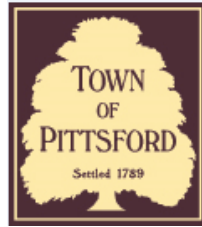


SUPERVISOR
William A. Smith, Jr.



COUNCIL MEMBERS
Kim Taylor, Deputy Supervisor
Naveen Havannavar
Cathy Koshykar
Stephanie Townsend

Town Board Agenda
Town Hall – 11 S. Main Street, Pittsford – Lower Level
Tuesday, May 7, 2024 – 6:00 PM

Call to Order

Pledge of Allegiance

Minutes

Approval of Minutes of the Meeting of April 16, 2024

Legal Matters

Public Comment – *Continuation of Public Hearing*

SEQRA Resolution regarding Proposed Local Law No. 4 of 2024: Amendment to the Provisions of the Tobey Planned Unit Development District (Tobey PUD), Parcels 8 & 12

Resolution considering Adoption of Proposed Local Law No. 4 of 2024

Operational Matters

Public Comment

Financial Matters

Public Comment

Surplus Inventory

Budget Transfer for Radar Speed Trailers

Personnel Matters

Public Comment

Hiring Resolution

Other Business

Public Comment

Adjournment

PUBLIC MEETINGS OF THE TOWN BOARD are IN-PERSON at TOWN HALL

ATTENDING IN PERSON

Comments:

As always, comments are open to Pittsford residents, owners of property in the Town who pay Town taxes, owners of businesses in the Town, attorneys or agents designated by a resident to speak on the resident's behalf. To comment you must sign in at the sign-in desk.

VIEWING FROM HOME

1. Live

The Town Board meeting will stream live through our cable access station's streaming portal. Please use the following link:

<https://videoplayer.telvue.com/player/FcqTL0OYMCGU6WlccUApyUL3twz4dm9V/stream/819?fullscreen=false&showtabssearch=true&autostart=true>

You can watch on any computer, tablet, smart phone or web capable TV. If you log in before the meeting starts and see an error message, refresh your screen at 6:00 pm when the board meeting starts and you can view the meeting live while it is happening.

Comments:

Comments are open to Pittsford residents, owners of property in the Town who pay Town taxes, owners of businesses in the Town, attorneys or agents designated by a resident to speak on the resident's behalf.

- at any time before 2:30pm on the day of the meeting (a) by email to comments@townofpittsford.org; (b) by submitting it in writing, through the drop slot to the right of the front door at Town Hall (11 South Main Street); or (c) by U.S. Mail to the Town Clerk, for receipt no later than 2:30 pm on the day of the meeting;
and, in addition,
- at any time ***during*** the meeting by email to comments@townofpittsford.org
- All comments submitted should **include the name and street address** of the commenter. Comments from residents will be read by the Town Clerk at the appropriate point of the meeting. The Clerk will read your name, but not your street address unless you ask for it to be read.

2. On-Demand Video

As always, video will be uploaded to our cable access station's streaming portal subsequent to the meeting, usually within a few days. It is available on demand. You can see it here:

<https://videoplayer.telvue.com/player/FcqTL0OYMCGU6WlccUApyUL3twz4dm9V/stream/690?fullscreen=false&showtabssearch=true&autostart=true>

Minutes of the Pittsford Town Board for April 16, 2024

**DRAFT
TOWN OF PITTSFORD
TOWN BOARD
APRIL 16, 2024**

Proceedings of a meeting of the Pittsford Town Board held on Tuesday, April 16, 2024, at 6:00 P.M. local time in the Lower-Level Meeting Room of Town Hall, 11 South Main Street, in person.

PRESENT: Supervisor William A. Smith, Jr.; Councilmembers Naveen Havannavar, Cathy Koshykar, Stephanie Townsend, and Kim Taylor.

ABSENT: None.

ALSO PRESENT: Staff Members: Robert Koegel, Town Attorney; Paul Schenkel, Commissioner of Public Works; Renee McQuillen, Town Clerk; Jessie Hollenbeck, Recreation Director; Angel Martinez, Director of IT; Kelly Eldred, Assistant to the Supervisor; Shelley O'Brien, Communications Director; Spencer Bernard, Chief of Staff.

ATTENDANCE: Fifty-two members of the public along with an interpreter attended.

Supervisor Smith called the Town Board meeting to order at 6:00 P.M. and invited all to join in the Pledge to Flag.

SUPERVISORS ANNOUCEMENTS

PUBLIC HEARING FOR PROPOSED LOCAL LAW #4 OF 2024: AMENDMENT TO THE PROVISIONS OF THE TOBEY PUD, PARCELS 8 & 12

Supervisor Smith opened the Public Hearing and asked if any member of the public wished to comment. The following people offered comments: J. Bulin, J. Zakalik, C. Zdyb, X. Cai, M. Moore, F. Feinstein, R. Guhde, E. Doherty, T. O'Keefe, M. Anders, T. Reader.

The following people submitted comments by e-mail:, which the Clerk read aloud: S. Alessi, R. Perotto, T. Carpitella, K. Kenny, C. Schmitz, B. and J. Renica, T. Hu, Y. Zhang, M. Morgan, A. Terio, J. Braverman, A. Benoit, P. Torcello, K. and J. Hultz, L. lin, R. Zhang, L. Zhao, H. Zhang, M. and J. Brand, L. Langner, Ron and Lily, T. Xu, R. Blew, Y. Zheng,

MINUTES OF THE APRIL 2 MEETING APPROVED

A Resolution to approve the minutes of the Town Board meeting of April 2, 2024, was offered by Councilmember Townsend, seconded by Councilmember Havannavar, and voted on by members as follows: Ayes: Havannavar, Koshykar, Taylor, Townsend, and Smith. Nays: none.

The Resolution was declared carried as follows:

RESOLVED, that the Minutes of the April 2, 2024, Town Board meeting are approved.

OPERATIONAL MATTERS

PUBLIC COMMENTS

No comments were submitted.

BID DATE SET FOR NEW COPPER BEECH PARK

Commissioner Schenkel reminded board members that the previous request for bids in August 2023 yielded only 2 bids both of which exceeded the budgeted amount. A review of the project specifications

Minutes of the Pittsford Town Board for April 16, 2024

determined the Town could self-perform some aspects leading to some savings. In addition, contractors are catching up on the backlog of work created by the COVID pandemic allowing for hopefully more bids with competitive pricing. Deputy Supervisor Taylor offered a motion to set the bid opening date for Wednesday, May 15, 2024, at 11:00 AM, seconded by Councilmember Taylor and voted on by board members as follows: Ayes: Havannavar, Koshykar, Taylor, Townsend, and Smith. Nays: none.

The Resolution was declared carried as follows:

RESOLVED, that the Town Board set a bid opening date for the New Copper Beech Park for Wednesday, May 15, 2024, at 11:00 AM.

FINANCE MATTERS

PUBLIC COMMENTS

No comments were submitted.

APRIL VOUCHERS APPROVED

Councilmember Havannavar mentioned he would be recusing himself from the vote to approve payments to Paychex, Inc., his employer. For this reason, the Board proposed to vote separately on the Paychex payment.

Board members acknowledged review of the vouchers proposed for payment. A resolution to approve the proposed vouchers except for Paychex, Inc. was offered by Supervisor Smith, seconded by Councilmember Havannavar, and voted on by members as follows: Ayes: Havannavar, Koshykar, Taylor, Townsend, and Smith. Nays: none.

The Resolution was declared carried as follows:

RESOLVED, that the April vouchers from numbers 165368 to 165457, 165459 to 165559, 165561 to 165662 and 165664 to 165722, totaling \$ 807,708.24 were approved for payment.

Thereafter Supervisor Smith moved to approve the Paychex vouchers. This was seconded by Deputy Supervisor Taylor and voted on by members as follows: Ayes: Koshykar, Taylor, Townsend, and Smith. Nays: none. Recused: Havannavar.

The Resolution was declared carried as follows:

RESOLVED, that the April Paychex vouchers numbers 165458, 165560, 165663 totaling \$4,490.32 are approved for payment.

PERSONNEL MATTERS

PUBLIC COMMENTS

No comments were submitted.

HIRING/PERSONNEL ADJUSTMENTS APPROVED

A Resolution to approve the recommendations for new hires and status and/or salary changes was offered for approval by Councilmember Townsend, seconded by Deputy Supervisor Taylor, and voted on by members as follows: Ayes: Havannavar, Koshykar, Taylor, Townsend, and Smith. Nays: none.

The Resolution was declared passed as follows:

RESOLVED, that the Town Board approves the appointment for the following employee(s):

Name	Dept	Position	Rate	Date of Hire
Rachel Taylor	Library	Library Aide - PT	\$17.14	04/15/2024
Hunter Rickey	Highway	Laborer – FT	\$20.50	04/15/2024

Minutes of the Pittsford Town Board for April 16, 2024

Name	Position	Reason	Rate	Effective Date
Carrie Halsted	Rec Asst 4	Break Camp	\$19.39	04/01/2024

OTHER BUSINESS

Chief of Staff Spencer Bernard gave a review of Town projects funded by grants. He shared staff recommendations for possible projects to be funded with the balance of ARPA funds. Board members added additional ideas they had including: a cricket pitch, accessible pathways at Thornell Farm Park, a natural playground and adding a pavilion to the Mile Post School property.

Councilmember Townsend commented on the Town coordinating advocacy efforts with the Town of Brighton and Pittsford School District for a lower speed limit in front of Allens Creek Elementary.

Councilmember Koshykar asked about the work undertaken together by Supervisor Smith and Councilmember Havannavar to evaluate public emergency alerts by text messaging and requested an update at the next meeting.

PUBLIC COMMENT

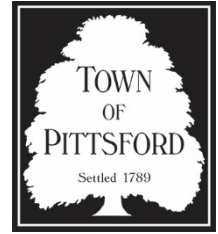
There were no comments made.

With no further business, the meeting adjourned at **8:23 P.M.**

Respectfully submitted,

Renee McQuillen
Town Clerk

MEMORANDUM



To: Town Board Members

From: Robert B. Koegel

Date: May 2, 2024

Regarding: Proposed Tobey PUD Amendments for “Pittsford Oaks” Apartments

For Meeting On: May 7, 2024

Starting on April 16, 2024 and continuing through May 7, 2024, the Town has been holding a public hearing on Local Law No. 4 of 2024, which would amend the zoning provisions on Parcels 8 and 12 of the Tobey Planned Unit Development (PUD) District located on the southwest corner of the intersection of Clover Street and West Jefferson Road (the former “Barn Bazaar” property) to allow the construction of market rate residential apartments to be known as “Pittsford Oaks.”

The major elements of the zoning amendments include the following:

1. A maximum of 175 units of market rate apartments (up from 106 units of senior housing approved but not built);
2. One, 4-story market rate apartment house (including a subterranean parking level) limited to 287,000 square feet in size;
3. A maximum building height of 48 feet measured from finished grade at the main entrance to the highest roofline of the building, and building heights measured around the building from finished grade not to exceed 59 feet to the highest roofline of the building. The building’s appearance, including rooflines, materials, and colors, is subject to approval by the Design Review and Historic Preservation Board;
4. A minimum of 1.75 parking spaces per dwelling unit (more than the 1.2 parking spaces per dwelling unit of senior housing approved but not built) (plans are for 314 parking spaces, mostly underground, some surface);
5. Landscaping as approved by the Planning Board, with open space maintained along Clover Street and West Jefferson Road and between the apartment house and the Pittsford Federal Credit Union, with a focus on buffering public views, adjacent residential uses, and the historic home on Clover Street;
6. Setbacks and signage as set forth in the legislation; and
7. No buildings and up to only 11 parking spaces allowed on Parcel 12 (east of Parcel 8, fronting on Clover Street, as shown in the legislation).

There are a few small changes in the text of the proposed local law as distributed and publicized. These changes are highlighted in the text of the proposed local law submitted herewith and include the following:

1. A maximum of 54 spaces on the Parcel 8 parking field (up from 52 spaces);
2. The maximum gross square footage of the apartment house is reduced from 290,000 square feet to 287,000 square feet;

3. Plan references are updated to April 30, 2024;
4. Building height provisions as described above;
5. Two minimum setbacks have been increased by 5 feet; and
6. The maximum size of the building identification sign at the intersection of Clover Street and West Jefferson Road is increased from 28 square feet to 40 square feet (consistent with the prior senior housing approval).

For the Board's ease of review, the most recent site plan and building elevations, dated April 30, 2024, for the proposed apartments are submitted herewith.

Should the Board wish to adopt the proposed local law, the Board will need to comply with SEQRA. In that regard, submitted herewith is a completed Full Environmental Assessment Form, Parts 1, 2, and 3. The traffic impact study prepared by the applicant (and distributed to this Board, less exhibits, at its November 21, 2023 meeting) is again submitted herewith. It concludes that the proposed project will not result in any potentially significant adverse environmental impacts for the purpose of SEQRA review. If the Board determines that adoption of the local law will not result in any significant adverse environmental impacts, it may adopt a SEQRA Negative Declaration.

Should the Board wish to proceed with adopting the proposed local law, the following two separate resolutions may be used.

SEQRA RESOLUTION

I move that a Negative Declaration of Environmental Significance be made, with respect to proposed Local Law No. 4 of 2024, as set forth in the written SEQRA Resolution submitted herewith.

ADOPTION RESOLUTION – LOCAL LAW NO. 4

I move the enactment of Local Law No. 4 of 2024, amending the provisions of the Tobey Planned Unit Development District, as set forth in the proposed Adoption Resolution submitted herewith.

**BE IT ENACTED BY THE
TOWN BOARD OF THE
TOWN OF PITTSFORD
NEW YORK
AS FOLLOWS:**

**LOCAL LAW NO. 4 OF 2024:
THE ADOPTION OF PROPOSED LOCAL LAW
NO. 4 of 2024: AMENDMENT TO THE PROVISIONS
OF THE TOBEY PLANNED UNIT DEVELOPMENT DISTRICT
(TOBEY PUD), PARCELS 8 AND 12**

Sec. 1 Title

This Local Law shall be known as “Local Law No. 4 of 2024: Amendment to the Provisions of the Tobey Planned Unit Development District (Tobey PUD), Parcels 8 and 12”.

Sec. 2 Regulation of the Tobey Planned Unit Development District

The provisions of the “Tobey Planned Unit Development Zoning, Land Use and Development Regulations”, originally adopted June 12, 1973, as previously amended, are hereby amended to read as set forth on “Exhibit A”, attached hereto and made a part hereof.

Sec. 3 Severability

If any clause, sentence, phrase, paragraph or any part of this Local Law shall for any reason be adjudicated finally by a court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Local law, but shall be confined in its operation and effect to the clause, sentence, phrase, paragraph or part thereof, directly involved in the controversy or action in which such judgment shall have been rendered. It is hereby declared to be the legislative intent that the remainder of this Local Law would have been adopted had any such provision been excluded.

Sec. 4 Effective Date

This Local Law shall take effect immediately upon filing with the Secretary of State.

EXHIBIT A

**TOWN OF PITTSFORD, NEW YORK
TOBEY PLANNED UNIT DEVELOPMENT
ZONING, LAND USE, AND DEVELOPMENT GUIDELINES**

Purpose and Intent:

In accordance with the Town of Pittsford Zoning Law, the Town Board approved the creation of the Tobey Planned Unit Development District (Tobey PUD) on June 12, 1973. The creation of the Tobey PUD divides the development area into discrete development parcels and stipulated specific permitted uses along with design guidelines.

The purpose of the Tobey PUD is to create a land use pattern and development guidelines that will maintain the quality of life for residents and their neighborhoods, to enhance the rural, historic, open space and agricultural aspect of life for the community, and to protect the heritage of Pittsford by employing design standards that are sensitive to the existing community character while being responsive to the future needs and development goals of Pittsford.

The Tobey PUD achieves these goals by limiting the extent of non-residential uses within the PUD, by specifying the extent of office development, and by requiring architectural and landscape design of a residential nature, all with the purpose and intent of creating and preserving the Jefferson Road/Clover Street intersection as a scenic western gateway to the Pittsford community.

Current and any future considerations with respect to the Tobey PUD must take into account the traffic burdens already experienced by this gateway to the Town, and the increased traffic which will result from development within the Tobey PUD, as well as development within the Town and surrounding communities.

General Requirements:

The following general requirements shall apply to all parcels and land use areas described herein.

1. Any infrastructure studies required to accommodate the rational, efficient and cost effective development of the land uses defined herein shall, at the discretion of the Town Board, be prepared by the affected landowners. Costs shall be prorated in accordance with benefits to each landowner as determined by the Pittsford Town Board.
2. Wherever there are inconsistencies between other regulations and these Regulations, the more restrictive will apply unless a determination to the contrary is made upon application to the Town Board.
3. All uses within the Tobey PUD will be subject to site plan review by the Planning Board in accordance with Section 185-76 of the Town of Pittsford Zoning Law. Site specific Environmental Impact Statements may be required for projects to ensure consistency with the Town of Pittsford Comprehensive Plan by virtue of land use, density and design.
4. For purposes of regulating development and use of parcels within the Tobey PUD after initial construction and occupancy, any change of use to one not specified herein may only be authorized by the Pittsford Town Board in accordance with Section 185-70 of the Town

Zoning Law.

5. All buffers and greenways as indicated on the July 15, 1996 URS report and described on the map contained therewith shall be preserved and maintained as part of the PUD. In addition, that parcel of land, as shown on the foregoing map, west of Clover Street and south of the existing Tobey Village Road and east of the access road from the Tobey Village Office Park to the senior living community, shall continue to be preserved as open space, with the exception of the establishment of a parking field (not to exceed ~~52~~⁵⁴ spaces) to benefit the Market Rate Apartment House located on Parcel 8 of this PUD.
6. There shall be no storage of any materials outside of any structure, except as may be specifically hereinafter permitted, including any outside refuse containers, dumpsters or other trash receptacles, except that trash receptacles of the minimum size necessary for temporary storage of refuse materials shall be permitted in Parcels 7, 8, 9, 11 and 13 hereinafter described, provided that any such containers shall be approved as part of the site plan by the Planning Board and shall be properly screened from view and appropriately maintained and sanitized so as to avoid health and odor problems. With respect to any approved refuse containers, the hours of collection shall be subject to the approval of the Planning Board.

General Design Requirements:

In designing site development plans and architectural details for structures within the Tobey PUD, the following guidelines will apply. These guidelines will be followed by all reviewing agencies of the Town of Pittsford.

Design Requirements

1. Facades of new buildings should be broken down into smaller masses of varied sizes and orientations to create smaller, human-scale, pedestrian-friendly environments in keeping with the residential character of the community.
2. Unless specific provisions to the contrary are provided herein, no structure shall exceed 30 feet in height. Chimneys attached to such structures may extend 10 feet above the highest point of the building structure. One flagpole, used exclusively for the display of flags, not exceeding 30 feet in height, is permitted.
3. A variety of roof types, heights and gable orientations will be provided in order to retain the town's diverse, yet traditional character. Very steep, flat or very low pitched roofs should be avoided.
4. Building design should creatively reflect traditional elements of the Town. Diversity that is in tune with the massing, proportion and street relationships of traditional buildings will be required. Village-like clusters of buildings should be encouraged over individual structures isolated by parking areas or lawns. Dormers and other architectural elements should be kept in proportion with overall building design. Architectural detailing will be used to create variety and interest of new buildings.
5. The use of traditional materials such as painted or stained wood clapboards, end trim and natural brick and stone, should be encouraged. Materials, textures and colors that are

compatible with existing adjacent residential development will be required.

6. A variety of traditional windows will be required. Excessive regularity or irregularity, large picture windows and glass curtain walls shall be avoided.
7. Signage should be used to provide direction to drivers and pedestrians in commercial and office complexes and should be at scale appropriate to such uses. Consistent, well-designed signage systems for each development parcel will be required as an element of site plan approval. Specific signage requirements are detailed in the specific provisions for each development parcel. In no case will illumination of signage be permitted, unless specifically authorized by the Town Board.

Landscape Architecture/Site Planning

1. New buildings are subject to Design Review and Historic Preservation Board approval.
2. New non-residential buildings should be located with parking areas behind the buildings in order to create non-residential centers that reflect traditional development patterns, such as those found in the Village of Pittsford. Resulting developments should preserve a gateway appearance through this intersection.
3. Attractive pedestrian-oriented open spaces should be created by clustering buildings together to preserve open space along other sections of the street or behind the buildings.
4. Street trees will be required to shade and enclose the street and to define the edge of the public areas and private space.
5. Pedestrian-oriented environments, particularly within residential areas, commercial and office complexes and as entry features between parking facilities and buildings in stand-alone developments, will be required.
6. The design of new buildings will reflect the historic architecture of the town in terms of scale, massing, roof shape, gable orientation, window size, shape, and spacing, and exterior materials. Special attention to compatibility of color, materials, form and textures with adjacent structures and the context of the project site with its surroundings will be required.
7. Large buildings will be required to be compatible with the townscape by designing breaks in the building mass and roof lines, and by including appropriate architectural detail. New buildings should be scaled down into groupings of smaller structures to avoid large bulky masses.

Parking and Traffic

1. Where practicable, parking should be located behind commercial and office structures to visually screen them from the road. As an alternative, depressed parking lots that minimize parking lot visibility may be acceptable. Terrain will govern the acceptable parking approach.
2. Landscaping of parking areas designed to provide shade and buffer adjoining uses will be required. Large areas of asphalt should be divided into smaller units through the use of landscaping or other innovative techniques.

3. Adjacent non-residential areas will be required, where practicable, to share parking areas and provide inter-connections.
4. Outdoor lighting should be screened by shields or hoods to prevent glare onto adjacent premises. Intensity levels of individual fixtures should be reduced by utilizing a large number of smaller light poles. In smaller pedestrian areas, lights will be utilized to improve the quality of lighting. All outdoor lighting should be limited to 3,000 K or less.

Specific Provisions:

The following land uses, building coverage (maximum square footage), residential unit counts, and site design guidelines will apply to each land use area delineated on the attached conceptual map entitled "Proposed Land Use Plan - Tobey Planned Unit Development" prepared by URS Consultants, Inc. and dated July 16, 1996. SBL numbers identify and describe parcel location and configuration reference official County Tax maps produced and maintained by the Monroe County Real Property Tax Agency, approved in 1981 and revised as of March 19, 1996.

Parcel 1 (SBL: 163.36-01-51) Tobey Court

Uses: Uses for this parcel will continue as single family townhomes with no more than ninety-four (94) total units developed.

Access: Access will continue to be provided via the present access road, At such time as existing Tobey Road is abandoned as a public road, the Town of Pittsford will ensure adequate access to the realigned Tobey Road is provided.

Landscaping: Will be maintained as currently provided.

Signage: Shall be in accordance with Section 185-134 of the Pittsford Town Code.

Parcel 2 (SBL: 163.12-2-1) Tobey Crescent

Uses: Currently fully developed with six (6) residential single family units. No additional development will be permitted on this parcel.

Access: Access is provided through Stonecreek Lane which intersects with Tobey Road at a point directly across from Tobey Brook.

Landscape: A landscape buffer will be maintained along the Tobey Road frontage.

Signage: Shall be in accordance with Section 185-134 of the Pittsford Town Code.

Parcel 3 (SBL: 163.12-1-20 to 51 to 77) Tobey Woods; and

Parcel 4 (SBL 163.12-1 -2 to 19 to 52 to 76) Tobey Brook

Uses: Currently fully developed with thirty-two (32) and forty-two (42) residential units respectively. No additional development will be permitted for these parcels.

Signage: Shall be in accordance with Section 185-134 of the Pittsford Town Code.

Parcel 5 (SBL: 163.12-1-1 and a portion of 163.02-1-35.1) Tobey Meadows and Clover Estates

Uses: Currently fully developed. No additional development will be permitted for this parcel.

Landscaping: Vegetative screening will be established and maintained along the parcel's eastern and southern boundary. In addition, the floodplain/wetlands complex adjacent to the West Brook of Allens Creek will be maintained as permanent open space with provisions for establishing connecting trailway access at the discretion of the Town of Pittsford.

Signage: Signs shall be in accordance with the following:

- A. One freestanding sign at the entranceway to the development will be permitted. Such sign and structure containing such sign shall together not exceed 4 feet in height and 8 feet in length above grade and shall not have more than one side. Such sign shall not be closer than ten feet to any lot line, and shall not obstruct vehicular or pedestrian visibility. Such sign may be illuminated by one clear constant landscape light arranged so that it does not project, dispense or display any light rays onto adjacent properties or right-of-ways.
- B. The Planning Board shall approve the location, design and construction of any proposed sign, as well as any landscaping for any proposed sign.

Parcel 6 (SBL: 163.02-1-35.1 [portion]) Future Residential

Uses: No more than two (2) single family residential units shall be developed.

Access: Shared access will be established along Clover Street and will be coordinated with the NYS Department of Transportation.

Landscaping: Residential units will be screened from view and noise by a vegetative berm along the parcels frontage on Clover Street. Additionally, the floodplain/wetlands complex centered on the West Branch shall be preserved as permanent open space with provisions for trail access at the discretion of the Town of Pittsford.

Signage: Shall be in accordance with Section 185-134 of the Pittsford Town Code.

Parcel 7 (SBL: 163.02-1-35.1 (portion) Senior Living Community

This parcel shall be subject to the general requirements, general design requirements, landscape architecture and site plan requirements, and traffic and parking requirements as outlined above, except as modified by the November 19, 2002 Town Board Resolution, which replaces the Resolutions dated July 17, 2001 and December 19, 1995.

Parcel 8 (SBL: 163.02-1-24.211, -24.21, -25, -34, and -63 to -72)

Uses: As further clarification and definition of the requirement for this parcel, which contains both an office park known as Tobey Village Office Park and a commercial/retail area formerly known as Barn Bazaar, the following shall apply:

A. **Tobey Village Office Park (Including Pittsford Federal Credit Union).** This 14.79 acre portion of the parcel includes 155,640 square feet of existing building usable area* (refer to Exhibit “B”: Tobey Village Office Park- Building Layout and Parking Map and Exhibit “C”: Tobey Village Office Park- Area Calculations dated 6/6/19). There are 696 parking spaces directly associated with the Office Park inclusive of handicapped accessible spaces.

Further development of loft/second floor spaces within the footprint of existing buildings is allowable, not to exceed 15,000 usable square feet, reasonably consistent with Exhibit “C”, and subject to NYS building code compliance. No further development within basement areas, beyond that which currently exists, is allowed. No further buildings or expansion of footprints shall be allowed on this portion of Parcel 8, except for minor building entrance modifications to update and improve existing individual buildings. (These modifications shall not result in additional usable area.) Expansion of usable area or changes in use within the Office Park area, shall be dependent on evaluation of the parking conditions at that time.

As part of the Building Permit application, a current parking survey of the area shall be provided to the Building Inspector for expansion of usable area or changes in use within the Office Park. At the Building Inspector’s discretion, the parking survey may be referred to the Planning Board for review to ensure adequate parking is maintained to ensure safety and security of the Office Park.

Uses within Tobey Village Office Park shall be limited to general offices, business services and professional/medical offices.

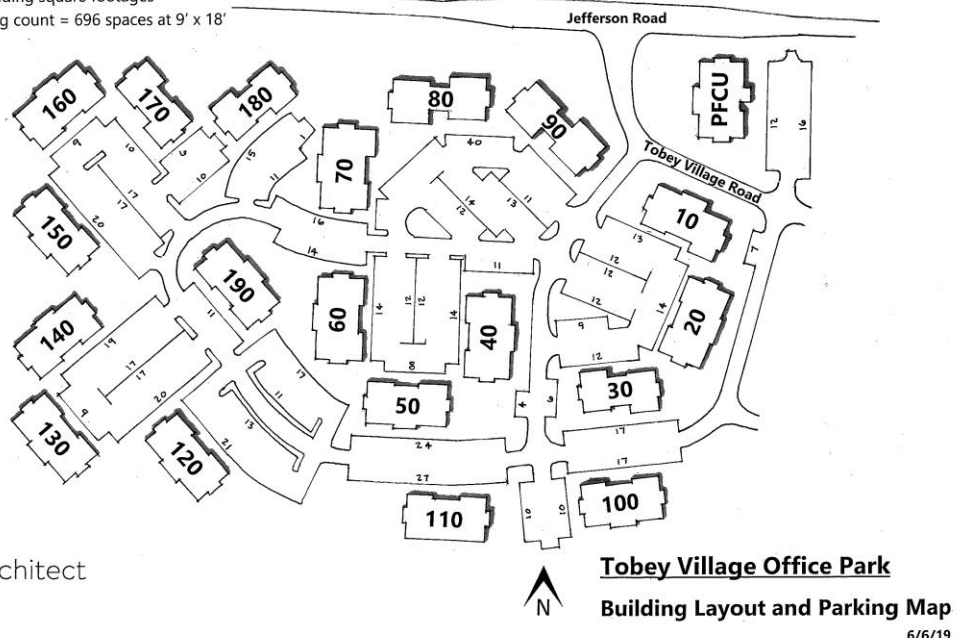
* Total Usable Area

BOMA (ANSI/BOMA Z65.1-2010) defines usable area as occupant area plus building amenity areas that are convertible to Occupant Area. Shared conference rooms, exercise areas/fitness centers, childcare centers, and vending areas are classified as Building Amenity Areas. Usable area does not include Building Service Areas, such as building lobby and corridors; fire control center and equipment; restrooms and janitors’ closets; mechanical, electrical and communications rooms and closets; truck loading, receiving and trash; or building management and maintenance.

Notes:

- Refer to Exhibit “C” (Tobey Village Office Park Area Calculations) for building square footages
- Total existing parking count = 696 spaces at 9’ x 18’

Exhibit “B”



JDurfee, Architect
 435 Wilkens Road
 Hamletta, New York
 14467

EXHIBIT "C"

**TOBEY VILLAGE OFFICE PARK
AREA CALCULATIONS
6/6/19**

	A	B	C	D	E	F	G	H	I
	BLDG.	First Floor Usable Area (SF)	First Floor Interior Gross Area (SF)	Basement Type	Potential Basement Net Usable SF (Finished Area)	Existing Basement Usable SF (Finished Area)	Potential Loft/Second Floor Usable SF	Existing Loft/Second Floor Usable SF	Existing First Floor, Existing Basement and Potential Loft/Second Floor Usable SF (Combined Total)
2	10	6753	7,674	None	-	-	-	-	6,753
3	20	6836	7,736	None	-	-	1,015	1,015	7,851
4	30	5280	6,000	Full	5,080	-	-	-	5,280
5	40	6836	7,736	None	-	-	1,800	-	8,636
6	50	6836	7,736	None	-	-	1,800	-	8,636
7	60	6836	7,736	None	-	-	1,800	-	8,636
8	70	7155	8,131	None	-	-	1,800	-	8,955
9	80	6836	7,736	Full - Daylight	6,632	5,110	1,800	-	13,746
10	90	6836	7,736	Full - Daylight	6,632	4,093	1,800	-	12,729
11	100	6836	7,736	None	-	-	1,800	-	8,636
12	110	7133	8,106	None	-	-	1,015	800	8,148
13	120	6836	7,736	None	-	-	1,100	-	7,936
14	130	6836	7,736	None	-	-	750	-	7,586
15	140	7088	8,054	None	-	-	-	-	7,088
16	150	6836	7,736	None	-	-	1,800	-	8,636
17	160	5280	6,000	Full - Daylight	5,080	-	1,524	-	6,604
18	170	5839	6,633	Full - Walkout	5,649	5,649	1,524	-	13,812
19	180	5280	6,000	Full - Walkout	5,080	4,290	1,524	-	11,894
20	190	6836	7,736	None	-	-	1,800	-	8,636
21	20 TV RD (PFCLD)	4230	5,134	Full - Walkout	3,896	3,896	1,553	1,553	9,679
22	Totals	129,234	146,330		38,049	23,038	26,205	3,368	178,477
23									
24	Revised 6/6/2019								
25		Notes:							
26		1) Existing Parking = 696 spaces (at assumed 4/1000 SF yields 174,000 SF allowable area)							
27		2) Existing Usable = 155,640 SF (Total all levels)							

1) Signage: There will be no advertising signage which is visible from West Jefferson Road, Tobey Village Road or Clover Street for Tobey Village Office Park except as follows:

- a. One identification sign structure at Tobey Village Road and Clover Street for the Office Park with a base feature of 135 square feet and four (4) 2 sided signs at 6 square feet each side.
- b. One identification sign at Tobey Village Road and Jefferson Road for the Office Park with a base feature of 135 square feet and four (4) 2 sided signs at 6 square feet each side (existing)
- c. One identification sign at Tobey Village Road and West Jefferson Road for a Pittsford Federal Credit Union ground mounted sign up to 15 square feet.
- d. Pittsford Federal Credit Union ground mounted sign up to 12 square feet marking the parking lot entrance to Pittsford Federal Credit Union on Tobey Village Road.

B. Market Rate Apartment House. The commercial/retail area formerly known as Barn Bazaar and a portion of Parcel 12 is to be redeveloped for up to 175 dwelling units of Market Rate Apartments. The “project area” specifically includes a 5.333 +/- acre portion of Parcel 8, a 1.157 +/- acre portion of Parcel 12 and a 0.518 +/- acre parcel used for apartment parking on the south side of Tobey Village Road. The “project area” totals 7.008 +/- acres. The maximum gross square footage of the Apartment House is limited to ~~290,000~~ 287,000 square feet. The unit count of apartments must be reasonably similar to (16)-studios, (102)-one bedroom, (45)-two bedroom, and (12)-three bedroom apartments, as indicated on the Town Board submission received ~~dated February 15, 2024~~ April 30, 2024.

The following items relate to the Market Rate Apartment House project described above:

- 1) Access: Access to the project shall be derived from the existing Tobey Village Road.
- 2) Height: The permitted maximum height of the Market Rate Apartment House:
 - a. ~~The height of the building, as measured from the finished grade of at the main entrance to the topmost part~~ highest roofline of the building roof, shall not exceed be 48 feet. Building heights measured around the building from finished grade shall not exceed 59 feet to the highest roofline of the building. ~~around the building must not exceed the heights as identified on plans and elevations received on February 27, 2024 and~~ The building's appearance, including rooflines, materials, and colors, is subject to approval by the Design Review and Historic Preservation Board. Chimneys and/or venting is allowed to extend above roof lines as required by building code.
- 3) Setbacks: The minimum setbacks shall be as follows:
 - a. To Tobey Village Road right-of-way (ROW) - 20 feet.
 - b. To the rear property line of 2867 Clover Street - ~~35~~40 feet.
 - c. To the West Jefferson Road ROW - ~~70~~75 feet.
 - d. To the Clover Street ROW transition to West Jefferson Road - 120 feet.
 - ~~d.e.~~ To the Clover Street ROW – 190 feet.
 - e.f. To the Pittsford Federal Credit Union property line - 15 feet.
- 4) Parking:
 - a. This Market Rate Apartment House contemplates parking underneath the residential units, as well as surface parking. The parking requirement shall be a minimum of 1.75 spaces per dwelling unit, which must be provided on the project area. Further expansion of parking on Parcel 12 beyond the ~~land banked~~ parking shown on plans submitted to the Town Board ~~received~~ dated February 15, 2024 April 30, 2024, is prohibited.
 - b. Locations for electric vehicle parking and charging is subject to approval by the Department of Public Works and the Town Fire Marshal.
 - c. Parking lot lighting shall be dark sky compliant except as may be approved by the Planning Board.
- 5) Landscaping:
 - a. The land between ~~(a) the Pittsford Federal Credit Union and~~ the Market Rate Apartment House and Pittsford Federal Credit Union, ~~(b) West Jefferson Road,~~ and Clover Street will be maintained as open space, except for required emergency access.
 - b. Landscaping is required to be consistent with the Tobey PUD general provisions.
 - c. As part of the site plan review process, the final landscaping plan will be subject to review and approval by the Planning Board, with a focus on buffering public views, adjacent residential uses, and the historic home on Clover Street. The Planning Board will apply the landscaping cost requirements set forth in Town

Code §185-194(C).

- 6) Signage: There will be no advertising signage which is visible from West Jefferson Road, Tobey Village Road or Clover Street for the Market Rate Apartment House except as follows:
 - a) Signage is subject to issuance of a Building Permit and Design Review and Historic Preservation Board approval. Interior lighting of signage is prohibited.
 - b) One one-sided identification sign at or near the intersection of Clover Street and West Jefferson Road, not to exceed ~~40~~²⁸ square feet.
 - c) One identification sign at Tobey Village Road and Clover Street, which may be two-sided and not to exceed 24 square feet per side.
 - d) One identification sign at the main driveway entrance on Tobey Village Road which may be two-sided and not to exceed 20 square feet per side. Exterior illumination is permitted for this identification sign.
 - e) Directional, informational and/or wayfinding signage shall be permitted on Tobey Village Road and the development parcels, subject to Department of Public Works review and possibly Design Review and Historic Preservation Board approval.
 - f) Temporary signage during construction: a total of two (2) two-sided signs, not to exceed 32 square feet per side, will be allowed and located at the intersection of Tobey Village Road with West Jefferson Road and Tobey Village Road with Clover Street.

Parcels 9 and 10 (SBL: 163.02-1-13; SBL: 163.02-1-15 and 16) Allowed Uses

YMCA Use: An allowed use for these parcels is a YMCA facility, being a structure not to exceed a total of 140,000 square feet of gross floor area in a two (2) story building (or three (3) stories if a “walk-out” level is built below the grade at the main building entrance), with a building footprint not to exceed 75,000 square feet of gross floor area, and the building height to be no higher than 50 feet above grade at the main entrance to the building. As used in these Regulations, the term “gross floor area” shall mean the interior floor area measured from the interior surface of the exterior enclosure of the building, and excluding the roof. The building placement as demonstrated in Exhibit A hereto designates the “Building Area” in which the facility is to be located as well as an example of a building footprint that reflects a gross floor area of 75,000 square feet. All normally accepted services consistent with modern YMCA facilities, including medical offices and rehabilitation facilities not to exceed 15,000 square feet of gross floor area, and including food services and access to credit union/banking ATM and related services, are allowed. Up to a total of 675 parking spaces are permitted, including up to 60 accessible parking spaces (which accessible parking spaces will satisfy then current Americans with Disabilities Act (“ADA”) Standards for Accessible Design). Further, additions to and/or expansion of the allowed YMCA use or other use may be permitted by the Town Board up to an additional 43,200 square feet of gross floor area (for a total of up to 183,200 square feet of gross floor area) including an additional gross floor area of footprint of up to 23,143 square feet (for a total footprint not to exceed 98,143 square feet of gross floor area, with additional parking up to an additional 125 parking spaces (for a total of 800 parking spaces), including up to an additional 20 accessible parking spaces (for a total of 80 accessible parking spaces), which accessible parking spaces will satisfy then current ADA Standards for Accessible Design. Such expansion may be in one (1) or more phases and may be either a separate building (including a maintenance and storage building ancillary to the YMCA facility not to exceed 3,000 square feet of gross floor area and 20 feet in height (the “Maintenance Facility”)) and/or an addition to the main building. Any such expansion may only be permitted by the Town Board if it is shown that such additional development, mitigated as necessary, will

not result in an undue burden on traffic. The building structures and any additions and/or expansions may be located in one or more portions of Parcels 9 and 10 designated on Exhibit A hereto as “Building Area” (and, with respect to the Maintenance Facility only, on any other portion of Parcel 10) provided that the building structures and any expansions shall be setback no less than 4 feet from the property lines (being setback approximately 140 feet from the existing centerline of Jefferson Road and approximately 90 feet from the existing centerline of Clover Street).

Applicability of General Requirements. Design Requirements. Landscape Architecture/Site Planning and Parking and Traffic Provisions.

The new Southeast Family Branch YMCA to be located on Parcels 9 and 10 will be a unique structure to the Tobey PUD. The size, scale and mass of a facility such as the new Southeast Family Branch need to be consistent with other modern YMCA’s and bring special considerations that differ from development that consists of mixed use or multiple structures found on adjacent parcel locations. Accordingly, when applying the above portions of these Regulations with respect to the design, development and/or use of Parcels 9 and/or 10 for or in connection with YMCA use, the various Boards and other bodies with jurisdiction over the project will provide appropriate exceptions and allowances to the Regulations. Specifically, the following unique features will be permitted:

- A. Storage of trucks and large snow removal equipment outside of structures will be permitted on such portions of Parcels 9 and/or 10 as will reduce to the extent possible their visibility from either Jefferson Road or Clover Street. In addition, trash receptacles of the minimum size necessary for temporary storage of refuse materials shall also be permitted in Parcels 9 and 10, provided that any such containers shall be approved as part of the site plan by the Planning Board and shall be properly screened from view and appropriately maintained and sanitized so as to avoid health and odor problems.
- B. The facade of the YMCA building shall be scaled, massed and broken up into varying sizes as appropriate and feasible to the unique programmatic areas of a YMCA such as natatoriums and gymnasiums. Human scale and pedestrian friendly environments shall be utilized and contextual character of the architecture will harmonize with and compliment the Pittsford community.
- C. The height of the structure shall be 50 feet above grade at the main entrance to the building. Chimneys, cupolas and other similar architectural accents attached to the structure may extend up to 10 feet above the highest point of the building structure. One flagpole, used exclusively for the display of flags, not exceeding 50 feet in height, is permitted. Roof types and height may vary in order to retain the Town’s character. Efforts will be utilized to avoid expansive flat or low pitched roofs; however flat roofs may be utilized as and where required for mechanical equipment and/or to achieve economies in construction and/or construction costs. The use of curtain wall type construction shall be allowed. Locations shall be contextual, in concert with materiality and the philosophy of the YMCA mission and allow the use for sustainable practices.
- D. The parking areas and/or outdoor recreation uses may be located within that portion of Parcels 9 and 10 designated on Exhibit A hereto as “Site Development Area”. A covered pedestrian

walkway(s) will be allowed to be constructed or installed in the area designated on Exhibit A as “Site Development Area” (subject to concept plan review by the Town Board and site plan review by the Planning Board), the square footage of which shall not be included in the calculation of the maximum square footage of gross floor area of any and all buildings permitted to be constructed in Parcels 9 and 10 pursuant to these PUD regulations.

YMCA Signage: All signs shall be approved, as to design, in accordance with the provisions of Article XXXI of Chapter 185 of the Town Code. In addition, the following specific sign requirements shall apply:

- A. Temporary signage announcing that the site is the “Future Home of the YMCA”, or similar language, and/or language acknowledging or referring to any donor, sponsor or philanthropist is allowed, with one doable-sided sign along Clover Street and one double-sided along Jefferson Road. Such signs may be erected after transfer of ownership of the property to the YMCA and shall each not be larger than eight (8) feet by twelve (12) feet in size and setback at least twenty-five (25) feet from the paved roadway.
- B. At the time the facility is constructed: (i) a monument sign with (x) YMCA text and/or logo, (y) text and/or logo of any donor, sponsor or philanthropist, and/or (z) the text and, at YMCA’s option, text and logo of any health care provider operating the medical offices and rehabilitation facilities may be placed at the main entrance on Jefferson Road. Such sign may be a two-sided illuminated sign which is up to seven (7) feet in width and up to six (6) feet two (2) inches in height; with a minimum base of seven (7) feet in width and three (3) feet four (4) inches in height; and (ii) a monument sign with (x) YMCA text and/or logo, (y) text and/or logo of any donor, sponsor or philanthropist, and/or (z) the text and, at YMCA’s option, text and logo of any health care provider operating the medical offices and rehabilitation facilities may be placed at the south side of the entrance on Clover Street. Such sign shall be a one-sided illuminated sign facing north which is up to six (6) feet in width and up to five (5) feet two (2) inches in height; with a minimum base of six (6) feet in width and two (2) feet four (4) inches in height.
- C. Up to two (2) signs are allowed on corners of the building, one facing Clover Street and one facing Jefferson Road. Such signs may each be up to eighty-four (84) inches in height and up to ninety-seven and one half (97.5) inches in width and contain YMCA text and/or logo and, at YMCA’s option, text and/or logo of any donor, sponsor or philanthropist.
- D. The following additional signs will be allowed on the building:
 1. A front door main entrance sign on the northerly side of the building containing (i) YMCA text and/or logo, and/or (ii) text and/or logo of any donor, sponsor or philanthropist constructed of brushed aluminum letters up to thirty-six (36) inches in height and up to one hundred forty four (144) inches in width;
 2. A sign at or above the entrance on the westerly side of the building containing YMCA text and/or logo up to twenty-four (24) inches in height and up to ninety-six (96) inches in width. This sign may be visible from Jefferson Road;
 3. A sign on the building at or above the entrance to the child daycare center containing YMCA text and/or logo and appropriate additional identifying information, including

logo, up to twenty-four (24) inches in height and up to ninety-six (96) inches in width; and

4. A sign on the building at or above the entrance to the medical offices and/or rehabilitation facilities containing text and appropriate identifying information, including logo regarding the health care provider operating the same up to twenty-four (24) inches in height and up to ninety-six (96) inches in width.

E. No other signs shall be visible from Jefferson Road or Clover Street.

Office Campus Mixed Use: These parcels are, alternatively, approved for up to 10,000 square feet per acre of gross floor area for the creation of an office campus, which shall exclude medical office use, and which may include residentially designed executive hotel-type facilities, and may also include retail uses which would be limited to ancillary services required for the office and executive hotel units; further, provided that the foregoing uses shall be subject to prior approval by the Town Board for the purposes of determining whether the specific concept site plan creates an appropriate balance of uses for the area, and whether the plan would place an undue burden with respect to traffic and other environmental considerations.

Office Campus Mixed Use Signage: All signs shall be approved, as to design, in accordance with the provisions of Article XXXI of Chapter 185 of the Town Code. In addition, the following specific sign requirements shall apply:

- A. Signs shall be limited to one sign or structure at each entrance from the public right-of-way.
- B. If the sign is part of a stone, brick or other permanent structure, the sign shall not exceed 16 square feet in size and the structure and sign shall not exceed three feet in height.
- C. No other signs shall be visible from Jefferson Road or Clover Street.

Concept Plan Approval: Prior to the review, by the Town Planning Board, of a specific site plan for development of the parcel for any allowed use, the Town Board shall review and approve the site concept as to general layout, building location and configuration, general architecture, parking and traffic management and related site development. This review, as well as subsequent reviews by the Planning Board and other bodies having jurisdiction over the project, will be conducted in conformance with the exceptions, allowances and requirements set forth herein with respect to the development of Parcels 9 and 10 for YMCA use.

Access: The main access point for any allowed use shall be provided along Jefferson Road and shall be aligned with the existing Tobey Village Road. Such access shall include a signalized intersection with turning lanes, as approved by the NYS Department of Transportation. A second access point for any allowed use shall be provided on Clover Street at its existing curb-cut location and will only permit ingress from (and not egress to) the southbound lane of Clover Street. In addition to the foregoing, the pre-existing access point at the southwestern portion of Parcel 9 along Jefferson Road (NY Route 252) shall be preserved for future use, but may only be developed for vehicular egress going westbound and shall be subject to all applicable New York State Department of Transportation requirements.

Landscaping: For any allowed use, landscape buffer shall be established along the Jefferson Road frontage, adjacent to residential uses to the west and along the parcel's northern boundary.

Western Boundary Buffer Area: That portion of Parcel 9 located west of the area designated "Parking and Recreation Area" on Exhibit A hereto shall be maintained as a buffer (the "Buffer Area") in which no buildings, structures or improvements may be constructed, erected or installed excepting only any improvements constructed, erected or installed solely for the purposes of (i) surface and stormwater retention and/or drainage, and (ii) providing utility services only to the YMCA facility. Notwithstanding the foregoing, in the event additions to and/or expansions of the allowed YMCA use or other use are permitted by the Town Board up to an additional 43,200 square feet of gross floor area as hereinbefore provided in these regulations, any and all additional parking in connection with any such permitted additions and/or expansions (up to an additional 125 parking spaces) shall be located in the eastern half of the Buffer Area if impracticable or undesirable to fit in the existing designated Parking and Recreation Area.

Parcel 11 (SBL: 163.02-1-17 and 18) Limited Business

(Parcel added by Resolution dated July 16,1996).

Uses: This parcel is presently a pre-existing, non-conforming use as a garden store. The parcel also contains a single family dwelling in conformity with the residential zoning applicable to this parcel. In adding this parcel to the PUD, the present garden store usage and single family residence are being affirmatively approved. However, this Resolution recognizes that the current garden store use, parking and outside storage is not totally contained within the limits of tax parcels identified and in no way legitimizes this condition. As a condition of authorizing the previously non-conforming use, the existing structure must be contained within the parcel boundaries, including outside storage and permitted traffic/parking. Such conformance shall be subject to approval by the Planning Board. A plan shall be submitted to the Planning Board within six months of the approval of this Resolution.

The redevelopment of this parcel is approved for up to 10,000 square feet of gross usage area per acre which shall include floor area and any area used for outside storage or display. The uses allowed include a garden store along with ancillary uses including garden supply sales, lawn mower and garden power equipment sales and service, garden implement and tool sales, florist shop, landscape material sales, residential greenhouse and supply sales and residential pool sales and supplies. Such redevelopment is subject to the following conditions:

- A. No redevelopment can proceed without the current structures being brought into compliance.
- B. Outside storage shall be limited to the garden store seasonal materials only which shall be adjacent to the garden store structures.
- C. One dumpster or similar refuse container shall be allowed on this portion of the property, provided it is properly screened by use of vegetative buffer or fencing.
- D. Any change of use from those stipulated herein shall be subject to the approval by the Town Board. In considering such change in use, the Town Board shall consider whether the change maintains an appropriate balance of uses for the area, and whether the uses contemplated would place an undue burden with respect to traffic and other environmental

considerations. In addition, given the other uses in the PUD, any future changes of use should be uses closely aligned to those approved herein and not for office, commercial or multifamily residential uses.

Access: All access to uses will be derived from no more than two points of access on Clover Street. New access may not be established closer than 200 feet from the intersection of the right-of-way lines of Clover Street and Jefferson Road.

Landscaping: In addition to the general guidelines stipulated herein, a vegetative buffer visually screening intrusive uses from Jefferson Road shall be maintained. Mature trees shall be retained and incorporated into the site development plan particularly the mature trees that line the bank of the West Branch of Allens Creek as it bisects the site. All uses will be visually screened from view of users of the New York State Erie Canal and adjacent towpath. Pedestrian access between the greenway along the Erie Canal and the proposed Allens Creek West Branch green way will be integrated into any approved pedestrian access required as a condition of site plan approval.

Signage: Signs shall be in accordance with the following:

- A. One free-standing sign near a public highway stating the property address and/or business name will be permitted. Such sign shall not exceed 16 square feet in size per side, and shall not have more than two sides. The highest point of such signs shall not exceed four feet above grade. Such signs shall not be closer than 10 feet to any lot line and shall not obstruct vehicular or pedestrian visibility.
- B. Each business may have one sign on the face of any building structure setting forth the name of the business or office therein. Any such sign shall not exceed one foot in height by two feet in length. Each sign shall be uniform in size, style, materials, lettering and coloring. Such sign shall not contain advertising or other promotional material.
- C. No other internal signage shall be visible from Jefferson Road or Clover Street. All signs shall be subject to prior approval by the Planning Board.

Parcel 12 (SBL: 163.02-1-22/23) Residential Office

(Parcel added by Resolution dated July 16, 1996).

Uses: (a) On tax parcel 163.02-1-22, single family detached residential use, or alternate use as a bed and breakfast or office, in the existing structure shall be permitted. In addition, any modifications or additions to existing structures shall be designed to maintain the architectural integrity and residential character of this tax parcel, (b) On tax parcel 163.02-1-23.1, permitted uses shall be: parking limited to 11 spaces and a fire lane to complement the development of Parcel 8 (Market Rate Apartment House). No buildings may be constructed on this tax parcel.

Access: The access point to Clover Street on tax parcel 163.02-1-22 shall be maintained in its present location. Access to tax parcel 163.02-1-23.1 remains to and from Tobey Village Road.

Landscape: As provided in general requirements, all parking should meet the locational requirements outlined in General Design Guidance Section of this Resolution and will be screened from view from Clover Street by berming and landscape plant materials. Lighting shall be designed to minimize its impact on adjacent residential uses.

Signage: Signs shall be in accordance with Section 185-134 and/or Section 185-138 of the Pittsford Town Code (depending on the use of the property), as well as a monument entry sign for the principal use of Parcel 8 (Market Rate Apartment House) at a location and size to be determined by the Planning Board.

Outside refuse storage: Trash receptacles of the minimum size necessary for temporary storage of refuse materials shall be permitted provided that any such containers shall be approved as part of the site plan by the Planning Board and shall be properly screened from view and appropriately maintained and sanitized so as to avoid health and odor problems.

Parcel 13 (SBL: 163.02-1-21) Residential/Office

(Parcel added by Resolution dated July 16, 1996).

Uses: Uses allowed for this 1.55 acre site will include no more than 5 single family detached residential units or 9 townhomes, provided the site planning, amenities and architectural design is consistent with units currently available in Parcel 1, Tobey Court. As an alternative, no more than 10,000 square feet/acre of gross floor area for nonmedical personal service office space may be constructed. Should an office plan be presented, that portion of the parcel east of Allens Creek West Branch will be reserved for required floodwater storage and as a vegetative buffer between office uses and adjacent residential units. No development will be permitted within the floodway.

Additionally, no building constructed on 1.55 acre site shall exceed an average height of thirty six and five one-hundredth's (36.05) feet and thirty seven and one-half (37.5) feet at its highest point.

Access: Access will be derived from existing Tobey Road at the southwest corner of the parcel. At such time as the right-of-way for Tobey Road is abandoned to the Town of Pittsford, the parcel owner shall acquire portions of that right-of-way from Monroe County for use as access and parking.

Landscaping: Existing mature vegetation east of Allens Creek West Branch shall remain. In addition, mature trees west of Allens Creek West Branch will be saved and incorporated into a landscape plan where practicable. All parking should meet the locational requirements outlined in General Design Guidance Section of this Resolution and will be screened from view from Clover Street and residences in Tobey Court by berming and landscape plant materials. Low level residential scale lighting shall be required in order to minimize the project's impact on adjacent residential uses and roadways.

Signage:

Signs shall be in accordance with the following:

- A. One freestanding sign near a public highway stating the property address only will be permitted. Such sign shall not exceed 2 feet in height and 4 feet in length and shall not have more than two sides. Such sign shall be at least 2 feet and 6 inches above grade, and the highest point of any structure containing such sign shall not exceed four feet and six inches above grade. Such sign shall not be closer than ten feet to any lot line, and shall not obstruct vehicular or pedestrian visibility. Such sign may be illuminated by one clear constant landscape light per side of the sign, arranged so that it does not project, dispense or display any light rays onto adjacent properties or right-of-ways. Such landscape lights shall be extinguished not later than 10:00 p.m.
- B. One sign affixed to the face of the building in close proximity to the main entrance stating

only the name of the business or offices therein. Such sign shall not exceed two feet by two feet in size and shall not extend above the height of the main entrance door. Said sign may not be illuminated except by entrance lighting otherwise approved for the building.

- C. The location and landscaping for the freestanding sign shall be as per the application and the site plan modification design dated 04/13/98.
- D. The foregoing signs shall be of a design and construction approved by the Planning Board.

Trash Receptacles:

An enclosure for the temporary storage of refuse shall be allowed subject to the following conditions:

- A. A covered enclosure not larger than 9 feet 4 inches by 13 feet 4 inches in size to accommodate standard wheeled trash containers, constructed of split face block in accordance with the design of the office building on the site, shall be permitted.
- B. The enclosure shall be located and landscaped as proposed in the application and the site plan modification design dated 4/13/98 in the northwest corner of the parcel with a setback of 4 feet from the westerly lot line and 8 feet from the northerly lot line being permitted.
- C. At all times the landscaping will include evergreens of sufficient height and maturity to adequately screen the enclosure.
- D. At no time shall the enclosure contain any trash dumpster or similar device.
- E. The enclosure shall not result in a reduction of available parking spaces approved and required for the site.
- F. Trash removal from the enclosure shall occur at times similar to that provided for residential trash removal in the surrounding neighborhood.
- G. The enclosure will be properly maintained so as to prevent odors or any unsanitary conditions, and the enclosure shall be kept closed and secured except when in use.
- H. The foregoing shall be subject to such further conditions and approvals as may be imposed by the Planning Board which may include approval of the trash receptacles and hours for trash removal.

Parcel 14 (SBL: 163.02-1-20) Community Service/Residential (Parcel added by Resolution

dated July 16,1996).

Uses: Uses will continue as public services. Any expansion of that use will, however, be consistent and compatible with future residential use of the property. As such time as the current use is discontinued, the parcel shall revert to single family residential use or, as an alternative, townhomes at a density and with a design compatible with those provided in Parcel 1, Tobey Court.

Access: Access will continue to be provided from- existing Tobey Road. As such time as Tobey Road is realigned, the Town of Pittsford will ensure that new access be provided in a manner which provides adequate site distance for emergency vehicles accessing the site.

Landscape: As currently provided.

Signage: Signs shall be in accordance with the following:

- A. One freestanding sign at the entranceway to the Ambulance facility will be permitted. Such sign and structure containing such sign shall together not exceed 3 feet in height and 6 feet in length above grade and shall not have more than two sides. Such sign shall not be closer than ten feet to any lot line, and shall not obstruct vehicular or pedestrian visibility. Such sign may be illuminated by one clear constant landscape light per side arranged so that it does not project, dispense or display any light rays onto adjacent properties or right-of-ways.
- B. The Planning Board shall approve the location, design and construction of any proposed sign, as well as any landscaping for any proposed sign.

Parcel 15 IS BL: 163.02-1035.1 [portion])

This parcel was a portion of Parcel 5. It was deeded to the Town of Pittsford, without cost and without reservation to use and/or for disposition. In addition, that property immediately south of this parcel has been deeded, without cost and without restriction, to the County of Monroe for the realignment of Tobey Road.

7/15/96

LAND USE PLAN TOBEY PLANNED UNIT DEVELOPMENT



 No Changes Proposed

NOT TO SCALE

URS
CONSULTANTS, INC.

April 30, 2024

Town of Pittsford
Attn: Town Board
11 South Main Street
Pittsford, NY 14534

Re: Pittsford Oaks Site Plan and Elevation Revisions

Dear Town Board Members:

In reference to the above project, given it is still in concept design a few items have shifted since the most recent submission. In collaboration with the General Contractor the elevation of the building has been adjusted to, as much as possible, balance the cut/fill on site in an effort to reduce the amount of unsuitable soils that needed to be removed from the site as well as the amount of fill that would need to be added to the site. In addition, the design team in collaboration with the General Contractor and their subconsultants have been able to increase the specificity of various design elements such as roof trusses, the slope of which has a direct impact on the overall building height. We would like to reiterate that the proposed building will not exceed the previously approved Terraces at Cloverwood building height of 48' above the main entrance grade.

After receiving comments from the boards that the total number of units should be reduced from 191 to 175 to reduce impact on the community the architectural team worked with the developer to reconfigure the room layouts and common spaces. The reduction in unit counts was primarily based on the additional traffic impacts that would be generated by the total unit counts. The total square footage of the development was only slightly reduced as the floor plans were updated and redesigned to allow for additional common spaces for all the tenants to use including a larger fitness center, larger club gathering room, larger corridors, larger lobby, additional storage rooms, a new janitorial workshop, and larger basement parking garage per the requests to increase parking. Perhaps more significantly were the final space requirements for the mechanical rooms, including plumbing, heating, and electric where they had previously been designed in a much less efficient manner. By incorporating the parking underground, the development was able to meet the goals of creating less impervious areas and creating a more cohesive site plan. The footprint of the development remains at or below the previously approved Terraces at Cloverwood building, and the underground garage is also included in the total square footage figure.

Sincerely,

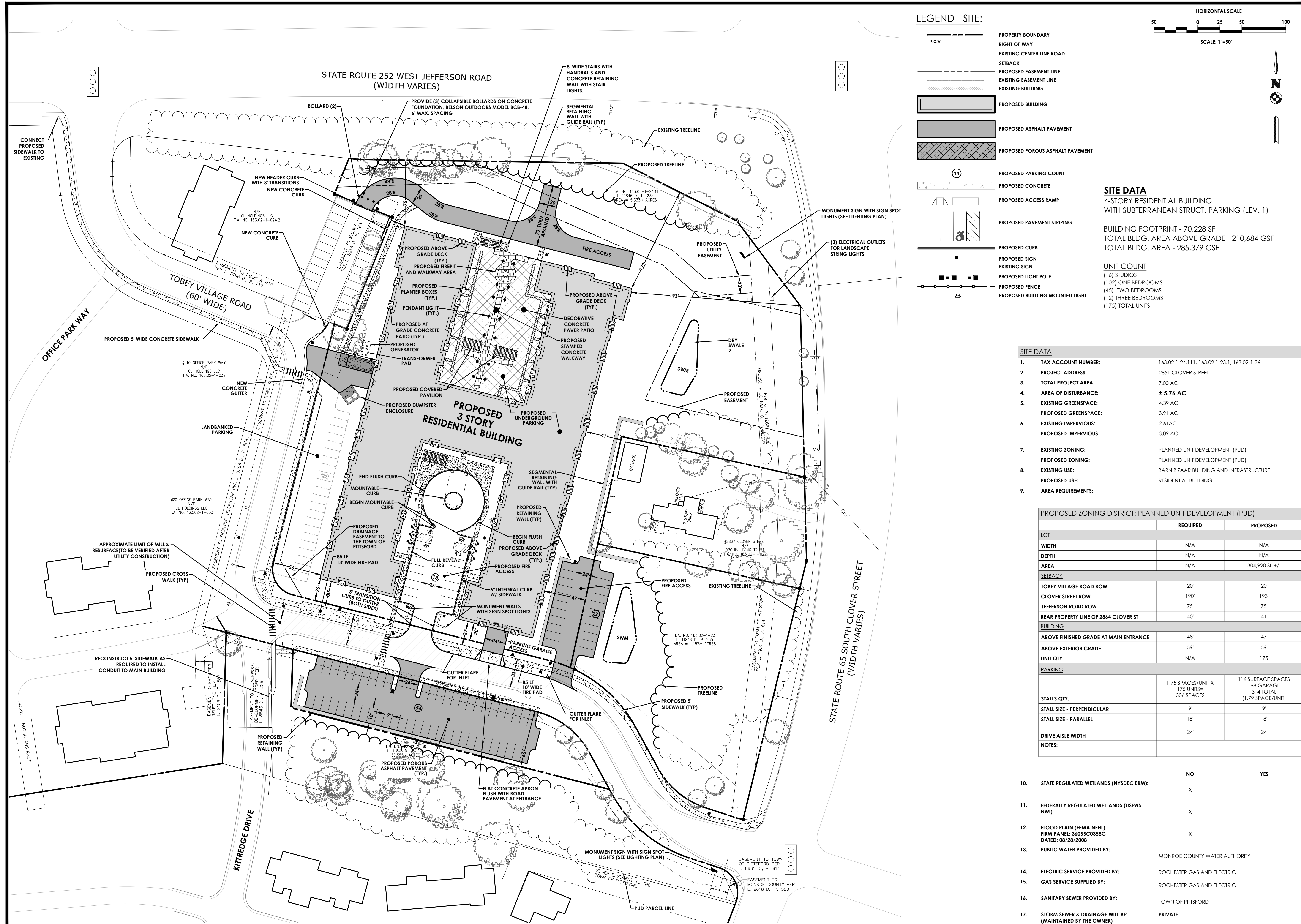


David Cox, P.E.
Vice President | Civil Department Manager

DC:paf

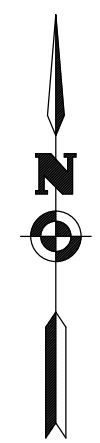
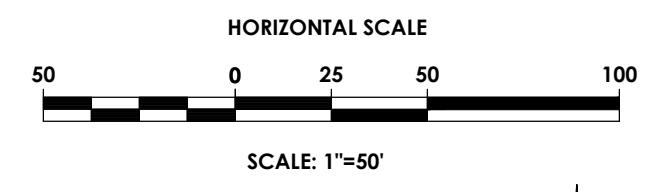
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D. Daniele

\\PA-FILES\RESTORES\PROJECTS-NEW\2023\20233554\CAD\20233554_01_CAD-BIM-MODELS\CIVIL\20233554_01_SITE.DWG 4/30/2024 3:28 PM - Shari Kleis



LEGEND - SITE:

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED POROUS ASPHALT PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT



SITE DATA

4-STORY RESIDENTIAL BUILDING
WITH SUBTERRANEAN STRUCT. PARKING (LEV. 1)

BUILDING FOOTPRINT - 70,228 SF
TOTAL BLDG. AREA ABOVE GRADE - 210,684 GSF
TOTAL BLDG. AREA - 285,379 GSF

UNIT COUNT

- (16) STUDIOS
- (102) ONE BEDROOMS
- (45) TWO BEDROOMS
- (12) THREE BEDROOMS
- (175) TOTAL UNITS

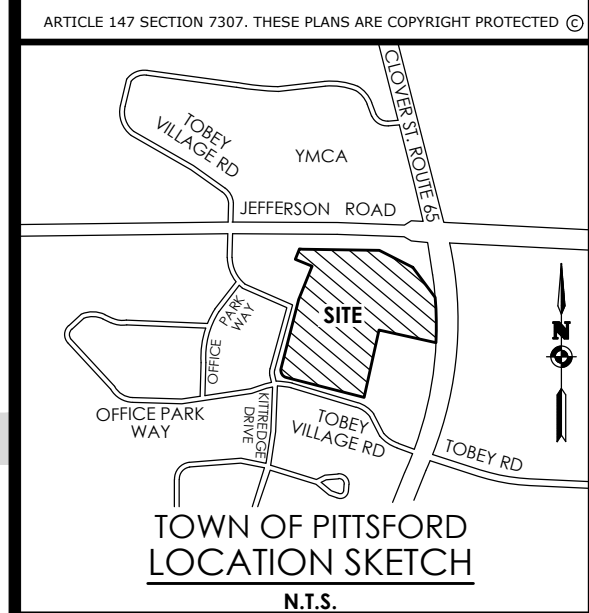
SITE DATA

1. TAX ACCOUNT NUMBER: 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36
2. PROJECT ADDRESS: 2851 CLOVER STREET
3. TOTAL PROJECT AREA: 7.00 AC
4. AREA OF DISTURBANCE: ± 5.76 AC
5. EXISTING GREENSPACE: 4.39 AC
6. PROPOSED GREENSPACE: 3.91 AC
7. EXISTING IMPERVIOUS: 2.61 AC
8. PROPOSED IMPERVIOUS: 3.09 AC
9. EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
10. PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
11. EXISTING USE: BARN BAZAAR BUILDING AND INFRASTRUCTURE
12. PROPOSED USE: RESIDENTIAL BUILDING
13. AREA REQUIREMENTS:

PROPOSED ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD)

	REQUIRED	PROPOSED
LOT		
WIDTH	N/A	N/A
DEPTH	N/A	N/A
AREA	N/A	304,920 SF +/-
SETBACK		
TOBEY VILLAGE ROAD ROW	20'	20'
CLOVER STREET ROW	190'	193'
JEFFERSON ROAD ROW	75'	75'
REAR PROPERTY LINE OF 2864 CLOVER ST	40'	41'
BUILDING		
ABOVE FINISHED GRADE AT MAIN ENTRANCE	48'	47'
ABOVE EXTERIOR GRADE	59'	59'
UNIT QTY	N/A	175
PARKING		
	1.75 SPACES/UNIT X 175 UNITS = 306 SPACES	116 SURFACE SPACES 198 GARAGE 314 TOTAL (1.79 SPACE/UNIT)
STALLS QTY.		
STALL SIZE - PERPENDICULAR	9'	9'
STALL SIZE - PARALLEL	18'	18'
DRIVE AISLE WIDTH	24'	24'
NOTES:		

10. STATE REGULATED WETLANDS (NYSDEC ERM): NO X YES
11. FEDERALLY REGULATED WETLANDS (USFWS NWI): X
12. FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 3605C0358G DATED: 08/28/2008 X
13. PUBLIC WATER PROVIDED BY: MONROE COUNTY WATER AUTHORITY
14. ELECTRIC SERVICE PROVIDED BY: ROCHESTER GAS AND ELECTRIC
15. GAS SERVICE SUPPLIED BY: ROCHESTER GAS AND ELECTRIC
16. SANITARY SEWER PROVIDED BY: TOWN OF PITTSFORD
17. STORM SEWER & DRAINAGE WILL BE: PRIVATE (MAINTAINED BY THE OWNER)



Client:
Friendly Senior Living Commons, LLC
c/o Rochester Friendly Home
3156 East Avenue
Rochester, NY 14618

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
(585) 325-1000
Fax: (585) 325-1691
Principal-in-Charge: Jess Sudol, P.E.
Project Manager: David Cox, P.E.
Designed by: James Ritzenhaller



Revisions

No.	Date	By	Description
1			

SITE PLAN

PITTSFORD OAKS

Town/City: PITTSFORD
County: MONROE State: NEW YORK

Project No.: **20233554.0001**

Drawing No.: **C 102**

Scale: **1" = 50'**

Date: **APRIL 30, 2024**

NOT FOR CONSTRUCTION



2 EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"



1 SOUTH ELEVATION
 0' 4' 8' 16' 32'
 1/16" = 1'-0"

FINISH LEGEND





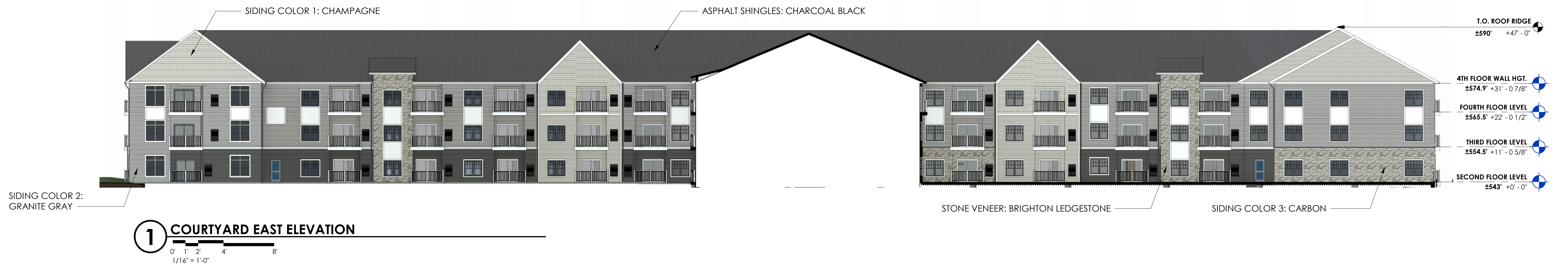
2 WEST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"



1 NORTH ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

FINISH LEGEND





FINISH LEGEND





FINISH LEGEND



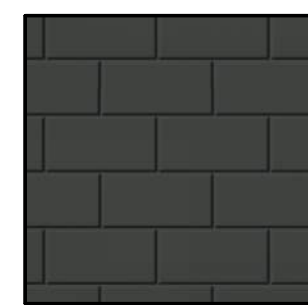
STONE VENEER:
BRIGHTON
LEDGESTONE



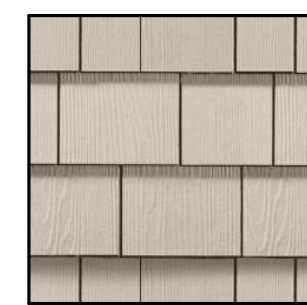
ASPHALT SHINGLES:
CHARCOAL BLACK



TRIM COLOR:
WHITE



DECORATIVE
PARGING



SIDING COLOR 1:
CHAMPAGNE



SIDING COLOR 2:
GRANITE GRAY



SIDING COLOR 3:
CARBON





TRAFFIC IMPACT REPORT



October 31, 2023

20233554.0001

PITTSFORD OAKS DEVELOPMENT

TOWN OF PITTSFORD, NY

PREPARED FOR:
Daniele Family Companies
2851 Monroe Ave
Rochester, NY 14618

Please note that SRF Associates has moved, and we are now with Passero Associates

October 31, 2023

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- APPENDIX F: LOS CALCULATIONS – FULL BUILD CONDITIONS

October 31, 2023

1.0 EXECUTIVE SUMMARY

The purpose of this report is to evaluate the potential traffic impacts related to the proposed Pittsford Oaks development located on the former Barn Bazaar site in the Town of Pittsford, NY. Within this report, the operating characteristics of the proposed access points and impacts to the adjacent roadway network are evaluated and mitigating measures are identified (if needed) to minimize operational concerns.

To define traffic impact, this analysis establishes existing baseline traffic conditions, projects background traffic flow including area growth, and determines the traffic operations that would result from the proposed project.

Project Location and Description

The project site is located on the site of the former Barn Bazaar within the Tobey Village Office Park near the southwest corner of the Jefferson Rd/Clover St intersection in the Town of Pittsford, Monroe County, NY. The project site is bounded by the Jefferson Rd to the north, a residential single family home and Clover St to the east, Tobey Village Rd to the south and west. The project site is currently occupied by the vacant Barn Bazaar building. The land uses in the vicinity of the project site include primarily commercial and residential uses.

The proposed Pittsford Oaks development consists of razing the existing Barn Bazaar building and related surface parking to construct a 3-story residential building with associated underground and surface lot parking. The ±289,673 SF building will provide 191 apartment units and 213 underground parking spaces. An additional 99 surface parking spaces will also be provided.

Access to the site will continue to be provided via the existing Jefferson Rd/Tobey Village Rd and Clover St/Tobey Village Rd intersection.

Study Area

To ensure a comprehensive analysis of potential traffic impacts, a study area was determined consisting of the following intersections:

- Jefferson Rd/Tobey Village Rd-YMCA Driveway
- Jefferson Rd/Clover St
- Clover St/Tobey Village Rd-Tobey Rd

The project site location and study area are illustrated in **Figure 1** (all figures are included at the end of this report).

Existing and Background Conditions

Turning movement traffic counts were collected by Passero Associates on Tuesday, May 2, 2023 and Thursday May 4, 2023 at the three study intersections. Traffic counts were conducted between 7:00-9:00 AM for the weekday AM peak period and 4:00-6:00 PM for the weekday PM peak period. The peak hour traffic periods generally occurred from 7:45-8:45 AM and 4:45-5:45 PM.

Construction of the proposed project is anticipated to reach full build-out within approximately two years. Widely accepted methodology for preparing traffic impact studies requires that any projects in the study area that are currently approved and/or under construction must be considered in the traffic analysis. Projects that are contemplated but not yet approved are not included in a traffic analysis. Local municipal personnel were contacted to discuss any other specific projects that are currently approved or under construction that would generate additional traffic in the study area. A continuing housing development along Clover St was identified. Anticipated traffic volumes generated by this land use are included in the growth rate.

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A review of available historical NYSDOT traffic volume data in the vicinity of the site indicates that traffic has decreased between 2010 and 2019. To account for normal increases in background traffic growth, including the continuing housing development and any unforeseen developments in the study area, a growth rate of 0.75% was applied to the existing traffic volumes.

Conclusions and Recommendations

This Traffic Impact Study identified and evaluated the potential traffic impacts that can be expected from the proposed Pittsford Oaks development located on the former Barn Bazaar site in the Town of Pittsford, NY. The results of this study determined that the existing transportation network can adequately accommodate the projected traffic volumes and resulting minor impacts to study area intersections. The following sets forth the conclusions and recommendations based upon the results of the analyses:

Conclusions

1. Based on the results of crash analysis, there are no inherent safety deficiencies at any of the study intersections.
2. The proposed project is expected to generate approximately 20 entering/62 exiting vehicle trips during the AM peak hour and 65 entering/38 exiting vehicle trips during the PM peak hour.
3. The existing Barn Bazaar building, when fully occupied, generated more traffic than the proposed development is projected to generate during the AM and PM peak hours.
4. The detailed analysis contained in this Traffic Impact Study demonstrates the proposed project will not result in any potentially significant adverse environmental impacts for the purpose of the environmental review of the project pursuant to the State Environmental Quality Review Act ("SEQRA").

Recommendation

5. In order to mitigate the left turn crash patterns at the Jefferson Rd (NY-252)/Clover St (NY-65) intersection in the northbound and eastbound direction, it is recommended that NYSDOT considers installing flashing yellow arrows for the permitted left turn phases for at least those approaches.

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2.0 INTRODUCTION

2.1 Study Purpose and Objectives

The purpose of this report is to evaluate the potential traffic impacts related to the proposed Pittsford Oaks development located on the former Barn Bazaar site in the Town of Pittsford, NY. Within this report, the operating characteristics of the proposed access points and impacts to the adjacent roadway network are evaluated and mitigating measures are identified (if needed) to minimize operational concerns.

To define traffic impact, this analysis establishes existing baseline traffic conditions, projects background traffic flow including area growth, and determines the traffic operations that would result from the proposed project.

2.2 Project Location

The project site is located on the site of the former Barn Bazaar within the Tobey Village Office Park near the southwest corner of the Jefferson Rd/Clover St intersection in the Town of Pittsford, Monroe County, NY. The project site is bounded by the Jefferson Rd to the north, a residential single family home and Clover St to the east, Tobey Village Rd to the south and west. The project site is currently occupied by the vacant Barn Bazaar building. The land uses in the vicinity of the project site include primarily commercial and residential uses.

2.3 Study Area

To ensure a comprehensive analysis of potential traffic impacts, a study area was determined consisting of the following intersections:

- Jefferson Rd/Tobey Village Rd-YMCA Driveway
- Jefferson Rd/Clover St
- Clover St/Tobey Village Rd-Tobey Rd

The project site location and study area are illustrated in **Figure 1** (all figures are included at the end of this report).

3.0 TRANSPORTATION SETTING

3.1 Description of Study Area Roadways

The information outlined in **Table 1** provides a description of the existing roadway network within the study area. **Figure 2** illustrates the lane geometry and traffic control at each of the study intersections and the Annual Average Daily Traffic (AADT) volumes on the study roadways. The AADTs reflect the most recently collected data obtained from the NYSDOT.

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Table 1: Existing Highway System

ROADWAY	CLASS ¹	AGENCY ²	SPEED LIMIT ³	TRAVEL LANES ⁴	ORIENTATION OF TRAVEL	AADT ⁵
Jefferson Rd (NY-252)	16	NYSDOT	45	2	Two-way/ East-West	17,803 NYSDOT (2019)
Clover St (NY-65)	16	NYSDOT	50	2	Two-way/ North-South	20,957 NYSDOT (2019)

Notes:

1. State functional classification of roadway
2. Jurisdictional agency of roadway.
3. Posted or statewide limit in miles per hour (mph).
4. Number of travel lanes. Excludes turning/auxiliary lanes developed at intersections.
5. Estimated AADT in vehicles per day (vpd). AADT source (Year).

The Highway Functional Classification System defines the role a roadway plays in the overall road network. Functional classification of highways within the study area is determined by the NYSDOT and the Federal Highway Administration (FHWA).

Urban Minor Arterial (Class 16)

An urban minor arterial provides service for trips of moderate length, serve geographic areas that are smaller than higher arterial roadways, and offer connectivity to higher arterial systems. These roadways distribute traffic to smaller geographic areas, provide more land access without disrupting neighborhood access, and provide urban connections for rural collectors.

3.2 Description of Multimodal Network

Table 2 summarizes the traffic controls, pedestrian, bicycle, and transit accommodations within the study area.

Table 2: Multimodal Network

ROADWAY/ INTERSECTION	TRAFFIC CONTROL	PEDESTRIAN	BICYCLE	TRANSIT
Jefferson Rd (NY-252)/ Tobey Village Rd-YMCA Driveway	Signalized	There are sidewalks along the north side of Jefferson Rd on both sides of the intersection. There is sidewalk along the east side of the YMCA driveway. There are no pedestrian facilities along Tobey Village Rd. There are marked crosswalks on all four approaches and the signal provides pedestrian indications and push buttons on all four legs of the intersection.	There are no bicycle facilities at this intersection, but cyclists are permitted to share the road on all approaches.	There are no transit routes through this intersection.
Jefferson Rd (NY-252)/ Clover St (NY-65)	Signalized	There are sidewalks along the north side of Jefferson Rd on both sides of the	There are no bicycle facilities at this intersection, but cyclists are permitted to	There are no transit routes through this intersection.

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ROADWAY/ INTERSECTION	TRAFFIC CONTROL	PEDESTRIAN	BICYCLE	TRANSIT
		intersection. North of Jefferson Rd there is sidewalk along the west side of Clover St; south of Jefferson Rd there is sidewalk on both sides of Clover St. There are marked crosswalks on all four approaches and the signal provides pedestrian indications and push buttons on all four legs of the intersection.	share the road on all approaches.	
Clover St (NY-65)/ Tobey Rd-Tobey Village Rd	Signalized	There is sidewalk along the west side of Clover St between Jefferson Rd and ending at the north side of Tobey Village Rd. The signal provides pedestrian indications and push buttons on the north, east, and west legs of the intersection however only the north leg has a marked crosswalk.	There are no bicycle facilities at this intersection, but cyclists are permitted to share the road on all approaches.	There are no transit routes through this intersection.

3.3 Planned/Programmed Highway Improvements

There are no planned highway improvement projects in the study area.

4.0 EXISTING CONDITIONS ANALYSIS

4.1 Peak Intervals for Analysis

Given the functional characteristics of the corridors, adjacent land uses, and the proposed land use for the project site, the peak hours selected for analysis are the weekday commuter AM and PM peak periods. The combination of site traffic and adjacent street traffic produces the greatest demand during these time periods.

4.2 Existing Traffic Volume Data

Turning movement traffic counts were collected by Passero Associates on Tuesday, May 2, 2023 and Thursday May 4, 2023 at the three study intersections. Traffic counts were conducted between 7:00-9:00 AM for the weekday AM peak period and 4:00-6:00 PM for the weekday PM peak period. The peak hour traffic periods generally occurred from 7:45-8:45 AM and 4:45-5:45 PM. The peak hour traffic periods generally occurred from 7:15-8:15 AM and 4:30-5:30 PM. The existing peak hour traffic volumes are shown in **Figure 3A**.

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All turning movement count data was collected on a typical weekday while local schools were in session. No adverse weather conditions impacted the traffic counts. The traffic volumes were reviewed for seasonality and to confirm the accuracy and relative balance of the collective traffic counts. The actual differences in traffic volumes can be attributed to temporal variations in traffic volumes as well as activity related to driveways located in the segments between the study intersections. Traffic volumes were adjusted where necessary to achieve an appropriate balance between intersections where no driveways are present. The balanced peak hour traffic volumes are shown in **Figure 3B**.

4.3 Field Observations

The study intersections were observed during peak intervals to assess current traffic operations. Signal timing and phasing information was obtained from the NYSDOT to determine peak hour phasing plans and phase durations during each interval at the signalized intersections within the study area. This information was used to support and/or calibrate the capacity analysis models described in detail later in this report.

4.4 Existing Crash Analysis

The purpose of this crash analysis is to identify inherent safety issues by studying and quantifying historical crashes at the study intersections and identifying potential crash patterns and clusters.

A crash cluster is defined as an abnormal occurrence of similar crash types occurring at approximately the same location or involving the same geometric features. The severity of the crashes should also be considered. A history of crashes is an indication that further analysis is required to determine the cause(s) of the crash(es) and to identify what actions, if any, could be taken to mitigate the crashes.

A crash investigation within the study area was conducted to assess the safety history from January 1, 2018, through December 31, 2022. The data was provided by the New York State Department of Motor Vehicles through a Freedom of Information (FOIL) request. It should be noted that a signal was installed in 2019 at the Jefferson Rd/Tobey Village Rd-YMCA Driveway intersection and any crashes prior to that are excluded from this analysis. Also, that crash rate calculation for this intersection was adjusted for a two year timeframe instead of five years.

Reportable (non-injury, injury, and fatal injury) type crashes are defined as damage to one person’s property in the amount of \$1,001 or more. The Non-Reportable type crashes result in property damage of \$1,000 or less. Crash rates were computed for the study intersections and compared with NYSDOT average crash rates for similar intersections, as summarized in **Table 3**. Intersection rates are listed as crashes per million entering vehicle (CR/MEV). Pertinent crash data is provided in the Appendices.

Table 3: Existing Crash Rates

INTERSECTION	TOTAL CRASHES	NUMBER OF ENTERING VEHICLES	ACTUAL CRASH RATE	STATEWIDE AVERAGE CRASH RATE
Jefferson Rd (NY-252)/Tobey Village Rd-YMCA Driveway	3	21,611	0.19	0.26
Jefferson Rd (NY-252)/Clover St (NY-65)	81	35,758	1.24	0.26
Clover St (NY-65)/Tobey Rd-Tobey Village Rd	20	21,211	0.52	0.56

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Notable crash clusters are approaches with three or greater identifiable consistent crash types.

1. Jefferson Rd (NY-252)/Tobey Village Rd-YMCA Driveway

As shown in Table 3, the study intersection has a crash rate that is lower than the statewide average crash rate for similar intersections. No discernible crash patterns exist; thus, no geometric improvements are recommended.

2. Jefferson Rd (NY-252)/Clover St (NY-65)

As shown in Table 3, the intersection has a crash rate that is approximately 4.77 times higher than the statewide average crash rate for similar intersections. The following crashes occurred: rear end (52), left turn (11), right angle (7), right turn (2), head on (1), sideswipe (5), backing (1), pedestrian/bicycle (1), and animal (1). The following crash patterns were reported:

- Left Turn
 - Northbound (four crashes)
 - Eastbound (four crashes)
- Rear End
 - Northbound (five crashes)
 - Southbound (three crashes)
 - Westbound (six crashes)

The reported rear end crashes (64%) are characteristic of moderate to heavily trafficked signalized intersections. The causes of the rear end crashes were generally due to driver inattention, driver error, unsafe speeds, or following too closely. The causes of the left turn crashes were generally due to failure to yield the right of way. In order to mitigate the left turn crash patterns in the northbound and eastbound direction, it is recommended that NYSDOT considers installing flashing yellow arrows for the permitted left turn phases for at least those approaches.

3. Clover St (NY-65)/Tobey Rd-Tobey Village Rd

As shown in Table 3, the study intersection has a crash rate that is lower than the statewide average crash rate for similar intersections. The following crash patterns were reported:

- Rear End
 - Northbound (five crashes)
 - Southbound (three crashes)
 - Westbound (six crashes)

The reported rear end crashes (70%) are characteristic of moderate to heavily trafficked signalized intersections. The causes of the rear end crashes were generally due to driver error or following too closely. Despite the number of crashes, no inherent safety deficiencies exist related to the geometric conditions of the intersection. No other discernible crash patterns exist; thus, no geometric improvements are recommended.

5.0 BACKGROUND (NO BUILD) CONDITIONS

Construction of the proposed project is anticipated to reach full build-out within approximately two years. Widely accepted methodology for preparing traffic impact studies requires that any projects in the study area that are currently approved and/or under construction must be considered in the traffic analysis. Projects that are contemplated but not yet approved are not included in a traffic analysis. Local municipal personnel were contacted to discuss any other specific projects that are currently approved or under construction that would generate additional traffic in the study

October 31, 2023

area. A continuing housing development along Clover St was identified. Anticipated traffic volumes generated by this land use are included in the growth rate.

A review of available historical NYSDOT traffic volume data in the vicinity of the site indicates that traffic has decreased between 2010 and 2019. To account for normal increases in background traffic growth, including the continuing housing development and any unforeseen developments in the study area, a growth rate of 0.75% was applied to the existing traffic volumes. The background traffic volumes are depicted in **Figure 4**.

6.0 PROPOSED DEVELOPMENT CONDITIONS

6.1 Project Description

The proposed Pittsford Oaks development consists of razing the existing Barn Bazaar building and related surface parking to construct a 3-story residential building with associated underground and surface lot parking. The ±289,673 SF building will provide 191 apartment units and 213 underground parking spaces. An additional 99 surface parking spaces will also be provided.

Access to the site will continue to be provided via the existing Jefferson Rd/Tobey Village Rd and Clover St/Tobey Village Rd intersection. **Figure 5** illustrates the proposed site plan.

6.2 On-site Circulation and Parking

The project will construct three new surface parking lots and will also utilize an existing surface parking area. The southernmost parking lot will have two driveways along Tobey Village Rd and will provide 44 surface parking spaces opposite the main building entrance. Adjacent to the main building entrance there will be 10 surface parking spaces, including five ADA spaces, which will be accessed via one driveway along Tobey Village Rd that also includes a drop-off loop in front of the building. The second surface parking lot will be located adjacent to the west side of building and along the east side of Tobey Village Rd; this parking area will provide 16 spaces and will be accessed by two driveways along Tobey Village Rd. An existing surface lot containing 29 spaces will remain at the northwest corner of the site. The underground parking will be accessed via one driveway at the southeast corner of the building.

The proposed site development will include a new sidewalk along the north side of Tobey Village Rd beginning at Clover St (NY-65) and continuing west to the internal intersection at Kittredge Dr where there is sidewalk along the east side of Kittredge Dr ending at Tobey Village Rd. The new sidewalk will continue around the corner and along the east side of Tobey Village Rd along the property frontage where it will terminate at the northernmost surface parking driveway. Additionally a new sidewalk will be constructed along the south side of Tobey Village Rd connecting Kittredge Dr and the eastern parking lot driveway.

Two new crosswalks will be installed: one on the east leg of Tobey Village Rd at the Kittredge Dr intersection and one at the west side of the driveway to main building entrance to provide a crossing from the building to the southernmost surface parking lot.

6.3 Proposed Traffic Generation

The volume of traffic generated by a site is dependent on the intended land use and size of the development. Trip generation is an estimate of the number of trips generated by a specific building or land use. These trips represent the volume of traffic entering and exiting the development. The *Trip Generation Manual* (11th Edition) published by the Institute of Transportation Engineers (ITE) is used as a reference for this information. The trip rate for the peak hour of

October 31, 2023

the generator may or may not coincide in time or volume with the trip rate for the peak hour of adjacent street traffic. Volumes generated during the peak hour of the adjacent street traffic and proposed land uses, in this case, the weekday commuter AM and PM peaks, represent a more critical volume when analyzing the capacity of the system; those intervals will provide the basis of this analysis.

Table 4 shows the total site generated trips that are added to the existing highway system for full development of the project. All trip generation information has been included in the Appendices.

Table 4: Site Generated Trips

DESCRIPTION	ITE LUC ¹	SIZE	AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Multifamily Housing (Low-Rise)	220	191 Units	20	62	65	38

Note:
1. LUC = Land Use Code.

The proposed project is expected to generate approximately 20 entering/62 exiting vehicle trips during the AM peak hour and 65 entering/38 exiting vehicle trips during the PM peak hour.

6.4 Trip Distribution

The cumulative effect of site-generated traffic on the transportation network is dependent on the origins and destinations of that traffic and the location of the access drives serving the site. The proposed arrival/departure distribution of traffic generated by the proposed project is considered a function of several parameters, including:

- Residential and Employment centers using U.S. Census Data
- Site layout and access locations
- Proximity and access to expressways and other main roadways
- Existing traffic patterns
- Existing traffic conditions and controls

Figure 6 shows the anticipated trip distribution pattern percentage for the project site. **Figure 7** illustrates the peak hour project site-generated traffic based on those percentages.

6.5 Full Development Volumes

Proposed design hour traffic volumes are developed for the peak hours by combining the background traffic conditions (**Figure 4**) and the new site-generated traffic volumes (**Figure 7**) to yield the traffic volumes under full development conditions. **Figure 8** illustrates the total peak hour volumes anticipated for the proposed project under full build-out conditions.

6.6 Comparison to Existing Building (Former Uses)

The Pittsford Oaks development will replace the existing Barn Bazaar building that formerly housed a variety of uses. For trip generation comparison purposes, the following uses were assumed: approximately ±16,000 SF of office space, ±19,000 SF of variety store, and an ±8,000 SF fine dining restaurant. **Table 5** provides a comparison of the former trip generation to the proposed trip generation. The existing Barn Bazaar building, when fully occupied, generated more traffic than the proposed development is projected to generate during the AM and PM peak hours.

Table 5: Site Generated Trip Comparison

DESCRIPTION	ITE LUC ¹	SIZE	AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
General Office Building	710	16,000 SF	30	4	6	30
Variety Store	814	19,000 SF	32	26	65	62
Fine Dining Restaurant	931	8,000 SF	3	3	42	21
Total Former Site Generated Trips			65	33	113	113
Multifamily Housing (Low-Rise)	220	191 Units	20	62	65	38

Note:

2. LUC = Land Use Code.

7.0 TRAFFIC OPERATIONS AND ANALYSIS

7.1 Description of Capacity Analysis

Capacity analysis is a technique used for determining a measure of effectiveness for a section of roadway and/or intersection based on the number of vehicles during a specific time period. The measure of effectiveness used for the capacity analysis is referred to as a Level of Service (LOS). Levels of service are calculated to provide an indication of the amount of delay that a motorist experiences while traveling along a roadway or through an intersection. Since the most amount of delay to motorists usually occurs at intersections, capacity analysis focuses on intersections, as opposed to highway segments.

Six levels of service are defined for analysis purposes. They are assigned letter designations, from "A" to "F", with LOS "A" representing the conditions with little to no delay, and LOS "F" conditions with very long delays. Suggested ranges of service capacity and an explanation of levels of service are included in the Appendices. LOS "C" or better is desirable, but LOS "D" for signalized locations and LOS "E" for unsignalized locations are generally thresholds of acceptable operation during peak periods so long as the volume to capacity ratio (v/c) is below 1.0.

The standard procedure for capacity analysis of signalized and unsignalized intersections is outlined in the 2016 *Highway Capacity Manual* (HCM) published by the Transportation Research Board (TRB). Traffic analysis software, Synchro 11, which is based on procedures and methodologies contained in the HCM, was used to analyze operating conditions at study area intersections. The procedure yields a level of service based on the HCM as an indicator of how well intersections operate.

7.2 Capacity Analysis Results

Existing and background operating conditions during the peak study periods are evaluated to determine a basis for comparison with the projected future conditions. The future traffic conditions generated by the project were analyzed to assess the operation of the study area intersections. Capacity results for existing, background, and full development conditions are listed in **Table 6**. The discussion following the table summarizes capacity conditions. The detailed Synchro capacity analysis worksheets are contained in the Appendices.

INTERSECTION	2023				2025					
	EXISTING BASE CONDITIONS				BACKGROUND CONDITIONS				2025 FULL BUILD CONDITIONS	
		AM	PM		AM	PM		AM	PM	
1. Jefferson Rd/YMCA Dwy/Tobey Village Rd (S)										
EB Left - Jefferson Rd	A	5.4	A	6.7	A	5.6	A	6.8	A	6.8
EB Thru/Right - Jefferson Rd	A	3.6	A	7.0	A	3.6	A	7.1	A	7.2
WB Left - Jefferson Rd	A	8.1	A	7.2	A	8.3	A	7.1	A	8.1
WB Thru/Right - Jefferson Rd	A	9.4	B	10.6	A	9.8	B	10.6	B	10.6
NB Left - Tobey Village Rd	D	45.7	D	47.0	D	45.5	D	47.3	D	50.4
NB Thru/Right - Tobey Village Rd	C	22.7	B	14.2	C	22.6	B	14.1	B	10.4
SB Left/Thru - YMCA Dwy	E	66.9	F	83.2	E	66.9	F	83.9	E	85.9
SB Right - YMCA Dwy	B	13.6	B	10.3	B	13.3	B	10.3	B	10.3
Overall LOS	B	12.0	B	17.4	B	12.3	B	17.5	B	17.8
Volume-to-Capacity (v/c) Ratio		0.85		0.90		0.66		0.90		0.67
2. Jefferson Rd/Clover St (S)										
EB Left - Jefferson Rd	C	26.2	C	27.8	C	26.6	C	28.4	C	28.9
EB Thru/Right - Jefferson Rd	C	32.0	D	39.8	C	32.2	D	40.6	C	40.9
WB Left - Jefferson Rd	B	18.1	C	27.5	B	18.2	C	29.0	B	30.8
WB Thru/Right - Jefferson Rd	C	32.4	C	29.7	C	32.8	C	30.1	C	30.3
NB Left - Clover St	F	82.4	D	49.9	F	86.2	D	50.2	F	49.6
NB Thru/Right - Clover St	D	46.9	D	48.7	D	47.5	D	49.1	D	48.5
SB Left - Clover St	C	23.8	C	24.3	C	23.9	C	24.3	C	24.4
SB Thru/Right - Clover St	D	49.4	D	53.9	D	49.4	D	54.6	D	56.0
Overall LOS	D	44.3	D	42.0	D	45.1	D	42.6	D	43.0
Volume-to-Capacity (v/c) Ratio		1.01		0.85		1.03		0.86		1.03
3. Clover St/Tobey Rd/Tobey Village Rd (S)										
EB Left/Thru - Tobey Village Rd	D	40.8	D	50.8	D	40.2	D	50.6	D	53.2
EB Right - Tobey Village Rd	A	0.0	A	0.5	A	0.0	A	0.5	A	0.8
WB Left/Thru - Tobey Rd	D	42.4	D	47.8	D	41.8	D	47.6	D	48.8
WB Right - Tobey Rd	C	26.9	B	18.2	C	28.3	B	18.1	C	17.9
NB Left - Clover St	B	15.9	B	19.7	B	16.7	B	20.0	B	19.5
NB Thru/Right - Clover St	B	19.8	C	20.7	C	21.3	C	21.6	C	21.8
SB Left - Clover St	B	11.1	C	21.5	B	11.8	C	23.2	B	23.2
SB Thru/Right - Clover St	A	1.4	A	3.5	A	1.5	A	3.5	A	3.6
Overall LOS	B	17.9	B	16.1	B	18.9	B	16.7	B	16.9
Volume-to-Capacity (v/c) Ratio		0.92		0.82		0.93		0.82		0.93

Notes:

1. A(2.8) = Level of Service (Delay in seconds per vehicle)
2. NB = Northbound, SB = Southbound, EB = Eastbound, WB = Westbound
3. (S) = Signalized; (U) = Unsignalized
4. N/A = Approach does not exist and/or was not analyzed during this condition
5. Green shaded cells indicate low delays, yellow shaded cells indicate moderate delays, red shaded cells indicate long delays.

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1. Jefferson Rd (NY-252)/Tobey Village Rd-YMCA Driveway

All approaches operate at LOS "D" or better under all conditions during all peak hours with the exception of the southbound left/thru approach which operates at a LOS "E" and "F" during the AM and PM peak hours, respectively. In between background and full build conditions, the westbound thru/right approach is projected to change from LOS "A" to "B" during the AM peak hour period, however, this is considered a borderline condition as the threshold between LOS "A" and "B" is 10.0 seconds per vehicle and the actual increase in delay projected is 0.4 seconds per vehicle. No other changes in levels of service are anticipated and no improvements are warranted nor recommended at this location.

2. Jefferson Rd (NY-252)/Clover St (NY-65)

All movements operate at acceptable LOS "D" or better under existing and background during all peak hours with the exception of the northbound left approach which operates at a LOD "F" during the AM peak hour. In between background and full build conditions, the southbound thru/right approach is projected to change from LOS "D" to "E" during the PM peak hour period, however, this is considered a borderline condition as the threshold between LOS "D" and "E" is 55.0 seconds per vehicle and the actual increase in delay projected is 1.4 seconds per vehicle. No other changes in levels of service are anticipated and no improvements are warranted nor recommended at this location.

3. Clover St (NY-65)/Tobey Rd-Tobey Village Rd

All approaches operate at LOS "D" or better under all conditions during all peak hours. No changes in levels of service are anticipated and no improvements are warranted nor recommended at this location.

8.0 CONCLUSIONS AND RECOMMENDATIONS

This Traffic Impact Study identified and evaluated the potential traffic impacts that can be expected from the proposed Pittsford Oaks development located on the former Barn Bazaar site in the Town of Pittsford, NY. The results of this study determined that the existing transportation network can adequately accommodate the projected traffic volumes and resulting minor impacts to study area intersections. The following sets forth the conclusions and recommendations based upon the results of the analyses:

Conclusions

1. Based on the results of crash analysis, there are no inherent safety deficiencies at any of the study intersections.
2. The proposed project is expected to generate approximately 20 entering/62 exiting vehicle trips during the AM peak hour and 65 entering/38 exiting vehicle trips during the PM peak hour.
3. The existing Barn Bazaar building, when fully occupied, generated more traffic than the proposed development is projected to generate during the AM and PM peak hours.
4. The detailed analysis contained in this Traffic Impact Study demonstrates the proposed project will not result in any potentially significant adverse environmental impacts for the purpose of the environmental review of the project pursuant to the State Environmental Quality Review Act ("SEQRA").

Recommendation

5. In order to mitigate the left turn crash patterns at the Jefferson Rd (NY-252)/Clover St (NY-65) intersection in the northbound and eastbound direction, it is recommended that NYSDOT considers installing flashing yellow arrows for the permitted left turn phases for at least those approaches.

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9.0 REFERENCES

- Synchro 11 Software. Cubic ITS.
- Highway Capacity Manual (6th Edition). Transportation Research Board (TRB). Washington, DC. 2016.
- Trip Generation (11th Edition). Institute of Transportation Engineers (ITE). Washington, DC. 2021.
- OnTheMap. US Census Bureau. 2023.
- Traffic Data Viewer. New York State Department of Transportation (NYSDOT). 2023.

10.0 FIGURES

Figures 1 through 8 are included on the following pages.

Full Environmental Assessment Form
Part 1 - Project and Setting

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. 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; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either “Yes” or “No”. If the answer to the initial question is “Yes”, complete the sub-questions that follow. If the answer to the initial question is “No”, proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project:		
Project Location (describe, and attach a general location map):		
Brief Description of Proposed Action (include purpose or need):		
Name of Applicant/Sponsor:		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Project Contact (if not same as sponsor; give name and title/role):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:
Property Owner (if not same as sponsor):		Telephone:
		E-Mail:
Address:		
City/PO:	State:	Zip Code:

B. Government Approvals

B. Government Approvals, Funding, or Sponsorship. (“Funding” includes grants, loans, tax relief, and any other forms of financial assistance.)

Government Entity	If Yes: Identify Agency and Approval(s) Required	Application Date (Actual or projected)
a. City Council, Town Board, or Village Board of Trustees <input type="checkbox"/> Yes <input type="checkbox"/> No		
b. City, Town or Village Planning Board or Commission <input type="checkbox"/> Yes <input type="checkbox"/> No		
c. City Council, Town or Village Zoning Board of Appeals <input type="checkbox"/> Yes <input type="checkbox"/> No		
d. Other local agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
e. County agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
f. Regional agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
g. State agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
h. Federal agencies <input type="checkbox"/> Yes <input type="checkbox"/> No		
i. Coastal Resources. <ul style="list-style-type: none"> <li data-bbox="121 829 1485 861">i. Is the project site within a Coastal Area, or the waterfront area of a Designated Inland Waterway? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 892 1485 924">ii. Is the project site located in a community with an approved Local Waterfront Revitalization Program? <input type="checkbox"/> Yes <input type="checkbox"/> No <li data-bbox="121 924 1485 955">iii. Is the project site within a Coastal Erosion Hazard Area? <input type="checkbox"/> Yes <input type="checkbox"/> No 		

C. Planning and Zoning

C.1. Planning and zoning actions.

Will administrative or legislative adoption, or amendment of a plan, local law, ordinance, rule or regulation be the only approval(s) which must be granted to enable the proposed action to proceed? Yes No

- **If Yes**, complete sections C, F and G.
- **If No**, proceed to question C.2 and complete all remaining sections and questions in Part 1

C.2. Adopted land use plans.

a. Do any municipally- adopted (city, town, village or county) comprehensive land use plan(s) include the site where the proposed action would be located? Yes No

If Yes, does the comprehensive plan include specific recommendations for the site where the proposed action would be located? Yes No

b. Is the site of the proposed action within any local or regional special planning district (for example: Greenway Brownfield Opportunity Area (BOA); designated State or Federal heritage area; watershed management plan; or other?) Yes No

If Yes, identify the plan(s):

c. Is the proposed action located wholly or partially within an area listed in an adopted municipal open space plan, or an adopted municipal farmland protection plan? Yes No

If Yes, identify the plan(s):

C.3. Zoning

a. Is the site of the proposed action located in a municipality with an adopted zoning law or ordinance. Yes No
If Yes, what is the zoning classification(s) including any applicable overlay district?

b. Is the use permitted or allowed by a special or conditional use permit? Yes No

c. Is a zoning change requested as part of the proposed action? Yes No

If Yes,

i. What is the proposed new zoning for the site? _____

C.4. Existing community services.

a. In what school district is the project site located? _____

b. What police or other public protection forces serve the project site?

c. Which fire protection and emergency medical services serve the project site?

d. What parks serve the project site?

D. Project Details

D.1. Proposed and Potential Development

a. What is the general nature of the proposed action (e.g., residential, industrial, commercial, recreational; if mixed, include all components)?

b. a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres

c. Is the proposed action an expansion of an existing project or use? Yes No
i. If Yes, what is the approximate percentage of the proposed expansion and identify the units (e.g., acres, miles, housing units, square feet)? % _____ Units: _____

d. Is the proposed action a subdivision, or does it include a subdivision? Yes No
If Yes,

i. Purpose or type of subdivision? (e.g., residential, industrial, commercial; if mixed, specify types)

ii. Is a cluster/conservation layout proposed? Yes No

iii. Number of lots proposed? _____

iv. Minimum and maximum proposed lot sizes? Minimum _____ Maximum _____

e. Will proposed action be constructed in multiple phases? Yes No

i. If No, anticipated period of construction: _____ months

ii. If Yes:

- Total number of phases anticipated _____
- Anticipated commencement date of phase 1 (including demolition) _____ month _____ year
- Anticipated completion date of final phase _____ month _____ year

• Generally describe connections or relationships among phases, including any contingencies where progress of one phase may determine timing or duration of future phases: _____

f. Does the project include new residential uses? Yes No
 If Yes, show numbers of units proposed.

	<u>One Family</u>	<u>Two Family</u>	<u>Three Family</u>	<u>Multiple Family (four or more)</u>
Initial Phase	_____	_____	_____	_____
At completion	_____	_____	_____	_____
of all phases	_____	_____	_____	_____

g. Does the proposed action include new non-residential construction (including expansions)? Yes No
 If Yes,

i. Total number of structures _____

ii. Dimensions (in feet) of largest proposed structure: _____ height; _____ width; and _____ length

iii. Approximate extent of building space to be heated or cooled: _____ square feet

h. Does the proposed action include construction or other activities that will result in the impoundment of any liquids, such as creation of a water supply, reservoir, pond, lake, waste lagoon or other storage? Yes No
 If Yes,

i. Purpose of the impoundment: _____

ii. If a water impoundment, the principal source of the water: Ground water Surface water streams Other specify: _____

iii. If other than water, identify the type of impounded/contained liquids and their source.

iv. Approximate size of the proposed impoundment. Volume: _____ million gallons; surface area: _____ acres

v. Dimensions of the proposed dam or impounding structure: _____ height; _____ length

vi. Construction method/materials for the proposed dam or impounding structure (e.g., earth fill, rock, wood, concrete):

D.2. Project Operations

a. Does the proposed action include any excavation, mining, or dredging, during construction, operations, or both? Yes No
 (Not including general site preparation, grading or installation of utilities or foundations where all excavated materials will remain onsite)
 If Yes:

i. What is the purpose of the excavation or dredging? _____

ii. How much material (including rock, earth, sediments, etc.) is proposed to be removed from the site?

- Volume (specify tons or cubic yards): _____
- Over what duration of time? _____

iii. Describe nature and characteristics of materials to be excavated or dredged, and plans to use, manage or dispose of them.

iv. Will there be onsite dewatering or processing of excavated materials? Yes No
 If yes, describe. _____

v. What is the total area to be dredged or excavated? _____ acres

vi. What is the maximum area to be worked at any one time? _____ acres

vii. What would be the maximum depth of excavation or dredging? _____ feet

viii. Will the excavation require blasting? Yes No

ix. Summarize site reclamation goals and plan: _____

b. Would the proposed action cause or result in alteration of, increase or decrease in size of, or encroachment into any existing wetland, waterbody, shoreline, beach or adjacent area? Yes No
 If Yes:

i. Identify the wetland or waterbody which would be affected (by name, water index number, wetland map number or geographic description): _____

ii. Describe how the proposed action would affect that waterbody or wetland, e.g. excavation, fill, placement of structures, or alteration of channels, banks and shorelines. Indicate extent of activities, alterations and additions in square feet or acres:

iii. Will proposed action cause or result in disturbance to bottom sediments? Yes No

If Yes, describe: _____

iv. Will proposed action cause or result in the destruction or removal of aquatic vegetation? Yes No

If Yes:

- acres of aquatic vegetation proposed to be removed: _____
- expected acreage of aquatic vegetation remaining after project completion: _____
- purpose of proposed removal (e.g. beach clearing, invasive species control, boat access): _____
- proposed method of plant removal: _____
- if chemical/herbicide treatment will be used, specify product(s): _____

v. Describe any proposed reclamation/mitigation following disturbance: _____

c. Will the proposed action use, or create a new demand for water? Yes No

If Yes:

i. Total anticipated water usage/demand per day: _____ gallons/day

ii. Will the proposed action obtain water from an existing public water supply? Yes No

If Yes:

- Name of district or service area: _____
- Does the existing public water supply have capacity to serve the proposal? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No
- Do existing lines serve the project site? Yes No

iii. Will line extension within an existing district be necessary to supply the project? Yes No

If Yes:

- Describe extensions or capacity expansions proposed to serve this project: _____
- Source(s) of supply for the district: _____

iv. Is a new water supply district or service area proposed to be formed to serve the project site? Yes No

If Yes:

- Applicant/sponsor for new district: _____
- Date application submitted or anticipated: _____
- Proposed source(s) of supply for new district: _____

v. If a public water supply will not be used, describe plans to provide water supply for the project: _____

vi. If water supply will be from wells (public or private), maximum pumping capacity: _____ gallons/minute.

d. Will the proposed action generate liquid wastes? Yes No

If Yes:

i. Total anticipated liquid waste generation per day: _____ gallons/day

ii. Nature of liquid wastes to be generated (e.g., sanitary wastewater, industrial; if combination, describe all components and approximate volumes or proportions of each): _____

iii. Will the proposed action use any existing public wastewater treatment facilities? Yes No

If Yes:

- Name of wastewater treatment plant to be used: _____
- Name of district: _____
- Does the existing wastewater treatment plant have capacity to serve the project? Yes No
- Is the project site in the existing district? Yes No
- Is expansion of the district needed? Yes No

• Do existing sewer lines serve the project site? Yes No
 • Will line extension within an existing district be necessary to serve the project? Yes No
 If Yes:
 • Describe extensions or capacity expansions proposed to serve this project: _____

iv. Will a new wastewater (sewage) treatment district be formed to serve the project site? Yes No
 If Yes:
 • Applicant/sponsor for new district: _____
 • Date application submitted or anticipated: _____
 • What is the receiving water for the wastewater discharge? _____

v. If public facilities will not be used, describe plans to provide wastewater treatment for the project, including specifying proposed receiving water (name and classification if surface discharge, or describe subsurface disposal plans):

vi. Describe any plans or designs to capture, recycle or reuse liquid waste: _____

e. Will the proposed action disturb more than one acre and create stormwater runoff, either from new point sources (i.e. ditches, pipes, swales, curbs, gutters or other concentrated flows of stormwater) or non-point source (i.e. sheet flow) during construction or post construction? Yes No
 If Yes:
 i. How much impervious surface will the project create in relation to total size of project parcel?
 _____ Square feet or _____ acres (impervious surface)
 _____ Square feet or _____ acres (parcel size)
 ii. Describe types of new point sources. _____

iii. Where will the stormwater runoff be directed (i.e. on-site stormwater management facility/structures, adjacent properties, groundwater, on-site surface water or off-site surface waters)?

• If to surface waters, identify receiving water bodies or wetlands: _____

• Will stormwater runoff flow to adjacent properties? Yes No

iv. Does proposed plan minimize impervious surfaces, use pervious materials or collect and re-use stormwater? Yes No

f. Does the proposed action include, or will it use on-site, one or more sources of air emissions, including fuel combustion, waste incineration, or other processes or operations? Yes No
 If Yes, identify:
 i. Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

 ii. Stationary sources during construction (e.g., power generation, structural heating, batch plant, crushers)

 iii. Stationary sources during operations (e.g., process emissions, large boilers, electric generation)

g. Will any air emission sources named in D.2.f (above), require a NY State Air Registration, Air Facility Permit, or Federal Clean Air Act Title IV or Title V Permit? Yes No
 If Yes:
 i. Is the project site located in an Air quality non-attainment area? (Area routinely or periodically fails to meet ambient air quality standards for all or some parts of the year) Yes No
 ii. In addition to emissions as calculated in the application, the project will generate:
 • _____ Tons/year (short tons) of Carbon Dioxide (CO₂)
 • _____ Tons/year (short tons) of Nitrous Oxide (N₂O)
 • _____ Tons/year (short tons) of Perfluorocarbons (PFCs)
 • _____ Tons/year (short tons) of Sulfur Hexafluoride (SF₆)
 • _____ Tons/year (short tons) of Carbon Dioxide equivalent of Hydroflouorocarbons (HFCs)
 • _____ Tons/year (short tons) of Hazardous Air Pollutants (HAPs)

h. Will the proposed action generate or emit methane (including, but not limited to, sewage treatment plants, landfills, composting facilities)? Yes No

If Yes:

i. Estimate methane generation in tons/year (metric): _____

ii. Describe any methane capture, control or elimination measures included in project design (e.g., combustion to generate heat or electricity, flaring): _____

i. Will the proposed action result in the release of air pollutants from open-air operations or processes, such as quarry or landfill operations? Yes No

If Yes: Describe operations and nature of emissions (e.g., diesel exhaust, rock particulates/dust):

j. Will the proposed action result in a substantial increase in traffic above present levels or generate substantial new demand for transportation facilities or services? Yes No

See Traffic Study

If Yes:

i. When is the peak traffic expected (Check all that apply): Morning Evening Weekend
 Randomly between hours of _____ to _____.

ii. For commercial activities only, projected number of semi-trailer truck trips/day: _____

iii. Parking spaces: Existing _____ Proposed _____ Net increase/decrease _____

iv. Does the proposed action include any shared use parking? Yes No

v. If the proposed action includes any modification of existing roads, creation of new roads or change in existing access, describe:

vi. Are public/private transportation service(s) or facilities available within 1/2 mile of the proposed site? Yes No

vii. Will the proposed action include access to public transportation or accommodations for use of hybrid, electric or other alternative fueled vehicles? Yes No

viii. Will the proposed action include plans for pedestrian or bicycle accommodations for connections to existing pedestrian or bicycle routes? Yes No

k. Will the proposed action (for commercial or industrial projects only) generate new or additional demand for energy? Yes No

If Yes:

i. Estimate annual electricity demand during operation of the proposed action: _____

ii. Anticipated sources/suppliers of electricity for the project (e.g., on-site combustion, on-site renewable, via grid/local utility, or other):

iii. Will the proposed action require a new, or an upgrade to, an existing substation? Yes No

l. Hours of operation. Answer all items which apply.

<p>i. During Construction:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____ 	<p>ii. During Operations:</p> <ul style="list-style-type: none"> • Monday - Friday: _____ • Saturday: _____ • Sunday: _____ • Holidays: _____
--	---

m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? Yes No
 If yes:
 i. Provide details including sources, time of day and duration:

ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? Yes No
 Describe: _____

n.. Will the proposed action have outdoor lighting? Yes No
 If yes:
 i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:

ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? Yes No
 Describe: _____

o. Does the proposed action have the potential to produce odors for more than one hour per day? Yes No
 If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____

p. Will the proposed action include any bulk storage of petroleum (combined capacity of over 1,100 gallons) or chemical products 185 gallons in above ground storage or any amount in underground storage? Yes No
 If Yes:
 i. Product(s) to be stored _____
 ii. Volume(s) _____ per unit time _____ (e.g., month, year)
 iii. Generally describe proposed storage facilities: _____

q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? Yes No
 If Yes:
 i. Describe proposed treatment(s):

ii. Will the proposed action use Integrated Pest Management Practices? Yes No

r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? Yes No
 If Yes:
 i. Describe any solid waste(s) to be generated during construction or operation of the facility:
 • Construction: _____ tons per _____ (unit of time)
 • Operation : _____ tons per _____ (unit of time)
 ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:
 • Construction: _____

 • Operation: _____

iii. Proposed disposal methods/facilities for solid waste generated on-site:
 • Construction: _____

 • Operation: _____

s. Does the proposed action include construction or modification of a solid waste management facility? Yes No
 If Yes:
 i. Type of management or handling of waste proposed for the site (e.g., recycling or transfer station, composting, landfill, or other disposal activities): _____
 ii. Anticipated rate of disposal/processing:
 • _____ Tons/month, if transfer or other non-combustion/thermal treatment, or
 • _____ Tons/hour, if combustion or thermal treatment
 iii. If landfill, anticipated site life: _____ years

t. Will proposed action at the site involve the commercial generation, treatment, storage, or disposal of hazardous waste? Yes No
 If Yes:
 i. Name(s) of all hazardous wastes or constituents to be generated, handled or managed at facility: _____

 ii. Generally describe processes or activities involving hazardous wastes or constituents: _____

 iii. Specify amount to be handled or generated _____ tons/month
 iv. Describe any proposals for on-site minimization, recycling or reuse of hazardous constituents: _____

 v. Will any hazardous wastes be disposed at an existing offsite hazardous waste facility? Yes No
 If Yes: provide name and location of facility: _____

 If No: describe proposed management of any hazardous wastes which will not be sent to a hazardous waste facility:

E. Site and Setting of Proposed Action

E.1. Land uses on and surrounding the project site

a. Existing land uses.
 i. Check all uses that occur on, adjoining and near the project site.
 Urban Industrial Commercial Residential (suburban) Rural (non-farm)
 Forest Agriculture Aquatic Other (specify): _____
 ii. If mix of uses, generally describe:

b. Land uses and covertypes on the project site.

Land use or Covertypes	Current Acreage	Acreage After Project Completion	Change (Acres +/-)
• Roads, buildings, and other paved or impervious surfaces			
• Forested			
• Meadows, grasslands or brushlands (non-agricultural, including abandoned agricultural)			
• Agricultural (includes active orchards, field, greenhouse etc.)			
• Surface water features (lakes, ponds, streams, rivers, etc.)			
• Wetlands (freshwater or tidal)			
• Non-vegetated (bare rock, earth or fill)			
• Other Describe: _____ _____			

c. Is the project site presently used by members of the community for public recreation? Yes No
i. If Yes: explain: _____

d. Are there any facilities serving children, the elderly, people with disabilities (e.g., schools, hospitals, licensed day care centers, or group homes) within 1500 feet of the project site? Yes No
If Yes,
i. Identify Facilities:

e. Does the project site contain an existing dam? Yes No
If Yes:
i. Dimensions of the dam and impoundment:

- Dam height: _____ feet
- Dam length: _____ feet
- Surface area: _____ acres
- Volume impounded: _____ gallons OR acre-feet

ii. Dam's existing hazard classification: _____
iii. Provide date and summarize results of last inspection:

f. Has the project site ever been used as a municipal, commercial or industrial solid waste management facility, or does the project site adjoin property which is now, or was at one time, used as a solid waste management facility? Yes No
If Yes:
i. Has the facility been formally closed? Yes No

- If yes, cite sources/documentation: _____

ii. Describe the location of the project site relative to the boundaries of the solid waste management facility:

g. Have hazardous wastes been generated, treated and/or disposed of at the site, or does the project site adjoin property which is now or was at one time used to commercially treat, store and/or dispose of hazardous waste? Yes No
If Yes:
i. Describe waste(s) handled and waste management activities, including approximate time when activities occurred:

h. Potential contamination history. Has there been a reported spill at the proposed project site, or have any remedial actions been conducted at or adjacent to the proposed site? Yes No
If Yes:
i. Is any portion of the site listed on the NYSDEC Spills Incidents database or Environmental Site Remediation database? Check all that apply: Yes No
 Yes – Spills Incidents database Provide DEC ID number(s): _____
 Yes – Environmental Site Remediation database Provide DEC ID number(s): _____
 Neither database
ii. If site has been subject of RCRA corrective activities, describe control measures: _____

iii. Is the project within 2000 feet of any site in the NYSDEC Environmental Site Remediation database? Yes No
If yes, provide DEC ID number(s): _____
iv. If yes to (i), (ii) or (iii) above, describe current status of site(s):

v. Is the project site subject to an institutional control limiting property uses? Yes No

- If yes, DEC site ID number: _____
- Describe the type of institutional control (e.g., deed restriction or easement): _____
- Describe any use limitations: _____
- Describe any engineering controls: _____
- Will the project affect the institutional or engineering controls in place? Yes No
- Explain: _____

E.2. Natural Resources On or Near Project Site

a. What is the average depth to bedrock on the project site? _____ feet

b. Are there bedrock outcroppings on the project site? Yes No
 If Yes, what proportion of the site is comprised of bedrock outcroppings? _____%

c. Predominant soil type(s) present on project site: _____ %
 _____ %
 _____ %

d. What is the average depth to the water table on the project site? Average: _____ feet

e. Drainage status of project site soils: Well Drained: _____ % of site
 Moderately Well Drained: _____ % of site
 Poorly Drained _____ % of site

f. Approximate proportion of proposed action site with slopes: 0-10%: _____ % of site
 10-15%: _____ % of site
 15% or greater: _____ % of site

g. Are there any unique geologic features on the project site? Yes No
 If Yes, describe: _____

h. Surface water features.

i. Does any portion of the project site contain wetlands or other waterbodies (including streams, rivers, ponds or lakes)? Yes No

ii. Do any wetlands or other waterbodies adjoin the project site? Yes No
 If Yes to either *i* or *ii*, continue. If No, skip to E.2.i.

iii. Are any of the wetlands or waterbodies within or adjoining the project site regulated by any federal, state or local agency? Yes No

iv. For each identified regulated wetland and waterbody on the project site, provide the following information:

- Streams: Name _____ Classification _____
- Lakes or Ponds: Name _____ Classification _____
- Wetlands: Name _____ Approximate Size _____
- Wetland No. (if regulated by DEC) _____

v. Are any of the above water bodies listed in the most recent compilation of NYS water quality-impaired waterbodies? Yes No
 If yes, name of impaired water body/bodies and basis for listing as impaired: _____

i. Is the project site in a designated Floodway? Yes No

j. Is the project site in the 100 year Floodplain? Yes No

k. Is the project site in the 500 year Floodplain? Yes No

l. Is the project site located over, or immediately adjoining, a primary, principal or sole source aquifer? Yes No
 If Yes:
 i. Name of aquifer: _____

m. Identify the predominant wildlife species that occupy or use the project site: _____ _____ _____	
n. Does the project site contain a designated significant natural community? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Describe the habitat/community (composition, function, and basis for designation): _____ _____ <i>ii.</i> Source(s) of description or evaluation: _____ <i>iii.</i> Extent of community/habitat: <ul style="list-style-type: none"> • Currently: _____ acres • Following completion of project as proposed: _____ acres • Gain or loss (indicate + or -): _____ acres 	
o. Does project site contain any species of plant or animal that is listed by the federal government or NYS as endangered or threatened, or does it contain any areas identified as habitat for an endangered or threatened species? <input type="checkbox"/> Yes <input type="checkbox"/> No	
p. Does the project site contain any species of plant or animal that is listed by NYS as rare, or as a species of special concern? <input type="checkbox"/> Yes <input type="checkbox"/> No	
q. Is the project site or adjoining area currently used for hunting, trapping, fishing or shell fishing? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, give a brief description of how the proposed action may affect that use: _____ _____	
E.3. Designated Public Resources On or Near Project Site	
a. Is the project site, or any portion of it, located in a designated agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, provide county plus district name/number: _____	
b. Are agricultural lands consisting of highly productive soils present? <input type="checkbox"/> Yes <input type="checkbox"/> No <i>i.</i> If Yes: acreage(s) on project site? _____ <i>ii.</i> Source(s) of soil rating(s): _____	
c. Does the project site contain all or part of, or is it substantially contiguous to, a registered National Natural Landmark? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> Nature of the natural landmark: <input type="checkbox"/> Biological Community <input type="checkbox"/> Geological Feature <i>ii.</i> Provide brief description of landmark, including values behind designation and approximate size/extent: _____ _____ _____	
d. Is the project site located in or does it adjoin a state listed Critical Environmental Area? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes: <i>i.</i> CEA name: _____ <i>ii.</i> Basis for designation: _____ <i>iii.</i> Designating agency and date: _____	

<p>e. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Nature of historic/archaeological resource: <input type="checkbox"/> Archaeological Site <input type="checkbox"/> Historic Building or District</p> <p style="margin-left: 20px;">ii. Name: _____</p> <p style="margin-left: 20px;">iii. Brief description of attributes on which listing is based: _____</p>
<p>f. 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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>g. Have additional archaeological or historic site(s) or resources been identified on the project site? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Describe possible resource(s): _____</p> <p style="margin-left: 20px;">ii. Basis for identification: _____</p>
<p>h. Is the project site within five miles of any officially designated and publicly accessible federal, state, or local scenic or aesthetic resource? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify resource: _____</p> <p style="margin-left: 20px;">ii. Nature of, or basis for, designation (e.g., established highway overlook, state or local park, state historic trail or scenic byway, etc.): _____</p> <p style="margin-left: 20px;">iii. Distance between project and resource: _____ miles.</p>
<p>i. Is the project site located within a designated river corridor under the Wild, Scenic and Recreational Rivers Program 6 NYCRR 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p style="margin-left: 20px;">i. Identify the name of the river and its designation: _____</p> <p style="margin-left: 20px;">ii. Is the activity consistent with development restrictions contained in 6NYCRR Part 666? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>

F. Additional Information

Attach any additional information which may be needed to clarify your project.

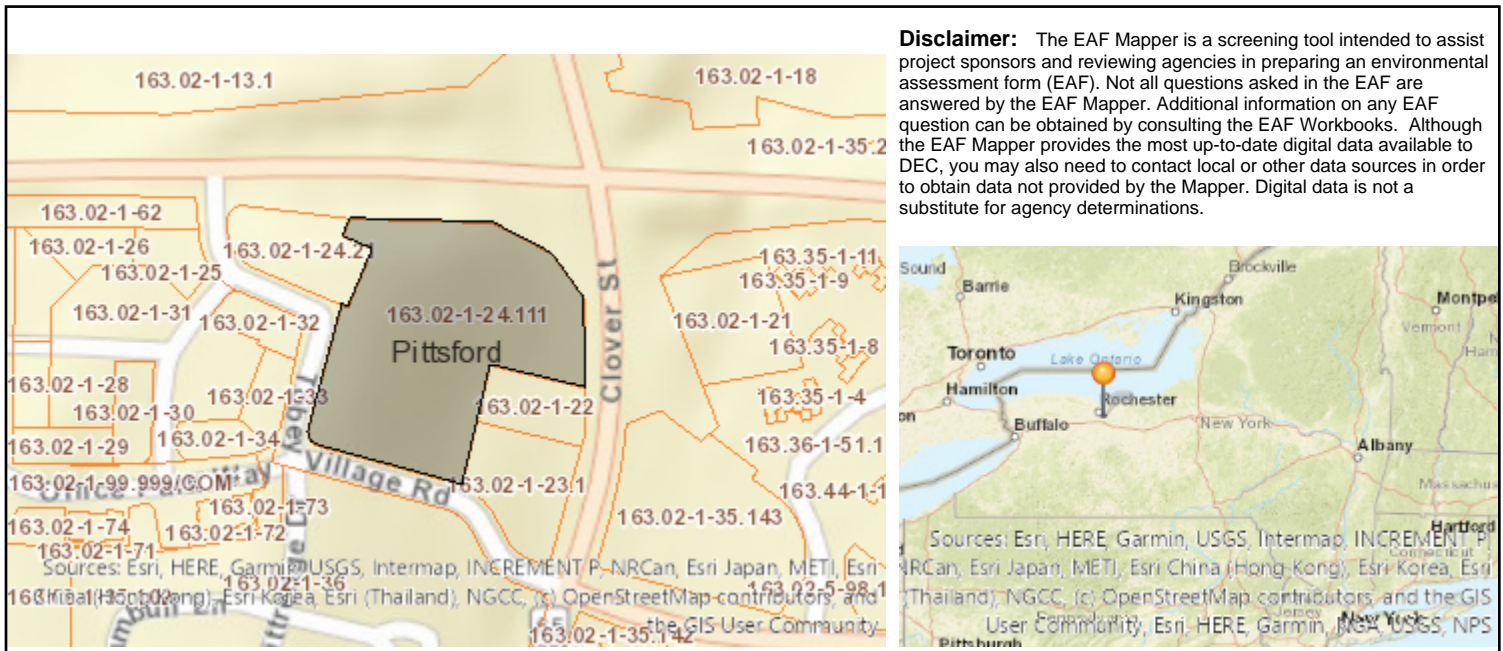
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

G. Verification

I certify that the information provided is true to the best of my knowledge.

Applicant/Sponsor Name _____ Date _____

Signature  _____ Title _____



B.i.i [Coastal or Waterfront Area]	No
B.i.ii [Local Waterfront Revitalization Area]	Yes
C.2.b. [Special Planning District]	Yes - Digital mapping data are not available for all Special Planning Districts. Refer to EAF Workbook.
C.2.b. [Special Planning District - Name]	NYS Heritage Areas: West Erie Canal Corridor
E.1.h [DEC Spills or Remediation Site - Potential Contamination History]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Listed]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.i [DEC Spills or Remediation Site - Environmental Site Remediation Database]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
E.1.h.iii [Within 2,000' of DEC Remediation Site]	No
E.2.g [Unique Geologic Features]	No
E.2.h.i [Surface Water Features]	No
E.2.h.ii [Surface Water Features]	Yes
E.2.h.iii [Surface Water Features]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
E.2.h.v [Impaired Water Bodies]	No
E.2.i. [Floodway]	No
E.2.j. [100 Year Floodplain]	No
E.2.k. [500 Year Floodplain]	No
E.2.l. [Aquifers]	Yes
E.2.l. [Aquifer Names]	Principal Aquifer, Primary Aquifer
E.2.n. [Natural Communities]	No

E.2.o. [Endangered or Threatened Species]	No
E.2.p. [Rare Plants or Animals]	No
E.3.a. [Agricultural District]	No
E.3.c. [National Natural Landmark]	No
E.3.d [Critical Environmental Area]	No
E.3.e. [National or State Register of Historic Places or State Eligible Sites]	Yes - Digital mapping data for archaeological site boundaries are not available. Refer to EAF Workbook.
E.3.e.ii [National or State Register of Historic Places or State Eligible Sites - Name]	Eligible property:2867 Clover Street No nearby structures listed on National Register
E.3.f. [Archeological Sites]	No
E.3.i. [Designated River Corridor]	No

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Project :

Date :

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency’s reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency **and** the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer “**Yes**” to a numbered question, please complete all the questions that follow in that section.
- If you answer “**No**” to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box “Moderate to large impact may occur.”
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the “whole action”.
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If “Yes”, answer questions a - j. If “No”, move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part 1. E.2.g) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - c. If "No", move on to Section 3.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part 1. D.2, E.2.h) <input type="checkbox"/> NO <input type="checkbox"/> YES <i>If "Yes", answer questions a - l. If "No", move on to Section 4.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

I. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t) <i>If "Yes", answer questions a - h. If "No", move on to Section 5.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding The proposed action may result in development on lands subject to flooding. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. E.2) <i>If "Yes", answer questions a - g. If "No", move on to Section 6.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part 1. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflourocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part 1. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources			
The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)		<input type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - h. If "No", move on to Section 9.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical 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.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered “Moderate to large impact may occur”, continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property’s setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation			
The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) <i>If “Yes”, answer questions a - e. If “No”, go to Section 12.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas			
The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) <i>If “Yes”, answer questions a - c. If “No”, go to Section 13.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation The proposed action may result in a change to existing transportation systems. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.j) <i>If "Yes", answer questions a - f. If "No", go to Section 14.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy The proposed action may cause an increase in the use of any form of energy. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.k) <i>If "Yes", answer questions a - e. If "No", go to Section 15.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light The proposed action may result in an increase in noise, odors, or outdoor lighting. <input type="checkbox"/> NO <input type="checkbox"/> YES (See Part 1. D.2.m., n., and o.) <i>If "Yes", answer questions a - f. If "No", go to Section 16.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health			
The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.) <i>If "Yes", answer questions a - m. If "No", go to Section 17.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans			
The proposed action is not consistent with adopted land use plans. (See Part 1. C.1, C.2. and C.3.) <i>If “Yes”, answer questions a - h. If “No”, go to Section 18.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action’s land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character			
The proposed project is inconsistent with the existing community character. (See Part 1. C.2, C.3, D.2, E.3) <i>If “Yes”, answer questions a - g. If “No”, proceed to Part 3.</i>		<input type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

See attached expansion of EAF Part 3: Pittsford Oaks

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
See attached.

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Pittsford, Town Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

Name of Action: Pittsford Oaks: A 175 unit market rate apartment building.

Name of Lead Agency: Town of Pittsford Town Board

Name of Responsible Officer in Lead Agency: William A. Smith, Jr.

Title of Responsible Officer: Town Supervisor

Signature of Responsible Officer in Lead Agency:

Date:

Signature of Preparer (if different from Responsible Officer)



Date: 5-1-24

For Further Information:

Contact Person: Douglas DeRue

Address: 11 South Main Street, Pittsford NY 14534

Telephone Number: (585) 248-6260

E-mail: dderue@townofpittsford.org

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

Attached Expansion of Full Part 3 EAF – Pittsford Oaks

YES – 1. Impact on Land

- d. The proposed action may involve excavation and removal of more 1,000 tons of natural material.** *(Expected to be existing asphalt and excess earth.)*
Although this is a large amount of material, the trucking impacts will be short term and the existing State Highway system sees similar traffic on a daily basis.
- e. The proposed action may involve construction that continues for more than one year or in multiple phases.**

Construction impacts may be severe, but only in a relatively small area and will be mitigated by adherence to typical construction hours and construction management. It is anticipated that each stage of construction will need to be completed in multiple phases to ensure Tobey Village Road is not blocked and emergency access is maintained.

YES – 6. Impacts on Air

- f. Other impacts:** *The proposed project is anticipated to take 18 months. During this time of intense construction, exhaust fumes are likely to be noticeable at times to adjacent residents and businesses. Exhaust fumes are an unavoidable short term and localized impact related to construction projects.*

YES – 10. Impacts on Historic and Archeological Resources

- a. The proposed action may occur wholly or partially within, or substantially contiguous to, any building, archaeological site or district which is listed on the National or State Register of Historical 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.**
- d. Other impacts:** *The backdrop of the historically eligible 2867 Clover Street home will be a building that is 400 feet in length with a roof elevation approximately 50 feet above the existing home's roof.*
- e.**
- ii. The proposed action may result in the alteration of the property's setting or integrity.**
 - iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.**

The adjacent home located at 2867 Clover Street is a locally designated landmark as well as being eligible to be listed on the State Register of Historic Places. As part of the early project

evaluation process, the apartment building was moved 11 feet further away from its originally proposed location. It is now proposed to be 41 feet from the rear property line of the Historic Home. The Town Board has considered the impacts to this structure and found them to be acceptable.

YES – 13. Impact on Transportation

f. Other impacts: *A Traffic Impact Report dated October 31, 2023 for the Pittsford Oaks Development was prepared by the applicant's consultant, and it evaluated the anticipated traffic impacts during the morning and evening peak traffic hours. The Traffic Impact Report was limited to the following three signalized intersections: Clover Street and West Jefferson Road, Clover Street and Tobey Village Road, and West Jefferson Road and Tobey Village Road. The Report does not indicate that any significant impacts will occur at the three intersections during the peak a.m. and p.m. traffic hours.*

While the Traffic Impact Report did not identify significant impacts to the intersections, there will be increased traffic in the area during peak hours and throughout the day, compared to today's existing traffic volumes.

YES – 15. Impact on Noise, Odor, and Light

a. The proposed may produce sound above noise levels established by local regulation. *During the construction phase of the project, noise levels are likely to exceed normal ambient noise levels in the area. The anticipated noise levels are not necessarily a violation of the Town's noise ordinance. Increased noise levels during construction are typical for large construction projects in Pittsford. The Town will work to minimize noise impacts by restricting work hours of equipment that will be overly disruptive to 7 am to 5 pm weekdays.*

f. Other impacts: *The historic home at 2867 Clover Steet will have reduced westerly view of the sun.*

At a Regular Meeting of the Town Board of the Town of Pittsford, New York, held at the Town Hall, Pittsford, New York, on the 7th day of May, 2024.

PRESENT: William A. Smith, Jr. Supervisor
Kim Taylor, Deputy Supervisor
Naveen Havannavar, Councilmember
Cathleen A. Koshykar, Councilmember
Stephanie M. Townsend, Councilmember

In the Matter

of

SEQRA RESOLUTION

THE ADOPTION OF PROPOSED LOCAL LAW NO. 4 OF 2024: AMENDMENT TO THE PROVISIONS OF THE TOBEY PLANNED UNIT DEVELOPMENT DISTRICT (TOBEY PUD), PARCELS 8 AND 12.

WHEREAS, in an updated application dated February 15, 2024, 2851 Clover, LLC requested that the Town Board consider a zoning amendment to the allowable uses of Parcel 8B (5.333+/- acres) and Parcel 12(b) (1.157 +/- acres) of the Tobey Planned Unit Development (PUD) District located on the southwest corner of the intersection of Clover Street and West Jefferson Road, to allow for the construction of market rate apartments to be known as "Pittsford Oaks;" and

WHEREAS, the above request was submitted to the Town Board for consideration at the Board's regularly scheduled meeting on March 5, 2024; and

WHEREAS, the proposed re-zoning is a Type I action under the New York State Environmental Quality Review Act ("SEQRA"), and the Applicant has submitted a completed Part 1 of a long Environmental Assessment Form (EAF) which is required for Type I actions under SEQRA; and

WHEREAS, after giving due consideration to the request, it was the considered opinion of all members of the Town Board who were present at the March 5, 2024 Town Board meeting that a public hearing should be held on April 16, 2024, at the Town Hall, 11 South Main Street, Pittsford, New York, to consider the adoption of proposed Local Law

No. 4 of 2024: Amendment to the Provisions of the Tobey Planned Unit Development District (PUD), Parcels 8 and 12, and that the Town Board should request SEQRA lead agency status from other involved agencies pursuant to 6 NYCRR § 617.6(b); and

WHEREAS, the Town Board requested SEQRA lead agency status from the other involved agencies on March 6, 2024, no involved agencies sought lead agency status in the place and stead of the Town Board, and the time to request lead agency status has now expired; and

WHEREAS, on April 16, 2024, a public hearing was opened and held open through May 7, 2024, at which time it was closed, and all those wishing to comment on the proposed Local Law No. 4 of 2024 were heard; and

WHEREAS, Parts 2 and 3 of the long EAF have been prepared by the Town Board for the proposed Local Law No. 4 of 2024 and carefully reviewed by the Town Board and are submitted herewith; and

WHEREAS, the completed long EAF does not identify any significant adverse environmental impacts associated with the proposed Local Law No. 4 of 2024;

NOW, THEREFORE, be it

RESOLVED, that the Pittsford Town Board, upon consideration of all written and oral submissions by the Applicant, appropriate agencies and public comment, and following due deliberation and consideration, finds that the proposed Local Law No. 4 of 2024 will have no significant adverse impact on the environment; and, accordingly, issues a Negative Declaration of Environmental Significance.

Said matter having been put to a vote, the following votes were recorded:

William A. Smith, Jr.	VOTING
Kim Taylor	VOTING
Naveen Havannavar	VOTING
Cathleen A. Koshykar	VOTING
Stephanie M. Townsend	VOTING

The resolution was thereupon declared duly adopted.

DATED: May 7, 2024

Renee M. McQuillen, Town Clerk

I, RENEE M. McQUILLEN, Town Clerk of the Town of Pittsford, New York, DO HEREBY CERTIFY that I have compared a copy of the resolution as herein specified with the original in the minutes of the meeting of the Town Board of the Town of Pittsford and that the same is a correct transcript thereof and the whole of the said original.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of May, 2024.

Renee M. McQuillen, Town Clerk

At a Regular Meeting of the Town Board of the Town of Pittsford, New York held at the Town Hall, 11 South Main Street, Pittsford, New York, on the 7th day of May, 2024.

PRESENT: William A. Smith, Jr., Supervisor
Kim Taylor, Deputy Supervisor
Naveen Havannavar, Councilmember
Cathleen A. Koshykar, Councilmember
Stephanie M. Townsend, Councilmember

ABSENT: None

In the Matter

of

THE ADOPTION OF PROPOSED LOCAL LAW NO. 4
of 2024: AMENDMENT TO THE PROVISIONS OF THE
TOBEY PLANNED UNIT DEVELOPMENT DISTRICT
(TOBEY PUD), PARCELS 8 AND 12.

Adoption Resolution

WHEREAS, true and correct copies of proposed Local Law No. 4 of 2024: Amendment to the Provisions of the Tobey Planned Unit Development District (Tobey PUD), Parcels 8 and 12, were placed upon the desks of all members of the Town Board of the Town of Pittsford, New York, more than seven (7) calendar days, exclusive of a Sunday, prior to the 16th day of April, 2024; and

WHEREAS, there was duly published in a newspaper previously designated as an official newspaper for publication of public notices, and posted upon the bulletin board maintained by the Town Clerk pursuant to §40(6) of the Town Law, a notice of public hearing to the effect that the Town Board would hold a public hearing on the 16th day of April, 2024, at 6:00 P.M., Local Time, at the Pittsford Town Hall, 11 South Main Street, Pittsford, New York, on the aforesaid Local Law; and

WHEREAS, the said public hearing was duly opened on April 16, 2024 at 6:00 P.M., Local Time, and continued through May 7, 2024, at 6:00 P.M., Local Time, at the Pittsford Town Hall, Pittsford, New York, at which time it was closed, and all persons present were given an opportunity to be heard, whether speaking in favor of or against the adoption of the aforesaid Local Law; and

WHEREAS, subsequent to the closing of said public hearing, and after all persons interested had been heard, the Town Board considered the adoption of the aforesaid Local Law; and

WHEREAS, the Town Board has issued a Negative Declaration of Environmental Significance on said Local Law, pursuant to the New York State Environmental Quality Review Act (“SEQRA”), on May 7, 2024; and

WHEREAS, it was the decision of the Town Board that said Local Law No. 4 of 2024 should be adopted;

NOW, on a motion duly made and seconded, it was

RESOLVED, that the findings and resolutions set forth in the SEQRA Resolution are hereby incorporated by reference into this Resolution; and it was further

RESOLVED, that Local Law No. 4 of 2024: Amendment to the Provisions of the Tobey Planned Unit Development District (Tobey PUD), Parcels 8 and 12, be adopted by the Town Board of the Town of Pittsford, New York, to read as annexed hereto; and it was further

RESOLVED, that within twenty (20) days subsequent to the 7th day of May, 2024, there shall be filed with the Secretary of State one certified copy of said Local Law No. 4 of 2024.

Said matter having been put to a vote, the following votes were recorded:

William A. Smith, Jr.	VOTING
Kim Taylor	VOTING
Naveen Havannavar	VOTING
Cathleen A. Koshykar	VOTING
Stephanie M. Townsend	VOTING

The Resolution was thereupon declared duly adopted.

DATED: May 7, 2024.

Renee M. McQuillen, Town Clerk

I, RENEE M. McQUILLEN, Town Clerk of the Town of Pittsford, New York, DO HEREBY CERTIFY that I have compared a copy of the resolution as herein specified with the original in the minutes of the meeting of the Town Board of the Town of Pittsford and that the same is a correct transcript thereof and the whole of the said original.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of May, 2024.

Renee M. McQuillen, Town Clerk

MEMORANDUM

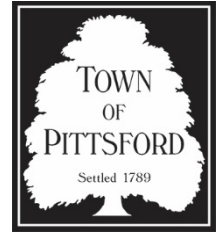
To: Pittsford Town Board

From: Brian Luke, Director of Finance

Date: May 2, 2024

Regarding: Surplus Inventory

For Meeting On: May 7, 2024



Attached is a list of inventory to be declared surplus and removed from the Town's inventory.

Be it resolved that the attached list of inventory be declared surplus and be removed from the Town's inventory.

Asset #	Description	Department	Cost	Status
18967	Toro 8' ZTR Mower	Parks	\$ 31,998.96	Auction

5/7/24

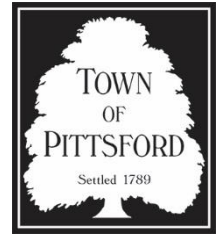
ARPA Amendment & Transfer For Radar Speed Trailers

Be it resolved that the following is approved:

That 1.3310.2026.0002.0004 (General Fund – Traffic) be increased by \$15,700.00 for two radar speed trailers.

The source of the funds will be American Rescue Plan Act (ARPA) Federal Aid totaling \$15,700.00. The Finance Director is authorized to amend the budget and make transfers as necessary to facilitate the expenditure of these funds.

MEMORANDUM



To: Pittsford Town Board

From: Cheryl Fleming, Personnel Director

Date: April 18, 2024

Regarding: Recommendations for Hiring/Personnel Adjustments

For Meeting On: May 7, 2024

1. The following employee is recommended for a status change and/or salary change due to a change in status.

Name	Position	Reason	Rate	Effective Date
Casandra Schrom	Rec Supervisor	Promo/Title	\$30.22	05/06/2024
Bryce Wallman	Seasonal Laborer-HWY	Rehire	\$18.35	05/08/2024
Joseph Angora	Seasonal Laborer-HWY	Rehire	\$18.35	05/20/2024
Adam Tata	Seasonal Laborer-HWY	Rehire	\$18.35	05/28/2024

Should the Board approve the above recommendation and personnel adjustment, the following resolution is being proposed, RESOLVED, that the Town Board approves the appointment for the following employee(s):

Name	Position	Reason	Rate	Effective Date
Casandra Schrom	Rec Supervisor	Promo/Title	\$30.22	05/06/2024
Bryce Wallman	Seasonal Laborer-HWY	Rehire	\$18.35	05/08/2024
Joseph Angora	Seasonal Laborer-HWY	Rehire	\$18.35	05/20/2024
Adam Tata	Seasonal Laborer-HWY	Rehire	\$18.35	05/28/2024