIATE EQUIPMENT AS REQUIRED TO DIRECT VEHICLE TRAFFIC AND PEDESTRIANS AWAY FROM WORK AREAS. 12. ALL DEBRIS AND SOILS DERIVED FROM THE CONTRACTOR'S OPERATIONS FOUND IN THE
- PUBLIC RIGHT-OF-WAY, PRIVATE ROADWAYS, OR CAUSING NUISANCE TO OPERATIONS SHALL BE CLEANED AND REMOVED ON A DAILY BASIS OR WHEN NOTIFIED BY THE OWNER'S REPRESENTATIVE. 13. THE DRAWINGS ARE INTENDED TO REQUIRE AND TO INCLUDE ALL LABOR, MATERIAL AND EQUIPMENT PROPER FOR THE WORK.
- 14. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PROCEDURES. THE WNER/ENGINEER/ARCHITEC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR OR
- AGENTS, EMPLOYEES OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK 15. OBSERVE ALL OSHA AND OTHER APPLICABLE SAFETY REQUIREMENTS INCLUDING THE USE OF SAFETY GLASSES, HARD HATS AND PROTECTION OF THE AREA AT ALL TIMES. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONSTRUCTION SAFETY AT ALL TIMES.
- 16 SAFETY: THE CONTRACTOR IS RESPONSIBLE FOR OVERSEEING THE SAFE OPERATION OF ALL EQUIPMENT IN HIS USE. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL OF THE EQUIPMENT IN HIS USE IN A SAFE CONDITION. CONDUCT ALL CONSTRUCTION





PLANNED UNIT DEVELOPMENT PLANNED UNIT DEVELOPMENT

#### 5. THE SETBACK LINES AND NOTES RELATED TO SETBACKS SHOWN HEREIN ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS OF THE TOWN OF PITTSFORD AS OF THE DATE OF THIS PLAN AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS

OPERATIONS IN A SAFE MANNER FOR EMPLOYEES AS WELL AS OTHER WORK PERSONS OR ANYONE THE JOB SITE. PROVIDE BARRIERS, FLAGS, TAPE, ETC., AS REQUIRED FOR SAFETY.

- 17. STORAGE OF EQUIPMENT AND SUPPLIES: STORAGE OF EQUIPMENT AND SUPPLIES FOR THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE SCHEDULED FOR DELIVERY TO THE SITE AS THE EQUIPMENT OR SUPPLIES ARE REQUIRED. DAMAGE TO THE EQUIPMENT DELIVERED TO THE SITE OR IN TRANSPORT TO THE JOB SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY LOSS OR DAMAGE CAUSED BY HIM OR HIS WORKMEN TO THE EXISTING FACILITY OR FEATURES DURING THE COURSE OF CONSTRUCTION AND SHALL TO ENSURE RESTORATION TO THE ORIGINAL CONDITION AND AT NO COST TO
- 19. SEE SPECIFICATIONS FOR THE FULL SCOPE OF REQUIREMENTS APPLICABLE TO THIS PROJECT
- 20 SHOP DRAWINGS: REPRODUCTION OF DESIGN DRAWINGS SHALL NOT BE PERMITTED. CONTRACTOR SHALL REVIEW AND PROVIDE REVIEW STAMP ON SHOP DRAWING SUBMISSION PRIOR TO SUBMITTAL TO OWNER'S REPRESENTATIVE INDICATING UNDERSTANDING AND ACCEPTANCE OF SUBMITTAL AND CONFIRMING CONFORMANCE TO PROJECT DRAWINGS/SPECIFICATIONS.
- 21. ALL SUBMITTAL/SHOP DRAWINGS SHALL CONTAIN COMPLETE INFORMATION NECESSARY TO DETERMINE THAT THE ITEM IS APPROPRIATE FOR THE PURPOSE INTENDED. ALL SUBMITTAL/SHOP DRAWINGS SHALL CONTAIN THE MANUFACTURER'S NAME, THE MANUFACTURER'S CONTACT PERSON, CURRENT TELEPHONE NUMBER AND SHALL BE STAMPED BY THE CONTRACTOR FOR CONFORMANCE PRIOR TO SUBMITTAL.
- 22. RECORD DRAWINGS TO BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF TOWN PITTSFORD.
- DOCUMENTS AND THE GOVERNING CODE OR ORDINANCE, THE MORE STRINGENT STANDARD SHALL
- 24. ACCEPTANCE OF CONDITIONS: INITIATING WORK CONSTITUTES CONTRACTOR ACCEPTANCE
- TRADE LICENSE: THE CONTRACTOR SHALL BE CURRENTLY LICENSED TO PERFORM THE WORK WITHIN THE JURISDICTION HAVING AUTHORITY. ALL REQUIRED LICENSING SHALL
- 26. PROFESSIONALISM AND APPEARANCE OF WORK: WORKMANSHIP OF ALL INSTALLATIONS SHALL BE IN ACCORDANCE WITH ACCEPTED PRACTICES OF THIS TRADE. INSTALLATION METHODS SHALL CONFORM TO MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE THE PROJCT WITH QUALIFIED JOURNEYMEN AND EMPLOYEES IN THIS FOR THE DURATION OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COMMUNICATE WITH AND KEEP THE OWNER APPRISED OF CHANGES OR CLARIFICATIONS.
- 27. UTILITY COORDINATION: CONTRACTOR SHALL CONTACT ALL UTILITIES AND VERIFY ALL UTILITY REQUIREMENTS PRIOR TO COMMENCING OR ORDERING ANY MATERIALS WHATSOEVER. CONFLICTS BETWEEN UTILITY REQUIREMENTS AND THE PLANS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO COMMENCING CONSTRUCTION OR ORDERING ANY MATERIALS WHATSOEVER.
- 28. DIAGRAMMATIC PLANS: DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE EXACT LOCATIONS AND ARRANGEMENT OF ALL PARTS SHALL BE CONFIRMED WITH THE OWNER BEFORE WORK PROGRESSES. CONTRACTOR SHALL VERIFY COORDINATES WITH PLAN LOCATIONS PRIOR TO CONSTRUCTION STAKEOUT. NOTIFY OWNER OF ANY DISCREPANCIES PRIOR TO STAKEOUT
- 29. INCIDENTAL ITEMS: INCIDENTAL ITEMS NOT INDICATED ON DRAWINGS, NOT MENTIONED IN THE SPECIFICATIONS THAT CAN BE LEGITIMATELY AND REASONABLY INFERRED TO BELONG TO THE WORK DESCRIBED OR NECESSARY IN GOOD PRACTICE TO PROVIDE A COMPLETE SYSTEM, SHALL BE FURNISHED AND INSTALLED AS THOUGH ITEMIZED HERE IN EVERY DETAIL.
- 30. ANY WORK NOT CONFORMING TO PLANS, SPECIFICATIONS, CODES OR MANUFACTURER'S RECOMMENDATIONS OR UNACCEPTABLE TO THE OWNER'S Q.C. REPRESENTATIVE OR TO THE LOCAL GOVERNING AUTHORITY SHALL BE REPAIRED OR REPLACED BY THE SUBCONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- 31. THE SUBCONTRACTOR SHALL PAVE IN THE DIRECTION OF TRAFFIC. 32. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. SLIGHT FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL PRIOR TO INSTALLATION OF PAVEMENT.
- 33. REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL COMPONENT DESIGN INFORMATION.



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Legend

Notes

Βv Appd. YY.MM.DD Revision PLANNING BOARD SUBMISSION MDM 23.09.27 OP Appd. YY.MM.DD Βv Issued File Name: C\$100.dwg dwn Chkd D\$GN Date

Dwn. Chkd. Dsgn. YY.MM.DD Permit-Seal



Client/Project CLOVERWOOD

Title

GENERATOR PROJECT

1 SINCLAIR DRIVE, PITTSFORD, NY 14534

# **OVERALL SITE PLAN**

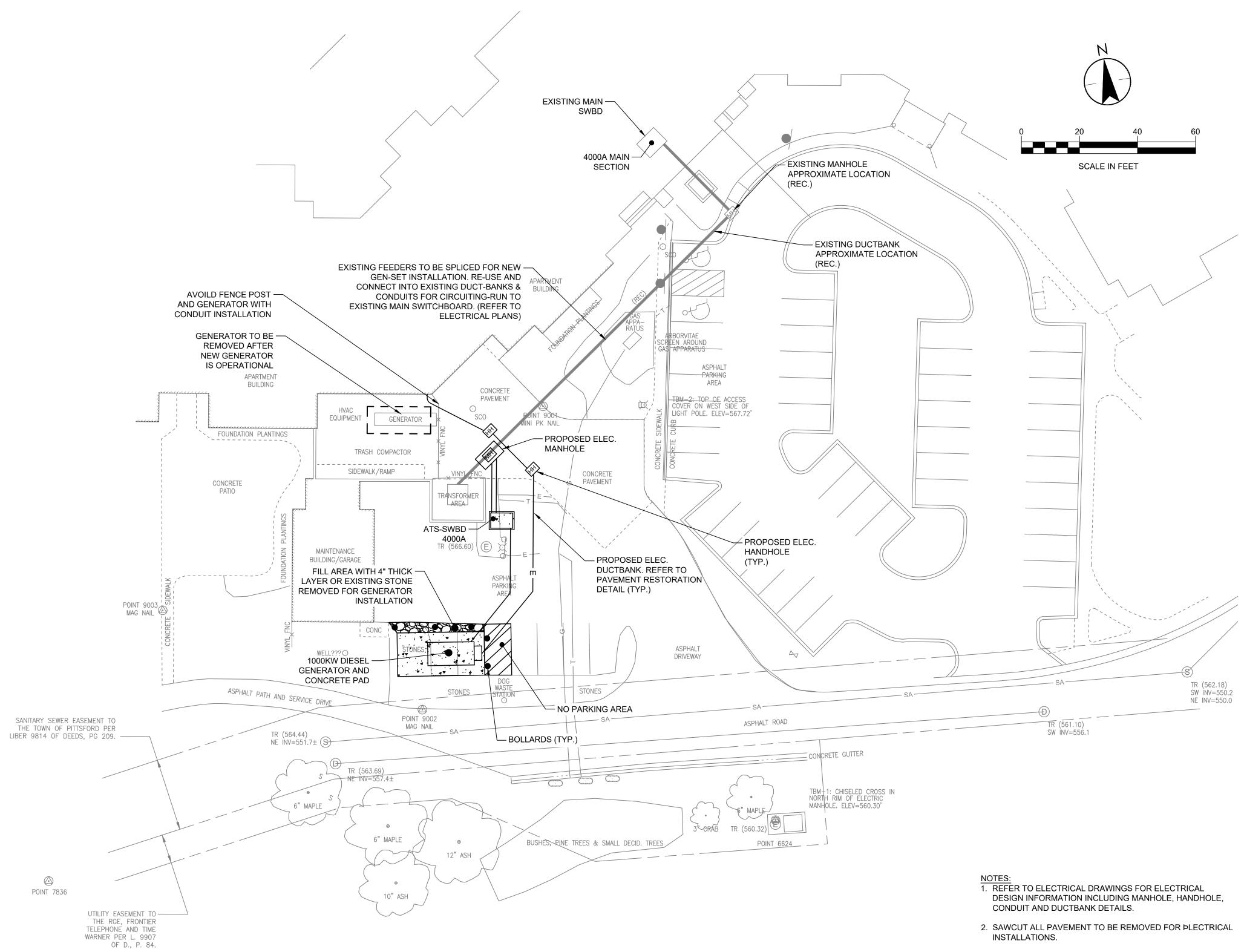
Scale Project No. 1''=80' 19280027 Drawing No. Sheet Revision CS100 2 of 5

18. DAMAGE RESPONSIBILITY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR BE FULLY RESPONSIBLE FOR REPAIRING OR REPLACING IN KIND, AS REQUIRED,

23. CONFLICTING STANDARDS: IN THE CASE OF CONFLICT BETWEEN THE CONTRACT

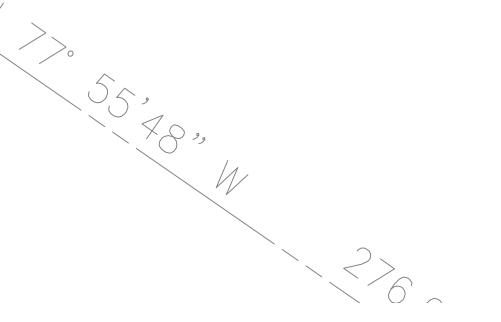
OF THE EXISTING CONDITIONS ASSOCIATED WITH THE WORK IN QUESTION.

MAINTAINED THROUGHOUT THE DURATION OF THE WORK.



ORIGINAL SHEET - ARCH D

- 3. CONFIRM LOCATION OF EXISTING UTILITIES AT ALL POTENTIAL CROSSING POINTS PRIOR TO CONSTRUCTION. ADJUST DEPTH OF NEW DUCTBANKS/CONDUITS IF NECESSARY TO AVOID CONFLICTS.





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 YY.MM.DD
 PLANNING BOARD SUBMISSION Issued DWNCHKDDSGNDATEDwn.Chkd.Dsgn.YY.MM.DD File Name: C\$101.dwg

Permit-Seal



Client/Project CLOVERWOOD

GENERATOR PROJECT

1 SINCLAIR DRIVE, PITTSFORD, NY 14534

Title SITE/UTILITY PLAN

Project No. Scale 1''=20' 192800277 Sheet Revision Drawing No. CS101 0 3 of 5

#### TOWN OF PITTSFORD PLANNING BOARD SEQRA RESOLUTION 1 Sinclair Drive (Cloverwood Senior Living) Preliminary/Final Site Plan (Tobey PUD) Tax Parcel #163.02-1-36

WHEREAS, Cloverwood Senior Living has made application for Preliminary/Final Site Plan approval for a generator replacement and relocation to reside on the southeast side of the main building at 1 Sinclair Drive with application materials received September 27, 2023; 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. 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.
- 2. The application includes anticipated sound data from the generator manufacturer. A decibel level of 58.8 +/- was calculated at 155 +/- feet from the nearest property line.
- 3. The applicant has provided an aerial map and generator specifications which indicates that the generator will not create unreasonable noise impacts to nearby properties.

#### CONCLUSION

The Planning Board, as lead agency for the action, 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:

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

Adopted by the Planning Board on October 23, 2023.

April Zurowski Planning Assistant

# Short Environmental Assessment Form Part 1 - Project Information

#### Instructions for Completing

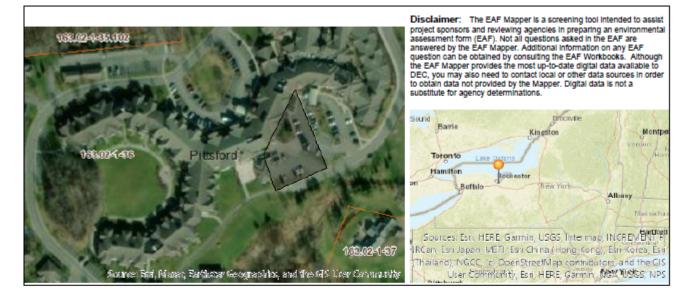
<u>Part 1 – Project Information</u>. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently 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:				
Cloverwood Generator				
Project Location (describe, and attach a location map):				
1 Sinclair Drive, Pittsford, NY 14534				
Brief Description of Proposed Action:				
Remove two existing generators and install new 1000kW generator and automatic transfer sw	vitch with associated conduits			
Name of Applicant or Sponsor:	Telephone: 585-248-111	0		
Cloverwood Senior Living Inc Michael Perrotta E-Mail: mperrotta@friendlyseni		lyseniorliving.org	orliving.org	
Address:				
1 Sinclair Drive				
City/PO:	State:	Zip Code:		
Pittsford	NY	14534		
<ol> <li>Does the proposed action only involve the legislative adoption of a plan, loca administrative rule, or regulation?</li> </ol>	l law, ordinance,	NO	YES	
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.				
2. Does the proposed action require a permit, approval or funding from any othe	er government Agency?	NO	YES	
If Yes, list agency(s) name and permit or approval: Site Plan Approval from Pittsford Planning Board				
3. a. Total acreage of the site of the proposed action?       +/- 30.56 acres         b. Total acreage to be physically disturbed?       +/- 0.25 acres         c. Total acreage (project site and any contiguous properties) owned				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. 🗖 Urban 🗌 Rural (non-agriculture) 🗖 Industrial 🖌 Commercial 🖌 Residential (suburban)				
✓ Forest Agriculture Aquatic Other(Specify):				
Parkland				

· · · · · · · · · · · · · · · · · · ·	0	YES	N/A
a. A permitted use under the zoning regulations?	<b>-</b> t7		$\Box$
b. Consistent with the adopted comprehensive plan?	╡┼		$\square$
L	<u> </u>		
5. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	-	NO	YES
			✓
Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES
f Yes, identify:	-   !	✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation services available at or near the site of the proposed action?			
<ul> <li>Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed</li> </ul>		片	
action? Does the proposed action meet or exceed the state energy code requirements?	+	NO	YES
f the proposed action will exceed requirements, describe design features and technologies:	-	110	1153
	_	✓	
0. Will the proposed action connect to an existing public/private water supply?	_	NO	YES
If No, describe method for providing potable water:	_	✓	
1. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:	_ [		
	_	✓	
2. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district	-+	NO	YES
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 irchaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		✓	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain		NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?			$\checkmark$
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		✓	$\Box$
f Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:	– Ľ	<u>.</u>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
Shoreline Forest Agricultural/grasslands Early mid-successional		
🗋 Wetland 🔲 Urban 🗹 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 V	YES
16. Is the project site located in the 100-year flood plan?	NO	YES
	$\checkmark$	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?		$\checkmark$
<ul> <li>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:</li> </ul>		
The project site drains to roadside gutter and into a closed storm sewer drainage system. There will be no impact to the drainage system as a result of the project.		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	$\checkmark$	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	$\checkmark$	
20.Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	$\checkmark$	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BE MY KNOWLEDGE	EST OF	
Applicant/sponsor/name: Michael Perrotta Date:		
Signature: Much furt Title: Senior Vice President of Housing		_



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
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]	No
Part 1 / Question 20 [Remediation Site]	No

# 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.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	$\checkmark$	
2.	Will the proposed action result in a change in the use or intensity of use of land?	$\checkmark$	
3.	Will the proposed action impair the character or quality of the existing community?	$\checkmark$	
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	$\checkmark$	
5.	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?	$\checkmark$	
6.	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?	$\checkmark$	
7.	Will the proposed action impact existing: a. public / private water supplies?	$\checkmark$	
	b. public / private wastewater treatment utilities?	$\checkmark$	
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	$\checkmark$	
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	$\checkmark$	
10.	Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	$\checkmark$	
11.	Will the proposed action create a hazard to environmental resources or human health?	$\checkmark$	

Check this box if you have determined, based on the info that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation, entially large or significant adverse impacts and an
Check this box if you have determined, based on the info	rmation 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
	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)

#### TOWN OF PITTSFORD PLANNING BOARD RESOLUTION 1 Sinclair Drive (Cloverwood Senior Living) Preliminary/Final Site Plan (Tobey PUD) Tax Parcel #163.02-1-36

WHEREAS, Cloverwood Senior Living has made application for Preliminary/Final Site Plan approval for a generator replacement and relocation to reside on the southeast side of the main building at 1 Sinclair Drive with application materials received September 27, 2023; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and the Planning Board has considered potential impacts as part of a single agency review and granted a negative declaration on October 23, 2023; and

WHEREAS, a public hearing was duly advertised and held on October 23, 2023, 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 approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

### **FINDINGS OF FACT**

- 1. The Planning Board has reviewed the applicant's application and concluded the proposed replacement generator will not adversely affect surrounding properties.
- 2. The application includes anticipated sound data from the generator manufacturer. A decibel level of 58.8 +/- was calculated at 155 +/- feet from the nearest property line.
- 3. The new 1000 kW generator is proposed to replace and upgrade two existing generators, a 125kW unit and a 300kW unit, outside of the main building at 1 Sinclair Drive.
- 4. The proposed generator location abuts the maintenance building and service road with multiple trees and bushes to the south.
- 5. The generator will be tested periodically as part of the Cloverwood staff operation and maintenance program, and as recommended by the manufacturer.

#### **CONDITIONS OF APPROVAL**

- 1. The "exercise" time of the generator is subject to adjustment as required by the Department of Public Works.
- 2. Unreasonable noise impacts caused by the generator as determined by the Code Enforcement Officer must be addressed by the applicant as soon as practical and documentation of action is to be provided to the Department of Public Works.
- 3. Three additional safety bollards are required adjacent to the roadway and two additional bollards are required on the west side of the generator, subject to Fire Marshal approval.

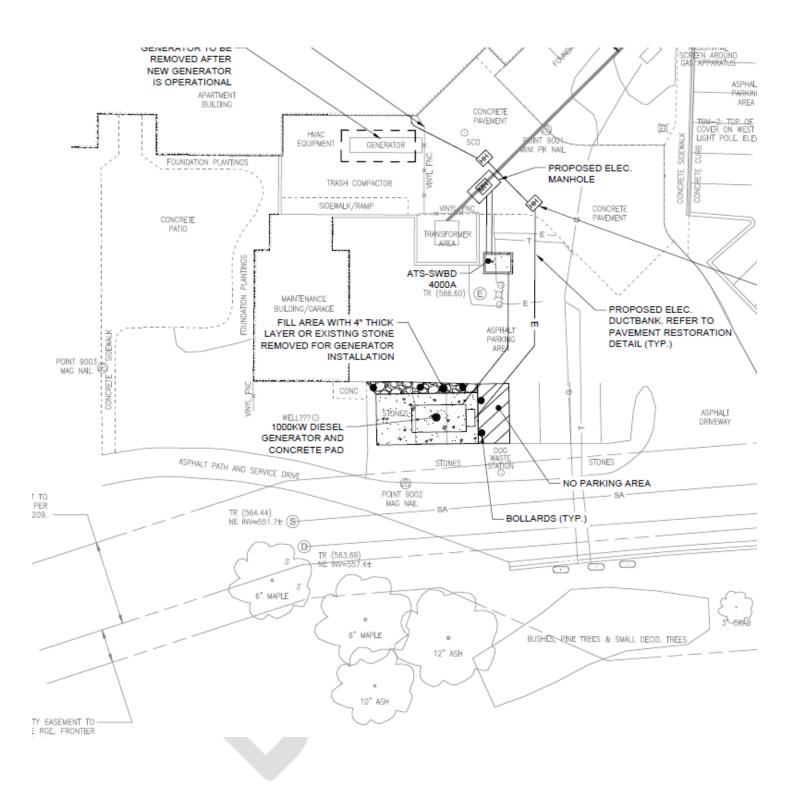
4. Existing landscaping and screening are to be maintained on the south side of the generator as shown in the Site/Utility Plan. No additional landscaping is required due to the distance from the nearest home to the generator.

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:

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

Adopted by the Planning Board on October 23, 2023.

April Zurowski Planning Assistant



### TOWN OF PITTSFORD PLANNING BOARD SEPTEMBER 11, 2023

Minutes of the Town of Pittsford Planning Board meeting held on September 11, 2023 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

**PRESENT:** Kevin Morabito, Hali Buckley, John Limbeck, Dave Jefferson

ABSENT: John Halldow, Paula Liebschutz, Paul Alguire

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

**ATTENDANCE:** There were 2 members of the public present.

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

#### **NEW HEARING:**

#### 507 Thornell Road (Northfield Church), Shed

Preliminary/Final Site Plan and Special Use Permit

Tim Klembczyk, of 26 Thomville Circle and as agent for Northfield Church, introduced the application. Mr. Klembczyk stated that the applicant is requesting Preliminary/Final Site Plan and Special Use Permit approval for up to 320 square-foot storage shed towards the rear of the parking lot at 507 Thornell Road.

Board Member Dave Jefferson asked if the applicant plans to run electricity to the shed. Mr. Klembczyk stated that electricity is not planned.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Kevin Morabito. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Dave Jefferson.

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

#### **OTHER DISCUSSION:**

The minutes of August 28, 2023, were approved following a motion by 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 6:34PM, seconded by Board Member Buckley, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

April Zurowski Planning Assistant

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