

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
JULY 8, 2024**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, July 8, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

The Board will hold an agenda review session in the Second-Floor Meeting Room at 6:00PM.

PENDING DECISION

Moeller Sign and Crane Inc., 3349 Monroe Avenue (Citizen's Bank)
Sign Plan Amendment

NEW HEARINGS

O'Neill Rodak Land Surveying Associates PC, 7 & 8 Windscape Park
Preliminary/Final Subdivision

Passero Associates, Pittsford Oaks Apartments
Preliminary/Final Subdivision and Preliminary Site Plan

OTHER BUSINESS

Approval of Minutes

TABLED TOPIC

BME Associates, Coventry Ridge Subdivision Section 3
Preliminary Subdivision

The next scheduled meeting is for Monday, July 22, 2024.

Town of Pittsford
Planning Board
11 S Main St
Pittsford, NY 14534

May 8, 2024

Dear Town of Pittsford Planning Board,

Please review proposed signage for Citizen's Bank in Pittsford Plaza at 3349 Monroe Ave. The proposed signs are within the allowable 84 SF, however because an additional tenant is added to the building, signs will be in different locations to accommodate both tenants and therefore a sign plan amendment is requested for Pittsford Plaza. The building will have two tenants: Citizen's Bank and a TBA Future Tenant. We have provided a rendering of the existing signs and proposed signs.

Total Allowable Signage: 84 SF

Existing signage:

Citizen's Bank East Elevation has 42 SF

Citizen's Bank West Elevation has 42 SF

= 84 SF

Proposed to be divided as follows:

Citizen's Bank will have 39.5 SF (15.09 SF on East Elevation and 15.09 SF on South Elevation)

TBA Future Tenant will have 44.5 SF (22.5 SF on East Elevation and 22.5 SF on West Elevation)

= 84 SF

Thank you for your consideration of this project. Please review proposed sign rendering for approval and permitting and advise of any questions arise or if additional information is needed.

Regards,

Phil Convertini – President
Moeller Sign and Crane Inc.
555 Aero Dr
Buffalo, NY 14225
www.moellersign.com
Office: (716) 633-7215
Mobile: (716) 432-1728

PLANNING BOARD SIGN PLAN APPLICATION
TOWN OF PITTSFORD
11 SOUTH MAIN STREET
PITTSFORD, NY 14534

PROJECT NAME: Citizen's Bank Sign Plan Amendment
LOCATION: 3349 Monroe Ave - Pittsford Plaza
TAX ACCOUNT NO: 150.12-1-18

OWNER: Wilmarite
ADDRESS: 1265 Scottsville Rd
Rochester, NY 14624
PHONE: 585 464 9400
FAX: _____
E-MAIL: ewright@wilmarite.com

APPLICANT: Moeller Sign - Phil
ADDRESS: 555 Aero Dr
Cheektowaga, NY 14225
PHONE: 716 432 1728
FAX: _____
E-MAIL: phil@moellersign.com

AGENT: _____
ADDRESS: _____
PHONE: _____
FAX: _____
E-MAIL: _____

BRIEF DESCRIPTION OF PROJECT: Relocating signs and sizes
at Pittsford Plaza outparcel #2, currently
used by Citizen's Bank.

REQUEST FOR: Sign Plan application

Is this parcel within 500' of a Town or Village boundary? NO

AFFIDAVIT OF PERMIT AUTHORIZATION

This affidavit certifies that the party listed, who is not a lessee, licensed architect, engineer, or contractor, has been granted authorization to obtain a permit(s) on behalf of a property owner. It must be filled out completely by the property owner if another party is submitting an application(s) on the owner's behalf.

I, Eric Wright (on behalf of Pittsford Plaza) "owner of the property listed below certify that I have granted, Architectural Graphics Inc. and its subsidiary agent, permission to obtain the sign permits and related documents necessary for the construction (or installation) of signs at the following address:

Citizens - Pittsford Plaza
3349 Monroe Avenue
Rochester, NY 14618
Address of permit location

I understand that I am authorizing them to apply for necessary permit and related permit documents. This is limited to what is necessary for sign permit projects to be completed.



Signature of Property Owner

01/13/24

Date

Please complete the following for permitting purposes:

Name: Eric Wright

Company: Wilmorite/Pittsford Plaza

Company Address:

1265 Scottsville Road

Rochester, NY 14624

Phone: (585)464-9400

Email: ewright@wilmorite.com

SITE MAP & STREET VIEWS

West Elevation

South Elevation

North Elevation



2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1900 - FAX: (757) 430-1297
 www.AGI.net

BRANCH NUMBER: **R/C NUMBER:**
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
 Citizens - Pittsford Plaza
 3349 Monroe Avenue
 Rochester, NY
DESIGNER: JR **DATE:** 3/19/2024
REV. DATE: 5/6/2024

CONTACTS
PROJECT MANAGER:
 Devin White
CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:
 Wissam Joahari

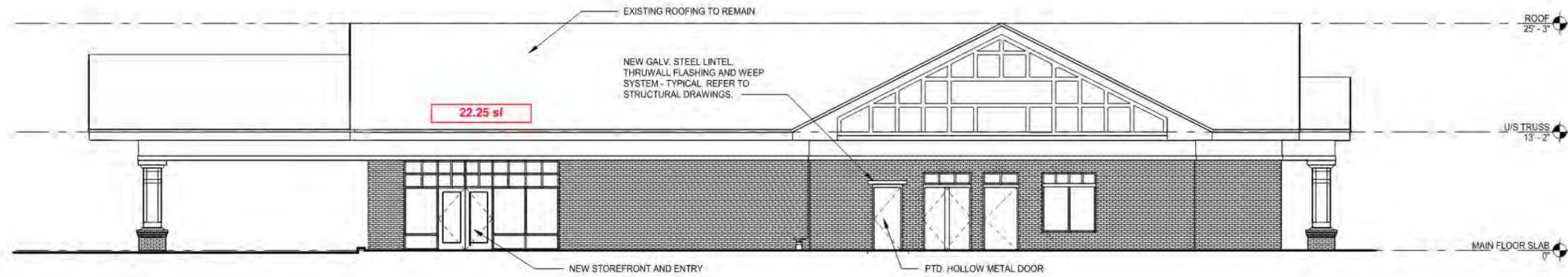
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SITE MAP

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Signage Placement of Future Second Tenant



2 EXTERIOR ELEVATION - West
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION - East
SCALE: 1/8" = 1'-0"

Signage to be placed on pitched roof. Similar to Orange theory in the plaza.



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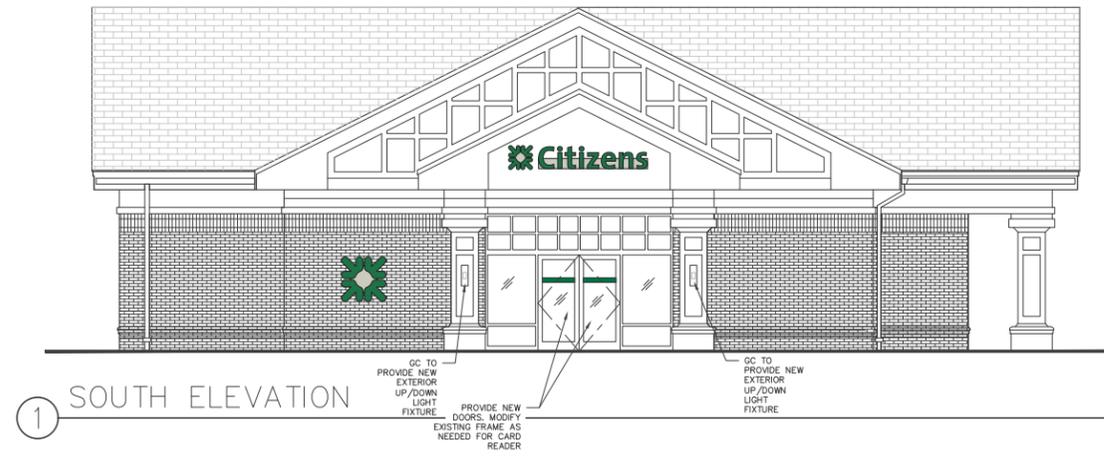
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BRANCH NAME & ADDRESS:
Citizens - Pittsford Plaza
3349 Monroe Avenue
Rochester, NY
DESIGNER: JER **DATE:** 3/19/2021 **REV. DATE:** 3/2024
PATH: O:\Citizens Bank\Site Folders\Pittsford Plaza, NY

CONTACTS
PROJECT MANAGER:
Paige Dewey
CITIZENS BANK PROJECT MANAGER:
Dylan Lincoln
CITIZENS BANK DESIGN MANAGER:
Wissam Joahari

APPROVAL STAMP:

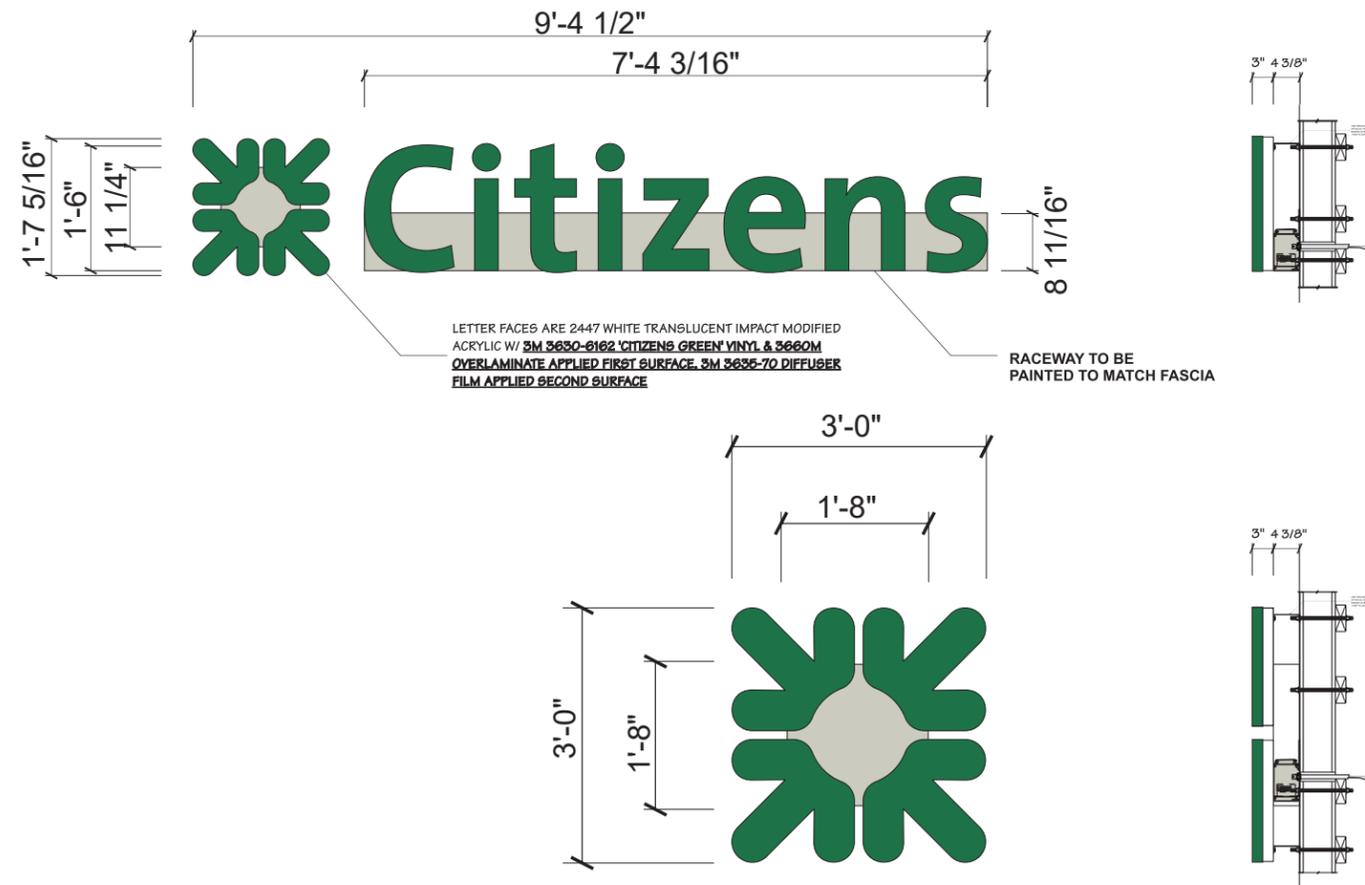
SHEET # Page 3 of 7

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SOUTH ELEVATION

S1 - ICLL-1-18-R - Channel letters, green, illuminated horizontal on raceway
 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF
Note: Access panel under eave is needed
 S2 - DSW-1-36-R - Green illuminated daisy on raceway , 9SF



EXISTING



PROPOSED



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CONTACTS
PROJECT MANAGER:
 Devin White
CITIZENS BANK PROJECT MANAGER:

CITIZENS BANK DESIGN MANAGER:
 Wissam Joahari

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EXISTING



4 EAST ELEVATION

EAST ELEVATION

S3 - ICLL-2-18-R - Channel letters, white, illuminated horizontal on raceway
1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF
Mount to roof with mansard brackets - Fabrication to be determined



PROPOSED



WEST ELEVATION
NO SIGNAGE PROPOSED

EXISTING



PROPOSED



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NORTH ELEVATION
NO SIGNAGE PROPOSED

EXISTING



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CITIZENS BANK DESIGN MANAGER:
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PRE-PERMIT SIGN INFO

Property ID: **CZN100-Pittsford-001**

A.) Project Name: Citizens-Pittsford Plaza DATE COMPLETED 3/9/21

B.) Street Address: 3349-Monroe Avenue

C.) Town / City / State / Zip: Rochester, NY 14618-5513

D.) Contact for Permit/Zoning: Mark Levitz mlenzi@townofpittsford.org

E.) Contact Telephone: 585-248-6265.

F.) Jurisdiction: City/Town: Town of Pittsford Address: 11 S. Main Street
 or, County of: _____ City, ST Zip: Pittsford, NY 14534

G.) Zoning Classification for property: C- Commercial

H.) Is there a Master Sign Plan? Per Mark: There is a Master Sign Plan. The Sign plan is too large to be emailed.

I.) Is a permit required? Yes.

J.) What documents are required to file for the permit? _____

An application for a sign permit must be accompanied by a scale drawing showing dimensions, proposed design, the legend, colors, materials, structural details, and a location or plot plan specifying other required information.

K.) How long is the permit process? _____
 are there special reviews involved? Per Mark: Yes. All signage would need to be approved by Pittsford Plaza before it can go be approved by the Town.

overlay districts? Per Mark: There is none.

city and county review required? Per Mark: Just the Town, not the County.

design review board / ARB / DRB ? _____

Signs on this property would be reviewed by the Design Review board.
 Meetings: Occur on the second and fourth Thursday of every month.
 The deadline for Design Review is the first and Third Wednesday of every month by 5:00 PM.
 Meetings are held in the lower level meeting room at Town Hall, 11 South Main Street. The meeting begins at 6:45 PM and application review starts around 7:00 PM.

community association review required? Per Mark: No.

L.) What are the fees for a sign permit? Based on the value of the job.

M.) Is engineering needed for wall signs? May be required based on scope of work.

N.) Does engineering require a PE stamp? Yes.

O.) Is landlord approval required? Yes.

P.) Legal Description Required for permit? Yes.

Q.) Plat/Site Plan required for permit? Yes.

ATTACHED SIGNS & WINDOW GRAPHICS

1.) Formula for calculating wall sign square footage (Max. Sq. Footage - Primary & Secondary signs): Please note: The Sign plan is too large to be sent via email. Per Mark: This Building in the Sign plan is allowed a total of 91.8 Sq. Ft. The Building is currently using a total of 84 sq. ft.

2.) Sq. Ft allowance for bldg. sides / rear: Per Mark: Signs on this Building are allowed on the Façade of the building facing the Plaza and the Façade of the building facing Monroe Avenue. No other elevations are allowed.

3.) How is the sign area calculated? Per Mark: Smallest Rectangle.

4.) Total # Wall Signs allowed per building elevation: Per Mark: One Building Sign facing Pittsford Plaza, and One Building Sign facing Monroe Avenue.

5.) What is the max letter/character height allowed? Cannot exceed roofline

6.) Does the ordinance restrict color, design or illumination?
 (1) In addition to the specifications hereinafter set forth, illumination of signs and buildings shall, where applicable, conform to the Monroe Avenue Design Guidelines, dated April 2, 2002, as amended and supplemented.[1]
 [1] Editor's Note: The Monroe Avenue Design Guidelines are on file in the Town Clerk's office.
 (2) Directional signs may be lit internally, and the intensity of such illumination shall conform to Town standards and shall not exceed the illumination produced by two thirty-six-inch KW (Kool White Lamps).
 (3) No premises in any commercial district and no exterior signs located in any commercial district shall have floodlighting or any other type of illumination unless a permit to that effect has been issued by the Code Enforcement Officer based on the following factors:
 (a) Such signs and lighting shall be in accordance with Illuminating Engineering Society of North America (IES) recommended illumination levels and shall not encroach on adjacent property.
 (b) Such signs and lighting shall be erected, operated and maintained in such manner as to not constitute a nuisance or safety hazard.
 (4) All illuminated signs, with the exception of "ENTER" and "EXIT" signs as described herein, shall be placed on automatic timing devices which will allow illumination to commence each day not sooner than 1/2 hour before the business is open to the public and which will terminate illumination each day not later than 11:00 p.m. local time, unless the business is actively operating and open to the public. Any business actively operating and open to the public after 11:00 p.m. local time shall terminate illumination 1/2 hour after closing.

7.) Does window vinyl need to be permitted, if so how much is allowed? Per Mark: Name of Business and Business hours are allowed, not counted toward the overall sq. ft., but must be a reasonable size. No Window advertising signs are permitted.

8.) Is the entire graphic calculated or just the company logo and name? Entire Graphic.

FREESTANDING SIGNS

1.) Formula for calculating freestanding sign sq. footage (Max Sq Footage- Primary & Secondary signs):
Per Mark: Individual Freestanding signs are not permitted on this site. It would be the responsibility of the Landlord to allocate tenant panel allowances on the current Multi-Tenant Freestanding sign.

2.) # F/S Signs allowed: _____ Internal illumination allowed: _____

3.) Height Maximum: _____ Clearance from grade to sign: _____

4.) Set-back of sign from right-of-way or property line: _____

DIRECTIONAL SIGNS

5.) Number Allowed: Directional signs. Directional signs such as "ENTER" and "EXIT" shall be permitted to facilitate traffic flow entering and exiting properties. Number allowed determined at Site plan review. Maximum Square Footage: Such signs shall not exceed 36 inches in width by 18 inches in height

6.) Illumination Allowed? Directional signs may be lit internally, and the intensity of such illumination shall conform to Town standards and shall not exceed the illumination produced by two thirty-six-inch KW (Kool White Lamps). Maximum Height: Shall not exceed 40 inches' total height above grade nor obstruct the sight distance of drivers of motor vehicles.

7.) Permit Required?: Yes. Per Mark: All signs need to approved by the Pittsford Plaza and then the Design Review Board before the Town will approve. Customer Logo Allowed: Per Mark: No customer logos are permitted. []Such signs shall be limited to "ENTER" and "EXIT" signs bearing no advertising and to signs related to public safety as deemed necessary by the Commissioner of Public Works or state Department of Transportation.

Note: []Such signs shall not be placed within the road right-of-way without the written consent of the governmental unit having jurisdiction of the location.
 []Such signs may include street numbers.



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 3349 Monroe Avenue
 Rochester, NY
 DESIGNER: JR DATE: 3/19/2024
 REV. DATE: 5/6/2024

CONTACTS
 PROJECT MANAGER:
 Devin White
 CITIZENS BANK PROJECT MANAGER:

 CITIZENS BANK DESIGN MANAGER:
 Wissam Joahari

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TEMPORARY BANNERS

1.) What temporary sign types are allowed? **Per Mark: They are not allowed for this Site: they are only allowed for Grand opening Signs for new Businesses.**

2.) What is the max sign size area? _____

3.) How is the sign area calculated? _____

4.) Are logos factored into sign area? _____

5.) How many signs per elevation? _____

6.) How long can signs be up? _____

7.) Does the ordinance restrict color, design or illumination? _____

VARIANCE INFORMATION

1.) Variance cost? **Per Mark: Variances are not permitted for this property. The Sign plan would have to be amended.**

2.) Variance time frame? _____

3.) Variance document deadline? _____

4.) Variance meeting dates? _____

5.) Variance documents required? _____

6.) How many sets? _____

7.) Likelihood of variance approval? _____

DOCUMENTS REQUIRED FOR PERMITS

Scaled Plot plan	<input checked="" type="checkbox"/>	Building elevations	<input checked="" type="checkbox"/>	Elevation Drawings	<input checked="" type="checkbox"/>	Electrical Permit	<input checked="" type="checkbox"/>
Installation drawings	<input checked="" type="checkbox"/>	Legal description	<input checked="" type="checkbox"/>	Sealed engineering drawings	<input checked="" type="checkbox"/>	Notice of Commencement	<input type="checkbox"/>
Sign drawings	<input checked="" type="checkbox"/>	Photo of existing	<input checked="" type="checkbox"/>	Property Manager's Approval	<input checked="" type="checkbox"/>		

Link of Sign Code:
<https://www.ecode360.com/6437086>

The recipient of this code check understands and agrees to the following: This code check is not exclusive and should not be used in place of the sign ordinance/code for said city. Please use the definitions, prohibitions and exemptions of the ordinance in conjunction with this code check. This code check is good for the day on which it is completed only. Information contained herein is a guideline and should not in any way be taken as a permit approval. Signs should not be produced until the permit has been issued. Zoning approval is often subject to interpretation that said official makes of the ordinance for their city/county/township. This code check is completed without the knowledge of specific project details and Expedite The Diehl does not assume any liability, we simply provide the code information based on the current code. This provider is not responsible for changes in local sign code after the completion date, nor for the review process, interpretations, calculations or fees of local authorities. It is understood that a permit will be obtained prior to manufacture, if required by authorities. This code check is provided with the assumption that you will get the landlord / property owner approval. This information herein is limited to what the city has told us and we cannot be responsible if they do not inform us that a sign plan is in place. We strongly encourage you to check your lease for sign criteria and to apply for permits before manufacturing a sign.



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**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Citizen's Bank Signage
Sign Plan Amendment
3349 Monroe Avenue (Pittsford Plaza Outparcel #2)
Tax Parcel #150.12-1-18**

WHEREAS Moeller Sign & Crane Service has made application for Preliminary/Final Sign Plan Amendment approval to adjust the number of signs and sign locations at the existing Citizen's Bank outparcel located at 3349 Monroe Avenue (Pittsford Plaza) with application materials received May 16, 2024; and

WHEREAS this is a Type II action pursuant to SEQRA 6 NYRR § 617.5(c)(9) and no further review is required; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, and appropriate agencies, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Sign Plan amendment based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. This approval amends the Sign Plan approval for Pittsford Plaza dated June 25, 2007.
2. The 2007 approval allowed up to 84 square feet of signage for the bank (Outparcel #2). At the time of the original sign plan approval, there was a single tenant in the building. The building has since been split into two lease spaces with Citizens Bank being allotted 39.5 square feet and the future tenant space allotted 44.5 square feet of signage.
3. The Planning Board has considered the building location as it relates to Monroe Avenue when considering signage amount and placement.
4. The Board finds that the specific size and location of the proposed signage on out building is appropriate as shown on the attached drawings.

CONDITIONS OF APPROVAL

1. The total amount of approved signage for Outparcel #2 is 84 square feet. Square footage is to be split between the two tenants: 39.5 square feet for the south tenant and 44.5 square feet for the north tenant.
2. Signage is subject to review and approval by the Design Review & Historic Preservation Board.
3. A building permit from the Building Department will be required for signage as it is installed.

The within Resolution was motioned by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

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

John Limbeck

Adopted by the Planning Board on July 8, 2024.

April Zurowski
Planning Assistant

DRAFT

SITE MAP & STREET VIEWS

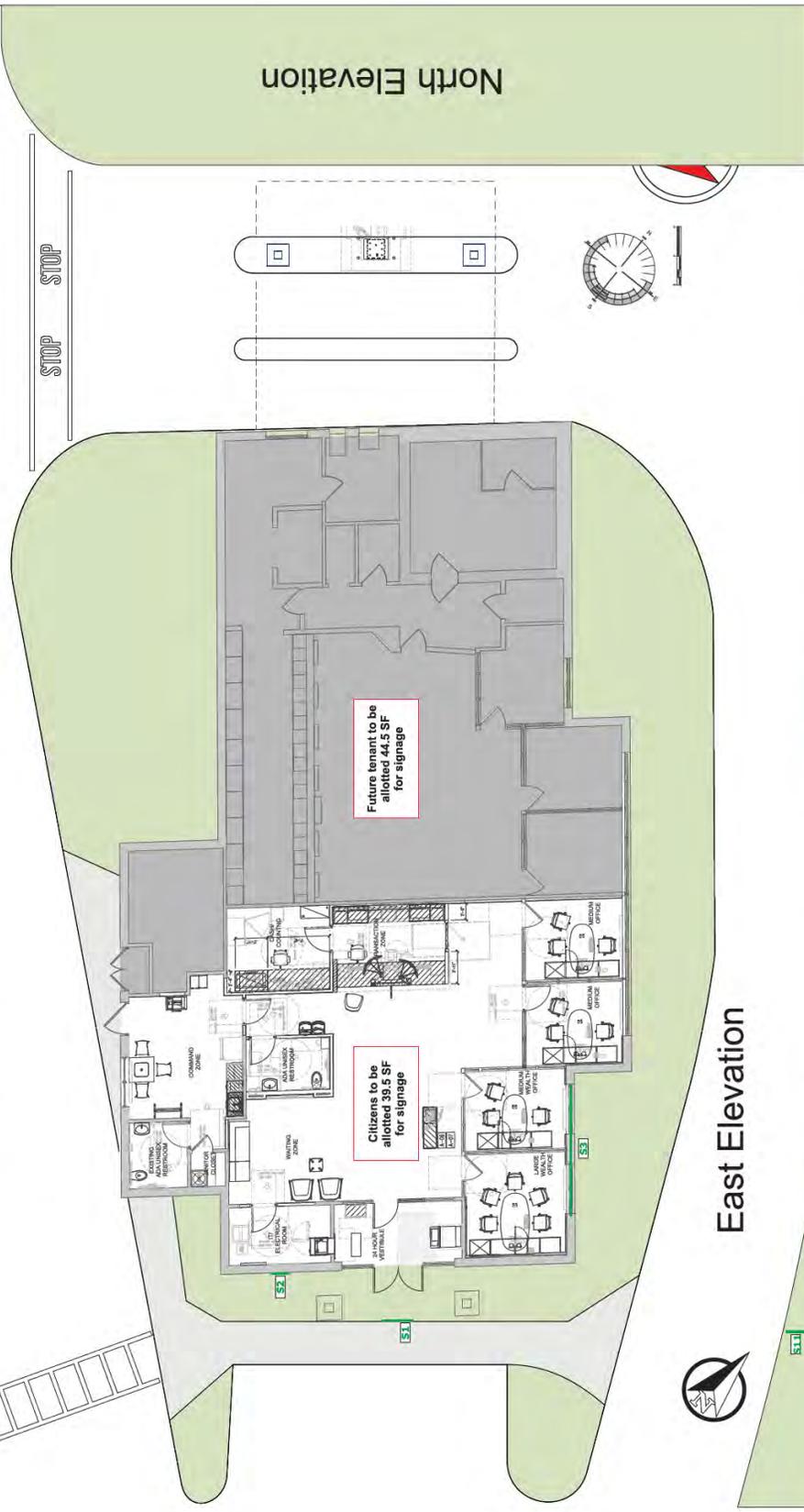
West Elevation

South Elevation

East Elevation

North Elevation

STOP STOP




AGI
 3655 International Pkwy., Virginia Beach, VA 23462
 P.O. Box 11988 - 7602, (757) 455-1271
 www.AGI.net

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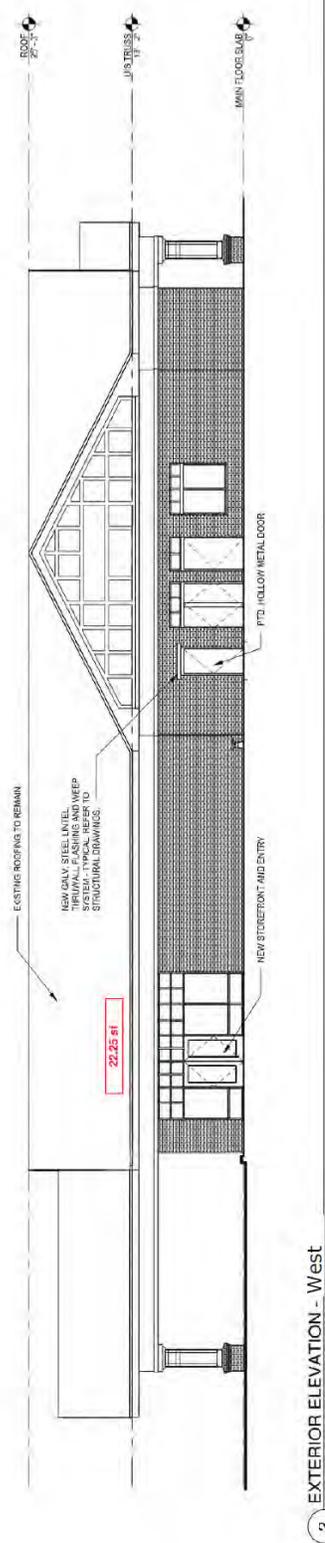
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SITE MAP

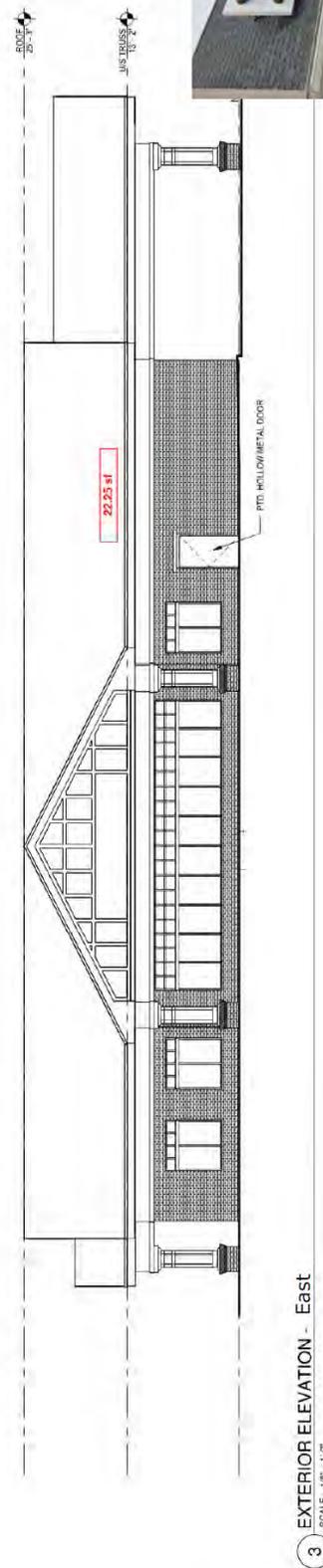
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Signage Placement of Future Second Tenant



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SCALE: 1/8" = 1'-0"



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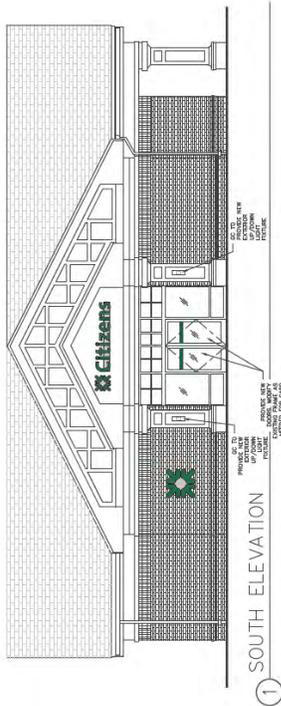
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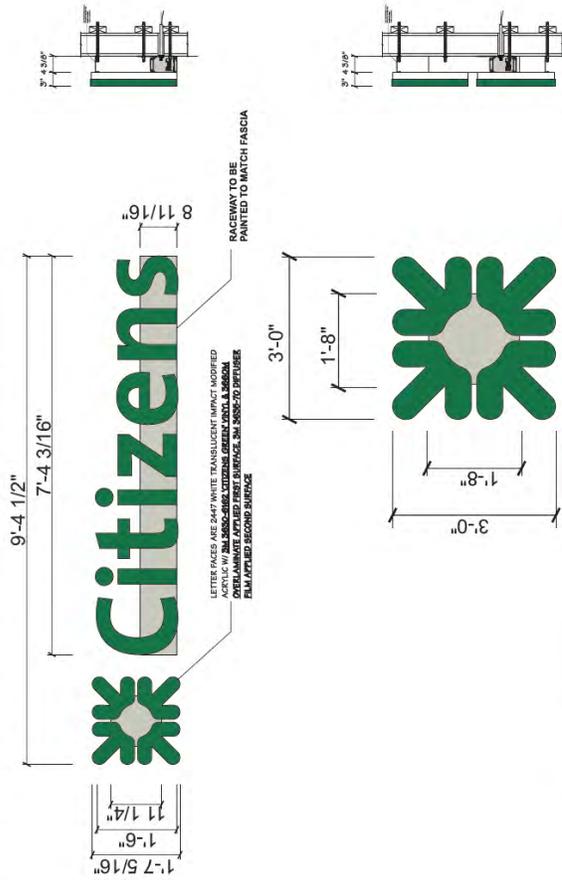


PROPOSED



SOUTH ELEVATION

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 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF
 Note: Access panel under eave is needed
 S2 - DSW-1-36-R - Green illuminated daisy on raceway, 9SF



BRANCH NUMBER: NO YES TBD
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
 Citizens - Pittsford Plaza
 3349 Monroe Avenue
 Rochester, NY
DESIGNER: JR **DATE:** 3/19/2024
REV. DATE: 5/6/2024

CONTACTS
PROJECT MANAGER:
 Devin White
CITIZENS BANK PROJECT MANAGER:
 Wissam Joauhari

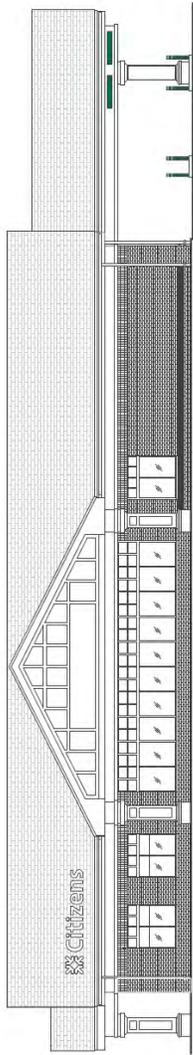
APPROVAL STAMP:

This document is the sole property of AGI, and all design, manufacturing, reproduction, use and sale rights regarding the same by others are expressly forbidden. It is submitted under a confidential relationship for a special purpose, and the recipient by accepting the design, manufacturing, reproduction, use and sale rights, will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was rendered, nor any special features peculiar to this design be incorporated in other projects.

EXISTING



PROPOSED



④ EAST ELEVATION

EAST ELEVATION

S3 - ICLL-2-18-R - Channel letters, white, illuminated horizontal on raceway
 1'-7 5/16" OAH x 9'-4 1/2" OAW, 15.09 SF
 Mount to roof with mansard brackets - Fabrication to be determined



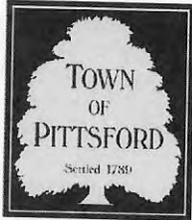
2655 International Pkwy., Virginia Beach, VA 23452
 PHONE: (757) 427-1800 - FAX: (757) 430-1297
 www.AGI.net

BRANCH NUMBER: R/C NUMBER: NO YES TBD
REQUIRES VARIANCE: NO YES TBD
BRANCH NAME & ADDRESS:
 Citizens - Pittsford Plaza
 3349 Monroe Avenue
 Rochester, NY
DESIGNER: JR **DATE:** 3/19/2024
REV. DATE: 5/6/2024

CONTACTS
PROJECT MANAGER:
 Devin White
CITIZENS BANK PROJECT MANAGER:
 Citizens Bank Project Manager:
 Wissam Joauhari

APPROVAL STAMP:

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TOWN OF PITTSFORD SUBDIVISION APPLICATION FORM

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

PROJECT NAME: Resubdivision 7/8 Windscape Park

LOCATION: 7/8 Windscape Park

TAX ACCOUNT NO: 264689 178.12-1-43 / 264689 178.12-1-42

OWNER: Neil Goldstein APPLICANT: Neil Goldstein

ADDRESS: 7 Windscape Park ADDRESS: 7 Windscape Park

CITY, ST ZIP: Pittsford, NY 14534 CITY, ST ZIP: Pittsford, NY 14534

PHONE: (585) 520-8656 PHONE: (585) 520-8656

FAX: _____ FAX: _____

E-MAIL: flossisfun@aol.com E-MAIL: flossisfun@aol.com

AGENT: _____

ADDRESS: _____

CITY, ST ZIP: _____

PHONE: _____ FAX: _____

E-MAIL: _____

BRIEF DESCRIPTION OF PROJECT: Combine lots 7 Windscape Park & 8 Windscape Park into one single lot

REQUEST FOR: Concept Subdivision
(Please Preliminary Subdivision
check all Final Subdivision
applicable)

Special Permit
 Preliminary Site Plan
 Final Site Plan

HEARING DATE REQUESTED: 07/08/2024

Square Footage of Building: _____

Total Acreage of Disturbance: _____

ZONING CLASSIFICATION: Residential SIZE OF PARCEL: 1.93 acres

Is this parcel in a flood plain, agricultural district, and/or wetlands, or does it contain features of archaeological or historical significance? NO YES (Please specify)

If this parcel is within 500' of a municipal boundary, please specify: _____
(Municipality)

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Combine lots 7 Windscape Park & 8 Windscape Park into one lot

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board *Zoning Board of Appeals* *Planning Board* *Design Review Board*

...of the Town of Pittsford, for a...

change of zoning *special permit* *building permit* *permit* *amendment*
 variance *approval of a plat* *exemption from a plat or official map*

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

_____	_____
_____	_____
_____	_____
_____	_____

Signature of Applicant

Dated

7 Windscape Park

Street Address

Pittsford, NY 14534

City/Town, State, Zip Code

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Resubdivision 7 & 8 Windscape Park			
Name of Action or Project: Resubdivision 7 & 8 Windscape Park			
Project Location (describe, and attach a location map): 7 & 8 Windscape Park Pittsford, NY 14534			
Brief Description of Proposed Action: Combine lots 7 Windscape Park & 8 Windscape Park into one lot			
Name of Applicant or Sponsor: Neil Goldstein		Telephone: (585) 520-8656	
		E-Mail: flossisfun@aol.com	
Address: 7 Windscape Park			
City/PO: Pittsford		State: NY	Zip Code: 14534
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 1.93 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 1.93 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: _____
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

MONROE COUNTY DEPARTMENT OF HEALTH
REALTY SUBDIVISION APPROVAL NOT REQUIRED
FOR THE FILING OF THIS MAP WITH THE
MONROE COUNTY CLERK.

I, THE UNDERSIGNED TREASURER OF MONROE COUNTY,
PURSUANT TO SEC. 334 OF THE REAL PROPERTY LAW,
CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL
TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE
BEEN PAID THROUGH _____

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE
PROVISIONS OF SECTION 239-F, ARTICLE 12-B OF
THE GENERAL MUNICIPAL LAW AND/OR THE MONROE
COUNTY MONUMENTATION LAW. A SEPARATE
APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

FOR THE GENERAL MUNICIPAL LAW:

COUNTY HIGHWAY SUPERINTENDENT _____ DATE _____

FOR THE MONROE COUNTY MONUMENTATION LAW:

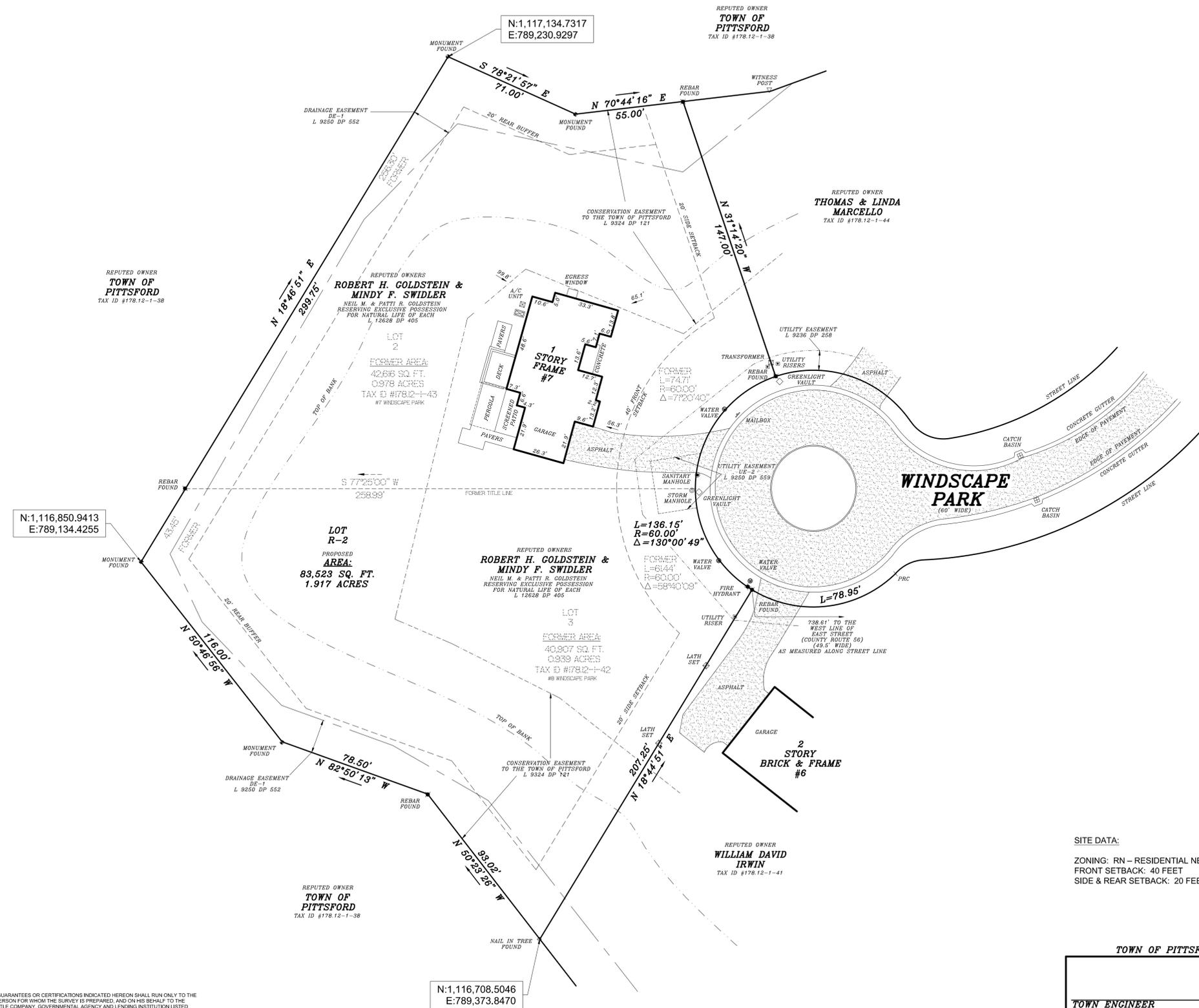
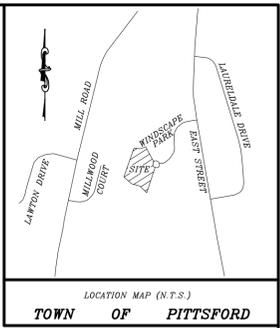
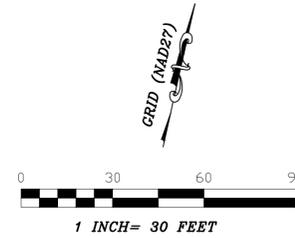
MONROE COUNTY SURVEYORS OFFICE _____ DATE _____

DATE: _____

ROBERT FRANKLIN
MONROE COUNTY TREASURER

BY _____ DATED: _____

NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS
MAY BE NEEDED-FOR ADDITIONAL INFORMATION
CALL (585) 753-5470 OR (585) 753-5459



REFERENCES:

MAP BY JOSEPH PADDOCK, L.S. DATED APRIL 30, 2010
ABAR ABSTRACT #LR-0-9935 DATED JUNE 3, 2019 (LOT 2 ONLY)
LIBER 12628 OF DEEDS, PAGE 405
LIBER 301 OF MAPS, PAGE 89

NOTES:

PARCEL IS LOCATED IN FLOOD ZONE "X" UNSHADED (AREAS DETERMINED TO BE
OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "AE" (BASE
FLOOD ELEVATIONS DETERMINED) AS SHOWN ON FEMA FLOOD INSURANCE RATE
MAP, COMMUNITY PANEL #36055C0376G, EFFECTIVE DATE AUGUST 28, 2008.

PARCEL IS SUBJECT TO RESTRICTIONS SET FORTH IN LIBER 9253 OF DEEDS,
PAGE 42 AND ANY SUBSEQUENT AMENDMENTS.

THE PURPOSE OF THE SURVEY IS TO COMBINED PARCEL TAX ID #178.12-1-42
AND PARCEL TAX ID #178.12-1-43.

SURVEY IS SUBJECT TO THE REVIEW OF AN UPDATED ABSTRACT OF TITLE.

MONUMENT NOTES:

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC
MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A
HORIZONTAL ACCURACY OF 1 PART IN 20,000 OR BETTER PROPORTIONAL
ACCURACY.

THIS PROJECT IS LESS THAN 2,500 FEET FROM THE NEAREST GEODETIC SURVEY
MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC
MONUMENTATION NETWORK.

THIS PARCEL WAS SURVEYED THROUGH LOCAL CONTROL FOUND WITHIN THE
WINDSCAPE PARK SUBDIVISION AS FILED IN LIBER 301 OF MAPS, PAGE 89. THE
ORIGINAL SUBDIVISION WAS TIED INTO THE COUNTY MONUMENTATION NETWORK
REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1927,
WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD27 THROUGH THE
FOLLOWING MONUMENTS LISTED:

4335 (MCGS) 1973 N = 1,117,527.42 E = 789,831.87
4336 (MCGS) 1973 N = 1,116,144.35 E = 790,119.02 RAW COORDINATES 1973

MAP DISTANCES & BEARINGS SHOWN ARE GRID DIMENSIONS.

THE COMBINED SCALE FACTOR IS: 1.0000134

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:
1. NEIL M. GOLDSTEIN & PATTI R. GOLDSTEIN

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY
COMPLETED MAY 17, 2024.

KATELYN N. MASTRELLA, P.L.S. #051234

SITE DATA:

ZONING: RN - RESIDENTIAL NEIGHBORHOOD
FRONT SETBACK: 40 FEET
SIDE & REAR SETBACK: 20 FEET

8										SCALE	1" = 30'
7										DATE	05/24/2024
6										REDATED	
5										PROJECT NO.	2019-0899-RESUB
4										SHEET	1 OF 1
3											
2											
1											
NO.	REVISION	DATE	BY								

TOWN OF PITTSFORD
TOWN ENGINEER _____ DATE _____
PLANNING BOARD CHAIRPERSON _____ DATE _____



O'NEILL-RODAK
LAND SURVEYING ASSOCIATES, P.C.
LAND SURVEYORS - PLANNERS
BOUNDARY CONSULTANTS
ALTA/NSPS SURVEYS
75 TOWN CENTRE DRIVE, SUITE 110
ROCHESTER, NY
14623
PHONE (585) 325-7520
e-mail surveyors@oneillrodak.com

RESUBDIVISION OF LOTS 2 & 3 OF
WINDSCAPE PARK SUBDIVISION
TOWN LOT 11, TOWNSHIP 12, RANGE 5
PHELPS & GORHAM PURCHASE
TOWN OF PITTSFORD
MONROE COUNTY, NEW YORK
LOCATION 7 & 8 WINDSCAPE PARK
PREPARED FOR NEIL M. & PATTI R. GOLDSTEIN

*GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE
PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE
TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED
HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES
OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
SUBSEQUENT OWNERS.
COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED
SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.
*UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION
OF SECTION 7206 OF THE NEW YORK STATE EDUCATION LAW.

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Windscape Park Resubdivision
Preliminary/Final Subdivision
7 & 8 Windscape Park
Tax Parcels #178.12-1-43 & 178.12-1-42**

WHEREAS Neil Goldstein has made application for Preliminary/Final Subdivision approval to combine 7 & 8 Windscape Park into one parcel with application materials received May 28, 2024; and

WHEREAS this is a Type II action pursuant to SEQRA 6 NYRR § 617.5(c)(7) and no further review is required; and

WHEREAS, a public hearing was duly advertised and held on July 8, 2024, at which time it was closed, and public comment was incorporated into the public record; and

NOW, THEREFORE, upon consideration by the Planning Board, of all written and oral submissions and testimony by the applicant, appropriate agencies, and the public, the Planning Board having given this matter due deliberation and consideration; it is

RESOLVED, that the Planning Board of the Town of Pittsford grants Preliminary/Final Subdivision approval based upon the following Findings of Fact and subject to compliance with the following Conditions of Approval:

FINDINGS OF FACT

1. Residential Neighborhood (RN) District zoning requires that any change in lot lines involving more than 10,000 square feet of land is to be considered a subdivision and must be reviewed by the Planning Board.
2. These lots are part of the Windscape Park Subdivision, approved by the Planning Board on June 14, 1999.
3. If these lots were proposed for division again in the future, Residential Neighborhood (RN) District subdivision regulations would apply, please see Town Code Section 185-18. Using the calculation provided in this section, splitting the lot back into two lots would not meet zoning requirements.
4. When this subdivision was created, it included a watermain easement to the Monroe County Water Authority (MCWA) on the common property line of 7 and 8 Windscape Park. This easement was released by MCWA on June 9, 2009, Liber 10758 of Deeds, Page 11.
5. This application does not propose any development or physical change to either property.

CONDITIONS OF APPROVAL

1. Subject to applicable regulatory approvals including but not limited to: Town Engineer, Department of Public Works, and Monroe County Real Property.
2. Plans submitted for Planning Board signature should include adjusted setbacks based on lot width, per Town Code Section 185-17 E. Setbacks should be drawn on the plat map and labeled in the "Site Data" table. Lot width should be measured at an arc at the setback line.

The within Resolution was motioned by Planning Board Member _____, seconded by Planning Board Member _____, and voted upon by members of the Planning Board as follows:

Paul Alguire

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

Adopted by the Planning Board on July 8, 2024.

April Zurowski
Planning Assistant

DRAFT

May 29, 2024

Town of Pittsford
Attn: Mr. Doug DeRue
11 South Main Street
Pittsford, NY 14534

**Re: Tobey Planned Unit Development (PUD) – Pittsford Oaks / Cloverwood Senior Living
Request for Subdivision Approval**

Dear Mr. DeRue:

On behalf of our client, 2851 Clover, LLC, we are submitting a Subdivision Application.

The proposed Pittsford Oaks project is purchasing 0.518 acres from Cloverwood Senior Living. This land will be used for a surface parking lot. The subdivision is required for the land transfer to happen.

Included with our submission are the following:

- (20) Subdivision Applications (Incl: Authorization to make application, Disclosure Form E, List of Abutters form and addresses.
- (20) Letters of Intent
- (20) Legal Descriptions
- (20) Resubdivision Maps
- (20) Instrument Survey's
- (1) Fee

We look forward to presenting this project at the next board meeting. If you have any questions, please contact me. Thank you.

Sincerely,

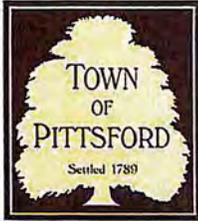


David Cox, PE MBA
Vice President|Civil Department Manager

Encs:

Cc: 2851 Clover, LLC

DC: paf



TOWN OF PITTSFORD

GUIDELINES & APPLICATION FOR APPROVAL OF A SUBDIVISION

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

Compliance with the following rules will in no way guarantee approval of an application. It may even be necessary for the board to request additional information to make its decision.

The Planning Board meets on the second and fourth Mondays of each month at 6:30 P.M. local time at the Pittsford Town Hall, 11 South Main Street, Pittsford, New York. New hearings are opened on the second Monday of the month. The applicant, or the applicant's duly authorized agent, must appear at all public hearings held on the application. Failure to appear may result in automatic denial.

The requirements set out in this packet for the applications to the Planning Board are not to be considered all-inclusive. Depending on the nature and scope of a particular application, it is the prerogative of the Planning Board to request more or less information of the applicant. Prior to making an application, it is strongly recommended that discussions take place with Department of Public Works (DPW) staff to discuss procedure and application content, and to determine the need for pre-application meetings with DPW staff or the Planning Board. A more detailed description of the subdivision review process can be found in the Town of Pittsford Land Subdivision Regulations.

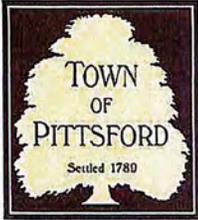
A complete package of application materials must be filed with the Secretary of the Planning Board of the Town of Pittsford by the submission deadline for the requested public hearing date of the application. A schedule of public hearing dates, including submission deadlines, is available from the Planning Board Secretary. An application to the Planning Board will not be accepted until all required materials have been deemed to be complete and accurate. The Board has adopted a policy of accepting only the first four (4) complete applications submitted for any one agenda. **All application materials will be available for public review.**

Approximately ten (10) days prior to the public hearing, the Town will post a sign in a conspicuous location on the subject property. This sign should be maintained on the property.

REQUIREMENTS FOR ALL APPLICATIONS

A complete application consists of the following forms and documentation. Twenty (20) copies of each form or item of documentation should be collated into packets no larger than 8½ inches by 11 inches.

1. A letter of intent / cover letter explaining the scope of the project and its intended purpose.
2. The one page application form (pg. 2) filled out completely and accurately, typed or printed.
3. Authorization to make application – When the applicant is not the owner of the subject property, the Authorization to Make Application form (pg. 3) must be completed and signed by the owner and included as part of the application.
4. Disclosure Form E (pg. 4), in compliance with Section §809 of the N.Y.S. General Municipal Law (pg. 5).
5. List of Abutters form (pg. 6) filled out with the names and addresses of all owners of properties, which either directly abut or are, located across the street from the property lines of the subject property.
6. Items listed in Article V, Format and Contents of Applications, under Chapter 175 of Town Code.
7. Submission of the appropriate application fee(s), in accordance with the current fee schedule (pg. 7). This fee covers the cost of the legal ad which appears in the *BRIGHTON-PITTSFORD POST* and part of the administrative costs involved. The check(s) should be made payable to the "TOWN OF PITTSFORD".



TOWN OF PITTSFORD SUBDIVISION APPLICATION FORM

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

PROJECT NAME: CLOVERWOOD SENIOR LIVING SUBDIVISION

LOCATION: 1 SINCLAIR DRIVE, PITTSFORD 14534

TAX ACCOUNT NO: 163.02-1-36

OWNER: Cloverwood Senior Living, Inc APPLICANT: Passero Associates, agent for owner

ADDRESS: 3156 East Avenue ADDRESS: 242 W Main St

CITY, ST ZIP: Rochester NY 14618 CITY, ST ZIP: Rochester, NY 14614

PHONE: 789-3351 PHONE: (585) 325-1000

FAX: _____ FAX: _____

E-MAIL: gcooper@friendlyseniorliving.org E-MAIL: dcox@passero.com

AGENT: David Cox - Passero Associates

ADDRESS: see above

CITY, ST ZIP: _____

PHONE: _____ FAX: _____

E-MAIL: _____

BRIEF DESCRIPTION OF PROJECT: Subdivision of a .518+/- Acre vacant parcel to be sold as part of the Barn Bazaar Property for the Pittsford Oaks Project.

- REQUEST FOR: (Please check all applicable)
- Concept Subdivision
 - Preliminary Subdivision
 - Final Subdivision
 - Special Permit
 - Preliminary Site Plan
 - Final Site Plan

HEARING DATE REQUESTED: _____

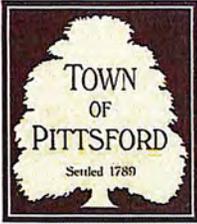
Square Footage of Building: 0

Total Acreage of Disturbance: 0

ZONING CLASSIFICATION: PUD Tobey Village SIZE OF PARCEL: Lot AR1- 36.037, Lot AR2 - .518

Is this parcel in a flood plain, agricultural district, and/or wetlands, or does it contain features of archaeological or historical significance? NO YES (Please specify)

If this parcel is within 500' of a municipal boundary, please specify: N/A
(Municipality)



TOWN OF PITTSFORD SUBDIVISION AUTHORIZATION TO MAKE APPLICATION

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

If the applicant is not the owner of the subject property, this form must be completed and signed by the owner.

I, Cloverwood Senior Living, Inc, the owner of the property located

at: 1 Sinclair Ave, Pittsford 14534
(Street) (Town) (Zip)

Tax Parcel # 163.02-1-36 do hereby authorize

Passero Associates Engineers to make application to the

Town of Pittsford Planning Board, 11 South Main Street, Pittsford NY 14534 for the

purpose(s) of Subdivision of .518 acres per the application

Alan Cooper
Signature of Owner

12/15/23
Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

CLOVERWOOD SENIOR LIVING SUBDIVISION

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board *Zoning Board of Appeals* *Planning Board* *Design Review Board*

...of the Town of Pittsford, for a...

change of zoning *special permit* *building permit* *permit* *amendment*

variance *approval of a plat* *exemption from a plat or official map*

...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)



Signature of Applicant

12/18/2023

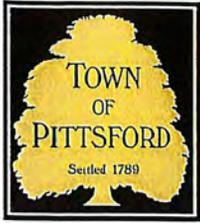
Dated

2851 MONROE AVENUE

Street Address

ROCHESTER NY 14618

City/Town, State, Zip Code



TOWN OF PITTSFORD

LISTING OF ABUTTERS

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

The undersigned, being an Applicant for approval of...

site plan

special permit

subdivision

...for property at: 1 Sinclair Ave, Pittsford NY 14534

Tax Parcel # 163.02-1-36 submits the following list of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

If there are other properties in close proximity which might be effected by this proposal, please include the names and addresses of those properties as well.

Signature of Applicant

12/18/2023

Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

Properties Adjacent to or directly across the street from 1 Sinclair Ave, Pittsford NY 14534

Ryan Homes	60 Office Park Way	Pittsford	NY	14534
CL Holdings LLC	60 Office Park Way	Pittsford	NY	14534
University of Rochester	100 Office Park Way	Pittsford	NY	14534
2851 Clover, LLC	2851 Clover St	Pittsford	NY	14534
Property Owner	11 Sandy Lane	Pittsford	NY	14534
Property Owner	22 Stoney Clover Lane	Pittsford	NY	14534
Property Owner	20 Stoney Clover Lane	Pittsford	NY	14534
Property Owner	18 Stoney Clover Lane	Pittsford	NY	14534
Property Owner	14 Stoney Clover Lane	Pittsford	NY	14534
Property Owner	2973 Clover St	Pittsford	NY	14534
Property Owner	2945 Clover St	Pittsford	NY	14534
Property Owner	2941 Clover St	Pittsford	NY	14534
Property Owner	2933 Clover St	Pittsford	NY	14534
Property Owner	2919 Clover St	Pittsford	NY	14534
Clover Estates Homeowners Assc	111 Marsh Rd	Pittsford	NY	14534
Town of Pittsford	11 S Main St	Pittsford	NY	14534

P.N. 20233554.0001
OCTOBER 27, 2023
AJS

DESCRIPTION OF PROPOSED LOT AR-1

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 1,569,767 SQUARE FEET OR 36.037 ACRES, MORE OR LESS, BEING PART OF LOT 57 AND 59, TOWNSHIP 12, RANGE 5 OF THE PHELPS AND GORHAM PURCHASE, SITUATE IN THE TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF CLOVER STREET, NEW YORK STATE ROUTE 65 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY) AT ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF TOBEY VILLAGE ROAD (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY; THENCE THE FOLLOWING 4 COURSES ALONG THE WESTERLY RIGHT OF WAY OF SAID CLOVER STREET,

1. SOUTHERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 41.05 FEET, A RADIUS OF 1604.10 FEET, A DELTA ANGLE OF $1^{\circ}27'58''$, A CHORD LENGTH OF 41.05 FEET AND A CHORD BEARING OF S $21^{\circ}37' 47''$ W TO A NON TANGENT POINT; THENCE,
2. S $26^{\circ}45' 07''$ W, A DISTANCE OF 405.10 FEET TO A POINT; THENCE,
3. N $71^{\circ}52' 53''$ W, A DISTANCE OF 49.50 FEET TO A POINT; THENCE,
4. S $15^{\circ}07' 33''$ W, A DISTANCE OF 397.14 FEET TO A POINT; THENCE,
5. N $77^{\circ}42' 28''$ W DEPARTING SAID RIGHT OF WAY, ALONG THE NORTHERLY LINE OF LANDS NOW OR FORMERLY OF NICHOLAS CONSTANZA AS DESCRIBED IN LIBER 12454 OF DEEDS, PAGE 313, A DISTANCE OF 276.64 FEET TO A POINT; THENCE,
6. S $20^{\circ}11' 42''$ W, ALONG THE WESTERLY LINE OF SAID CONSTANZA, A DISTANCE OF 272.25 FEET TO A POINT; THENCE,
7. S $39^{\circ}24' 18''$ W, ALONG THE WESTERLY LINE OF LANDS NOW OR FORMERLY OF DAVID NEALE AND CARLA KINDER AS DESCRIBED IN LIBER 12229 OF DEEDS, PAGE 674 AND MATTHEW AND ALLISON PAYNE AS DESCRIBED IN LIBER 12711 OF DEEDS, PAGE 344, A DISTANCE OF 655.38 FEET TO A POINT; THENCE,

8. S 89°41' 32" W, ALONG THE NORTH LINE OF LANDS NOW OR FORMELY OF FROBERT REDONDO AND CHARLES INZINNA AS DESCRIBED IN LIBER 9976 OF DEEDS, PAGE 284 AND LAURA AND DALTON MIRANDA AS DESCRIBED IN LIBER 11251 OF DEEDS, PAGE 36, A DISTANCE OF 463.33 FEET TO A POINT ON THE DIVISION LINE OF TOWN LOT 57 TO THE EAST AND TOWN LOT 58 TO THE WEST; THENCE,
9. N 1°17' 55" W, CONTINUING ALONG SAID TOWN LOT LINE ALSO BEING THE EAST LINE OF THE STONEY CLOVER SUBDIVISION, A DISTANCE OF 1041.89 FEET TO A POINT; THENCE,
10. N 0°45' 32" W, CONTINUING ALONG SAID TOWN LOT LINE ALSO BEING THE EAST LINE OF THE PARK SQUARE SUBDIVISION SECTION 1, A DISTANCE OF 65.85 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 2 OF THE CLOVERWOOD SENIOR LIVING FACILITY SUBDIVISION, LANDS NOW OR FORMERLY OF CLOVERWOOD SENIOR LIVING INC. AS DESCRIBED IN LIBER 9775 OF DEEDS, PAGE 502; THENCE,
11. N 84°04' 05" E, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 581.33 FEET TO A POINT; THENCE,
12. N 0°45' 32" W, ALONG THE EAST LINE OF SAID LOT 2 A DISTANCE OF 430.00 FEET TO A POINT; THENCE THE FOLLOWING 3 COURSES ALONG THE SOUTH AND EAST LINE OF THE TOBEY VILLAGE OFFICE PARK PHASE II,
13. S 87°20' 19" E, A DISTANCE OF 188.70 FEET TO A POINT; THENCE,
14. N 81°06' 08" E, A DISTANCE OF 274.40 FEET TO A POINT; THENCE,
15. N 1°45' 00" E, A DISTANCE OF 149.31 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SAID TOBEY VILLAGE ROAD; THENCE,
16. S 75°38' 52" E, CONTINUING ALONG SAID RIGHT OF WAY, A DISTANCE OF 78.25 FEET TO A POINT; THENCE,

17. S 1°45' 00" W, DEPARTING SAID RIGHT OF WAY, A DISTANCE OF 66.60 FEET TO A POINT;

THENCE,

18. S 75°38' 52" E, A DISTANCE OF 373.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF

SAID TOBEY VILLAGE ROAD; THENCE THE FOLLOWING 4 COURSES ALONG SAID RIGHT OF WAY,

19. S 28°38' 42" E, A DISTANCE OF 5.60 FEET TO A POINT OF CURVATURE; THENCE,

20. SOUTHEASTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 117.01

FEET, A RADIUS OF 155.00 FEET, A DELTA ANGLE OF 43°15'10" TO A POINT OF TANGENCY;

THENCE,

21. S 71°53' 52" E, A DISTANCE OF 36.35 FEET TO A POINT CURVATURE; THENCE,

22. SOUTH EASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF

48.58 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF 92°47'36", A CHORD LENGTH OF 43.45

FEET AND A CHORD BEARING OF S 25°30' 04" E TO THE POINT AND PLACE OF BEGINNING.

HERBY INTENDING TO DESCRIBE LOT AR-1 AS SHOWN ON A SUBDIVISION MAP ENTITLED
"RESUBDIVISION OF LOT R-1 OF THE CLOVERWOOD RESUBDIVISION OF LOT 1", PROJECT NUMBER
20233554.001, DATED OCTOBER 2023. SAID MAP INTENDING ON BEING FILED IN THE MONROE COUTY
CLERKS OFFICE.

DESCRIPTION OF PROPOSED PARCEL TO BE CONVEYED

(LOT AR-2)

A PORTION OF TAX ACCOUNT NO. 163.02-1-36

ALL THAT TRACT OR PARCEL OF LAND CONTAINING 22,569 SQUARE FEET OR 0.518 ACRES, MORE OR LESS, BEING PART OF LOT 59, TOWNSHIP 12, RANGE 5 OF THE PHELPS AND GORHAM PURCHASE, SITUATE IN THE TOWN OF PITTSFORD, COUNTY OF MONROE, STATE OF NEW YORK, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF CLOVER STREET, NEW YORK STATE ROUTE 65 (A VARIABLE WIDTH PUBLIC RIGHT OF WAY) AT ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF TOBEY VILLAGE ROAD (A 60-FOOT-WIDE PUBLIC RIGHT-OF-WAY; THENCE THE FOLLOWING 4 COURSES ALONG THE NORTHERLY RIGHT OF WAY OF SAID TOBEY VILLAGE ROAD,

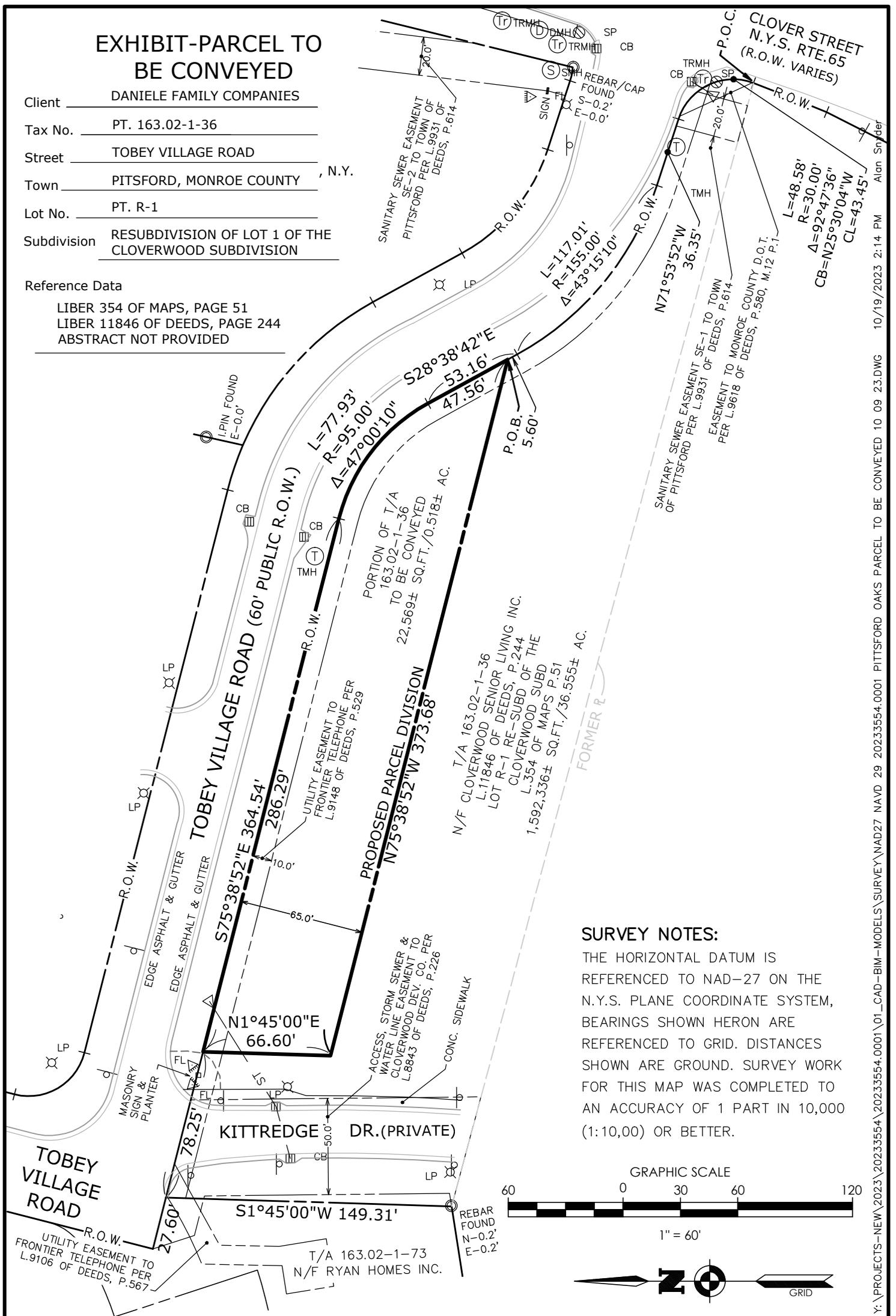
- A. NORTH WESTERLY ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ARC LENGTH OF 48.58 FEET, A RADIUS OF 30.00 FEET, A DELTA ANGLE OF $92^{\circ}47'36''$, A CHORD LENGTH OF 43.45 FEET AND A CHORD BEARING OF $N 25^{\circ}30' 04'' W$ TO A POINT OF TANGENCY; THENCE,
- B. $N 71^{\circ}53' 52'' W$, A DISTANCE OF 36.35 FEET TO A POINT CURVATURE; THENCE,
- C. NORTH WESTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 117.01 FEET, A RADIUS OF 155.00 FEET, A DELTA ANGLE OF $43^{\circ}15'10''$ TO A POINT OF TANGENCY; THENCE,
- D. $N 28^{\circ}38'42'' W$, A DISTANCE OF 5.60 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE,
 1. $N 75^{\circ}38'52'' W$, THROUGH TAX ACCOUNT NO. 163.02-1-36, LANDS NOW OR FORMERLY OF CLOVERWOOD SENIOR LIVING LLC, A DISTANCE OF 373.68 FEET TO A POINT; THENCE
 2. $N 1^{\circ}45'00'' E$ CONTINUING THROUGH SAID TAX ACCOUNT NO. 163.02-1-36, A DISTANCE OF 66.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID TOBEY VILLAGE ROAD; THENCE THE FOLLOWING 3 COURSES ALONG SAID SOUTHERY RIGHT OF WAY,
 3. $S 75^{\circ}38' 52'' E$, A DISTANCE OF 286.29 FEET TO A POINT OF CURVATURE; THENCE,
 4. SOUTHEASTERLY ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ARC LENGTH OF 77.93 FEET, A RADIUS OF 95.00 FEET, A DELTA ANGLE OF $47^{\circ}00'10''$ TO A POINT OF TANGENCY; THENCE,
 5. $S 28^{\circ}38' 42'' E$, A DISTANCE OF 47.56 FEET TO THE POINT AND PLACE OF BEGINNING.

EXHIBIT-PARCEL TO BE CONVEYED

Client DANIELE FAMILY COMPANIES
 Tax No. PT. 163.02-1-36
 Street TOBEY VILLAGE ROAD
 Town PITSFORD, MONROE COUNTY, N.Y.
 Lot No. PT. R-1
 Subdivision RESUBDIVISION OF LOT 1 OF THE CLOVERWOOD SUBDIVISION

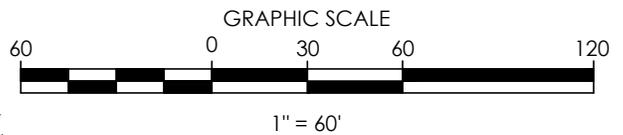
Reference Data

LIBER 354 OF MAPS, PAGE 51
 LIBER 11846 OF DEEDS, PAGE 244
 ABSTRACT NOT PROVIDED



SURVEY NOTES:

THE HORIZONTAL DATUM IS REFERENCED TO NAD-27 ON THE N.Y.S. PLANE COORDINATE SYSTEM, BEARINGS SHOWN HEREON ARE REFERENCED TO GRID. DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,00) OR BETTER.



NOTE: FUTURE AFFIDAVITS OF "NO CHANGE" BASED UPON THIS MAP RELIEVE THE SURVEYOR PREPARING THIS MAP OF ANY AND ALL LIABILITY THEREAFTER. FOR UPDATING PROCEDURES CONTACT A LICENSED PROFESSIONAL LAND SURVEYOR.

CERTIFICATION INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE AGENCIES LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

Passero Associates

242 West Main St., Suite 100, Rochester, NY 14614
 585-325-1000 FAX: 585-760-8580
 www.passero.com

Engineering
 Architecture

Surveying
 Planning



ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL INKED OR EMBOSSED SEAL AND INKED SIGNATURE SHALL BE CONSIDERED A TRUE AND VALID COPY.

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE N.Y.S. EDUCATION LAW.

Scale: 1" = 60'
Date: 10.19.2023
PIC: Dave L. Cox, PE
PM: Rob A. Vento, PLS
Drafted By: AJS
Project No. 20233554.0001

Y:\PROJECTS-NEW\2023\20233554\20233554\NAD27 NAVD 29 20233554.0001\01_CAD-BIM-MODELS\SURVEY\NAD27 NAVD 29 20233554.0001 PITSFORD OAKS PARCEL TO BE CONVEYED 10 09 23.DWG 10/19/2023 2:14 PM Alan Snider

May 1, 2024

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

**Re: Pittsford Oaks – Tobey Planned Unit Development (PUD)
Preliminary Site Plan Application**

Dear Planning Board Members:

On behalf of our client – 2851 Clover, LLC , the owner of the former Barn Bazaar property – we are submitting a Preliminary Site Plan Application for the Pittsford Oaks apartments to be considered by the Planning Board at their June 10, 2024 meeting. This application is submitted in conjunction with the application to the Town Board to modify the existing Tobey Planned Unit Development (PUD).

The Pittsford Oaks apartment project is within the Tobey Planned Unit Development (Tobey PUD), which includes the properties at the Clover Street and Jefferson Road intersection.

The proposed development area contains 7.008 +/- acres; Parcel 8 (B) (5.333 +/- acres) and Parcel 12 (b) (1.157 +/- acres); and parking previously approved on the south side of Tobey Village Road, east of Kittredge Drive (0.518 +/- acres).

The proposed residential development anticipates no more than 175 market rate apartment units, incorporating high quality finishes and materials aka, stainless steel appliances, high quality flooring, tile, fixtures, balconies, counters, etc. The development offers a minimum of 1.75 parking spaces per unit with a considerable amount of the parking enclosed underneath the building, which not only provides enhanced security and protection for the residents and their vehicles, but also minimizes external surface parking with the net effect of maximizing green space on the site. The development site will maintain landscaping similar to that previously approved, and will be framed by the existing and enhanced landscaping providing an attractive viewshed from the Clover Street and Jefferson Road intersection.

Pittsford Oaks is designed to be environmentally sensitive. It only uses a minimal amount of undeveloped land. The distinctive “H” shape creates uniquely different spaces, which include two courtyard areas (in the north and the south). Parking will be ample but limited to what is needed, thus resulting in decreased pavement and reduced impervious area. Common open space is to be owned and maintained by the development in accordance with traditional standards.

Town of Pittsford Planning Board
Pittsford Oaks Site Plan Application
May 1, 2024
Page 2

In support of our application please find the following:

- (15) Letters of Intent
- (15) Site Plan Applications, Authorization to make Application and Disclosure Form E
- (15) Building Elevations
- (15) Site Plans & Surveys
- (15) EAF's
- (3) SWPPP Reports
- (3) Engineers Reports
- (1) Check for \$1,400.00

Please contact me at 585-325-1000 or dcox@passero.com, if you have any questions.

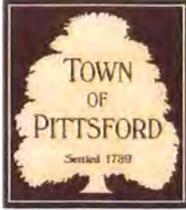
Sincerely,



David Cox, PE
Vice President | Civil Dept. Manager

DC:paf

Cc: File



TOWN OF PITTSFORD SITE PLAN APPLICATION FORM

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

PROJECT NAME: Pittsford Oaks

LOCATION: 2851 Clover Street

TAX ACCOUNT NO: 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36

OWNER: 2851 Clover, LLC APPLICANT: 2851 Clover, LLC

ADDRESS: 2851 Monroe Avenue ADDRESS: 2851 Monroe Avenue

CITY, ST ZIP: Rochester, NY 14618 CITY, ST ZIP: Rochester, NY 14618

PHONE: (585) 271-1111 PHONE: (585) 271-1111

FAX: _____ FAX: _____

E-MAIL: djd@danielefamilly.com E-MAIL: djd@danielefamilly.com

AGENT: Passero Associates / Andrew Burns, P.E.

ADDRESS: 242 W. Main St. Suite 100

CITY, ST ZIP: Rochester, NY 14614

PHONE: (585) 325-1000 FAX: _____

E-MAIL: aburns@passero.com

BRIEF DESCRIPTION OF PROJECT: _____

Redevelop the existing Barn Bazaar site and construct up to 175 units of market rate apartments

REQUEST FOR: Concept Subdivision
(Please Preliminary Subdivision
check all Final Subdivision
applicable)

Special Permit
 Preliminary Site Plan
 Final Site Plan

HEARING DATE REQUESTED: 06/10/2024

Square Footage of Building: 285,379 GSF Inc. Underground Parking

Total Acreage of Disturbance: 5.76

ZONING CLASSIFICATION: PUD SIZE OF PARCEL: 7.0

Is this parcel in a flood plain, agricultural district, and/or wetlands, or does it contain features of archaeological or historical significance? NO YES (Please specify)

If this parcel is within 500' of a municipal boundary, please specify: _____
(Municipality)

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Pittsford Oaks

(Project Name)

The undersigned, being the applicant(s) to the...

Town Board *Zoning Board of Appeals* *Planning Board* *Design Review Board*

...of the Town of Pittsford, for a...

change of zoning *special permit* *building permit* *permit* *amendment*
 variance *approval of a plat* *exemption from a plat or official map*

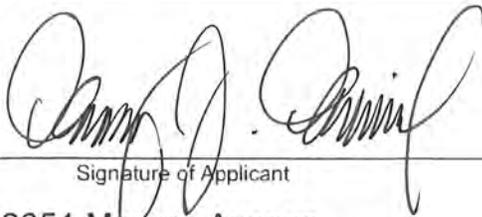
...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this certificate.

I do further certify that there is no officer of the State of New York, the County of Monroe or of the Town of Pittsford or of any other municipality of which the Town of Pittsford is a part who is interested in the favorable exercise of discretion by said Board as to this application, except for those named below:

Name(s)

Address(es)

None



Signature of Applicant

4/29/2024

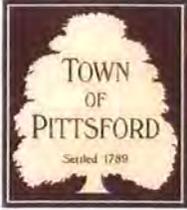
Dated

2851 Monroe Avenue

Street Address

Rochester, NY

City/Town, State, Zip Code



TOWN OF PITTSFORD

LISTING OF ABUTTERS

Planning Board – 11 S. Main Street – Pittsford, 14534 – 248-6260

The undersigned, being an Applicant for approval of...

site plan

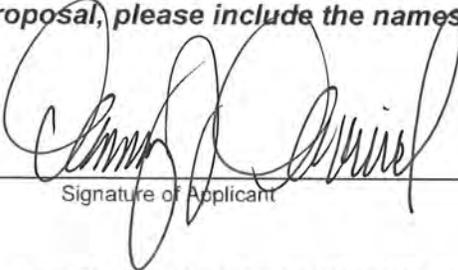
special permit

subdivision

...for property at: 2851 Clover Street

Tax Parcel # 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36 submits the following list of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

If there are other properties in close proximity which might be effected by this proposal, please include the names and addresses of those properties as well.



Signature of Applicant

4/29/2024

Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

Properties Adjacent to or directly across the street from 1 Sinclair Ave, Pittsford NY 14534

Ryan Homes	60 Office Park Way	Pittsford	NY	14534
CL Holdings LLC	60 Office Park Way	Pittsford	NY	14534
University of Rochester	100 Office Park Way	Pittsford	NY	14534
2851 Clover, LLC	2851 Clover St	Pittsford	NY	14534
Property Owner	11 Sandy Lane	Pittsford	NY	14534
Property Owner	22 Stoney Clover Lane	Pittsford	NY	14534
Property Owner	20 Stoney Clover Lane	Pittsford	NY	14534
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Property Owner	2919 Clover St	Pittsford	NY	14534
Clover Estates Homeowners Assc	111 Marsh Rd	Pittsford	NY	14534
Town of Pittsford	11 S Main St	Pittsford	NY	14534

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:

- 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)
- Describe types of new point sources. _____
- 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:

- Mobile sources during project operations (e.g., heavy equipment, fleet or delivery vehicles)

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

- 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:

- 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
- 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.
 i. During Construction:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____
 ii. During Operations:
 • Monday - Friday: _____
 • Saturday: _____
 • Sunday: _____
 • Holidays: _____

<p>m. Will the proposed action produce noise that will exceed existing ambient noise levels during construction, operation, or both? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Provide details including sources, time of day and duration:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a noise barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>n. Will the proposed action have outdoor lighting? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If yes:</p> <p>i. Describe source(s), location(s), height of fixture(s), direction/aim, and proximity to nearest occupied structures:</p> <p>_____</p> <p>_____</p>	
<p>ii. Will proposed action remove existing natural barriers that could act as a light barrier or screen? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Describe: _____</p> <p>_____</p>	
<p>o. Does the proposed action have the potential to produce odors for more than one hour per day? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes, describe possible sources, potential frequency and duration of odor emissions, and proximity to nearest occupied structures: _____</p> <p>_____</p> <p>_____</p>	
<p>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? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Product(s) to be stored _____</p> <p>ii. Volume(s) _____ per unit time _____ (e.g., month, year)</p> <p>iii. Generally describe proposed storage facilities: _____</p> <p>_____</p>	
<p>q. Will the proposed action (commercial, industrial and recreational projects only) use pesticides (i.e., herbicides, insecticides) during construction or operation? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe proposed treatment(s):</p> <p>_____</p> <p>_____</p> <p>_____</p>	
<p>ii. Will the proposed action use Integrated Pest Management Practices? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>r. Will the proposed action (commercial or industrial projects only) involve or require the management or disposal of solid waste (excluding hazardous materials)? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>If Yes:</p> <p>i. Describe any solid waste(s) to be generated during construction or operation of the facility:</p> <ul style="list-style-type: none"> • Construction: _____ tons per _____ (unit of time) • Operation : _____ tons per _____ (unit of time) <p>ii. Describe any proposals for on-site minimization, recycling or reuse of materials to avoid disposal as solid waste:</p> <ul style="list-style-type: none"> • Construction: _____ • Operation: _____ <p>iii. Proposed disposal methods/facilities for solid waste generated on-site:</p> <ul style="list-style-type: none"> • 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 coverytypes on the project site.

Land use or Coverytype	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):

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.

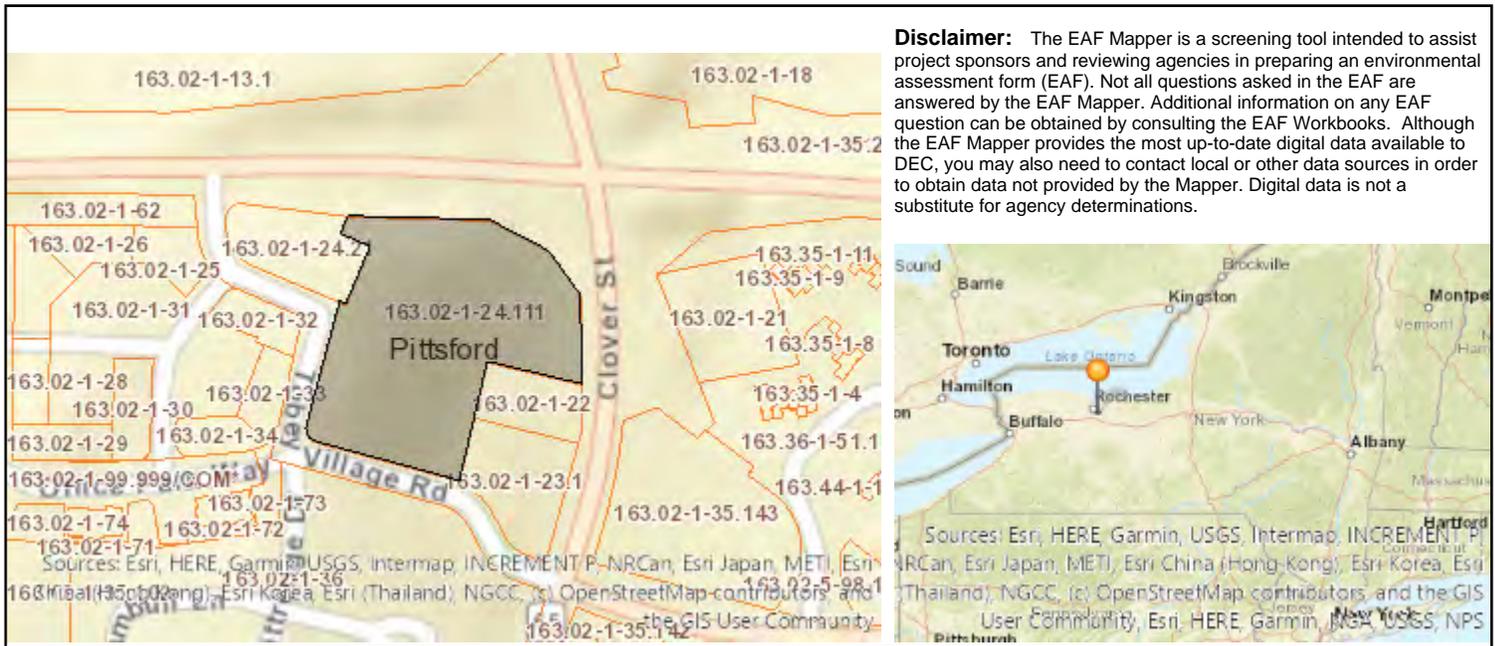
If you have identified any adverse impacts which could be associated with your proposal, please describe those impacts plus any measures which you propose to avoid or minimize them.

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



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

	STONE VENEER: BRIGHTON LEDGESTONE		SIDING COLOR 1: CHAMPAGNE
	ASPHALT SHINGLES: CHARCOAL BLACK		SIDING COLOR 2: GRANITE GRAY
	TRIM COLOR: WHITE		SIDING COLOR 3: CARBON
	DECORATIVE PARGING		



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





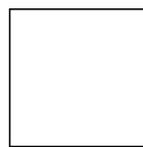
FINISH LEGEND



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



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Consultants

Legend

- PROPERTY LINE & DATA
- ADJOINER PROPERTY LINE
- R.O.W. LINE
- EASEMENT LINE
- BUILDING
- CONCRETE CURB
- WOOD CURB
- SIDEWALK OR PATH

Notes

Revision	By	Appd.	YY.MM.DD
2. ADDED #10 TO LIST OF EXCEPTIONS NOT AFFECTING	MJG	TMP	17.02.13
1. ADDED NOTE REGARDING EASEMENTS/EXCEPTIONS	MJG	TMP	17.02.10

Revision	By	Appd.	YY.MM.DD
1. FOR ATTORNEY REVIEW	MJG	JDM	17.01.30

Revision	By	Appd.	YY.MM.DD
1. FOR ATTORNEY REVIEW	MJG	JDM	17.01.30

File Name: 192800042 V-3.dwg MJG JDM MJG 17.01.30
Dwn. Chkd. Dsgn. YY.MM.DD

Permit-Seal



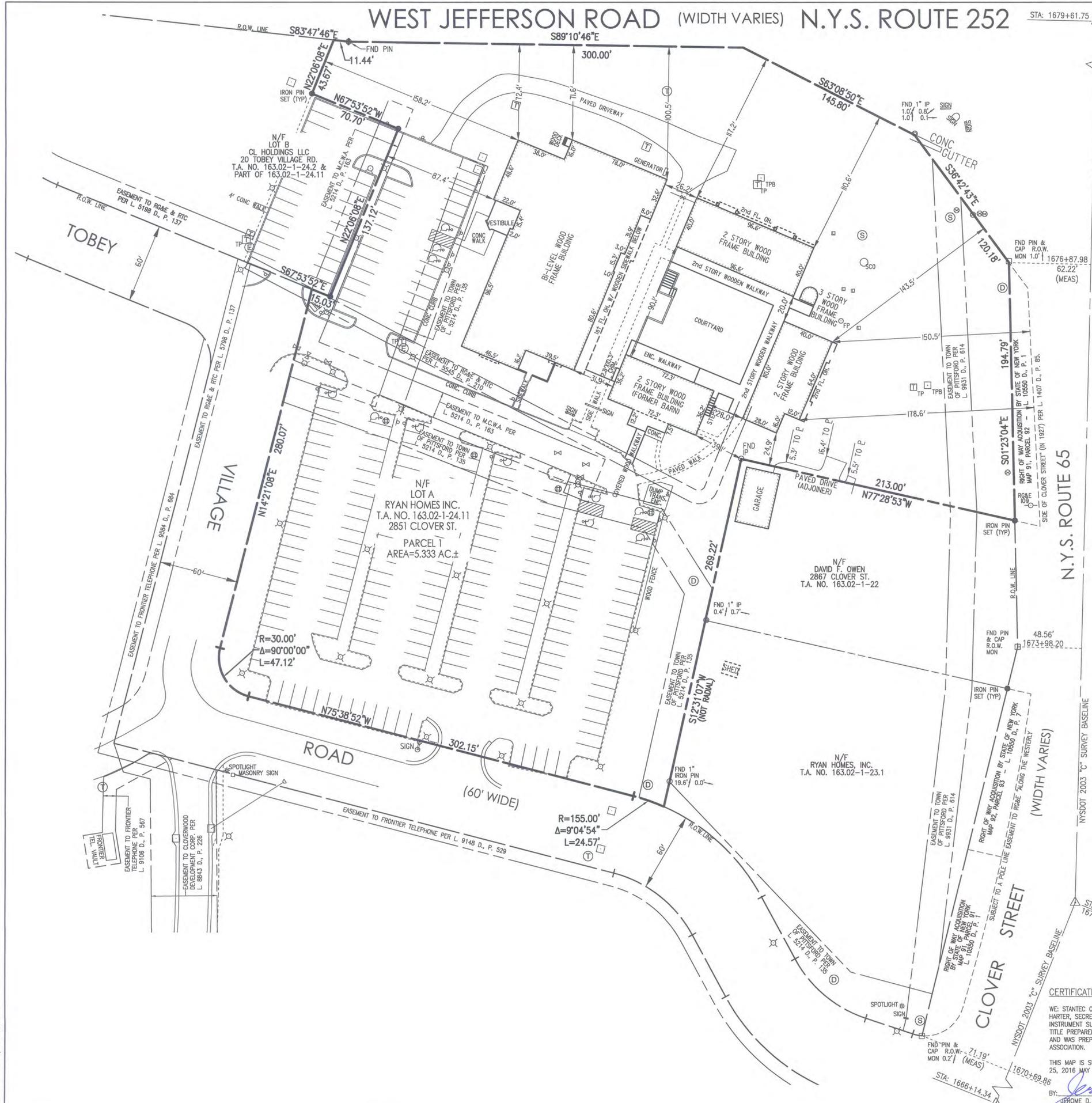
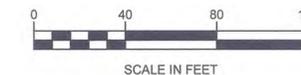
Project/Client
TOBEY VILLAGE OFFICE PARK - BARN BAZAAR

RYAN PROPERTIES INC.
60 OFFICE PARK WAY
PITTSFORD, NY 14534

Title
INSTRUMENT LOCATION MAP
2851 CLOVER STREET
TOWN OF PITTSFORD, MONROE CO., NY

Project No. 192800042 Scale 1"=40'

Drawing No. V-3 Sheet 1 of 1 Revision 2



SURVEY NOTES:

- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE N.Y.S. PLANE COORDINATE SYSTEM OF 1927, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION.
- THE REFERENCES LISTED HEREON RELATED TO TOBEY VILLAGE AND THE TOBEY P.U.D. ARE ALL REFERENCED TO AN ASSUMED DATUM.
- EXCEPTION NOS. 9 THROUGH 18, AND 21 THROUGH 35 LISTED IN "SCHEDULE B" OF CHICAGO TITLE INSURANCE COMPANY "ALTA COMMITMENT FOR TITLE INSURANCE" NO. 1616-50022, WITH AN EFFECTIVE DATE OF OCTOBER 9, 2016, DO NOT AFFECT THE PREMISES MAPPED HEREON.

REFERENCES:

- A MAP ENTITLED "PHASE II, TOBEY VILLAGE OFFICE PARK, INSTRUMENT LOCATION MAP" PREPARED BY SEAR-BROWN, LAST REVISED SEPTEMBER 19, 2003 AND HAVING DRAWING NUMBER 2594A-14.
- A MAP ENTITLED "TOBEY VILLAGE OFFICE PARK, INSTRUMENT LOCATION" PREPARED BY SEAR-BROWN, LAST REVISED JANUARY 29, 1998 AND HAVING DRAWING NUMBER 1789.14-09.
- A MAP ENTITLED "TOBEY PUD PARCEL 6, RYSON SUBDIVISION, SUBDIVISION PLAT" PREPARED BY McMAHON LARUE ASSOCIATES, P.C., AND FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 348 OF MAPS AT PAGE 77.
- ACQUISITION MAPS PREPARED BY THE NEW YORK STATE DEPARTMENT OF TRANSPORTATION FOR "CLOVER STREET, STATE HIGHWAY NO. 294, PIN 406506" MAP NO. 91 AND MAP NO. 92 FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 1203 OF APPROPRIATION MAPS, AT PAGE 7 AND 14 RESPECTIVELY.
- A MAP ENTITLED "CLOVERWOOD SENIOR LIVING FACILITY, FINAL SUBDIVISION PLAN" PREPARED BY SEAR-BROWN, HAVING DRAWING NUMBER 17011.SU-1, AND FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 317 OF MAPS AT PAGE 45.
- A MAP ENTITLED "RYAN - CLOVER STREET PROPERTY, TOBEY P.U.D. PARCEL 12, SUBDIVISION MAP" PREPARED BY STANTEC, HAVING DRAWING NUMBER 194000341 V-1, AND FILED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 330 OF MAPS AT PAGE 96.
- A MAP ENTITLED "RYAN-CLOVER STREET PROPERTY, RESUBDIVISION MAP" PREPARED BY STANTEC CONSULTING SERVICES INC. DATED JANUARY 20, 2017, AND HAVING DRAWING NUMBER 192400042 V-2. (NOT YET FILED)

CERTIFICATION:

WE, STANTEC CONSULTING SERVICES INC. CERTIFY TO: FRIENDLY SENIOR LIVING; CHICAGO TITLE INSURANCE COMPANY; HARTER, SECRET & EMERY LLP; THAT THIS MAP WAS PREPARED JANUARY 30, 2017 FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JANUARY 13, 2017, THE REFERENCES LISTED HEREON AND AN ABSTRACT OF TITLE PREPARED BY STEWART TITLE INSURANCE COMPANY, DATED NOVEMBER 25, 2016 AND HAVING ABSTRACT NO. 126285, AND WAS PREPARED IN ACCORDANCE WITH STANDARDS JOINTLY ADOPTED BY GVLISA AND THE MONROE COUNTY BAR ASSOCIATION.

THIS MAP IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN ABSTRACT OF TITLE UPDATED FROM NOVEMBER 25, 2016 MAY SHOW.

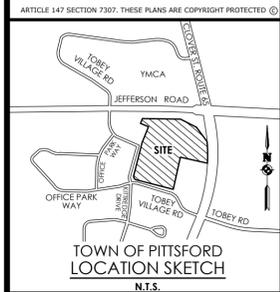
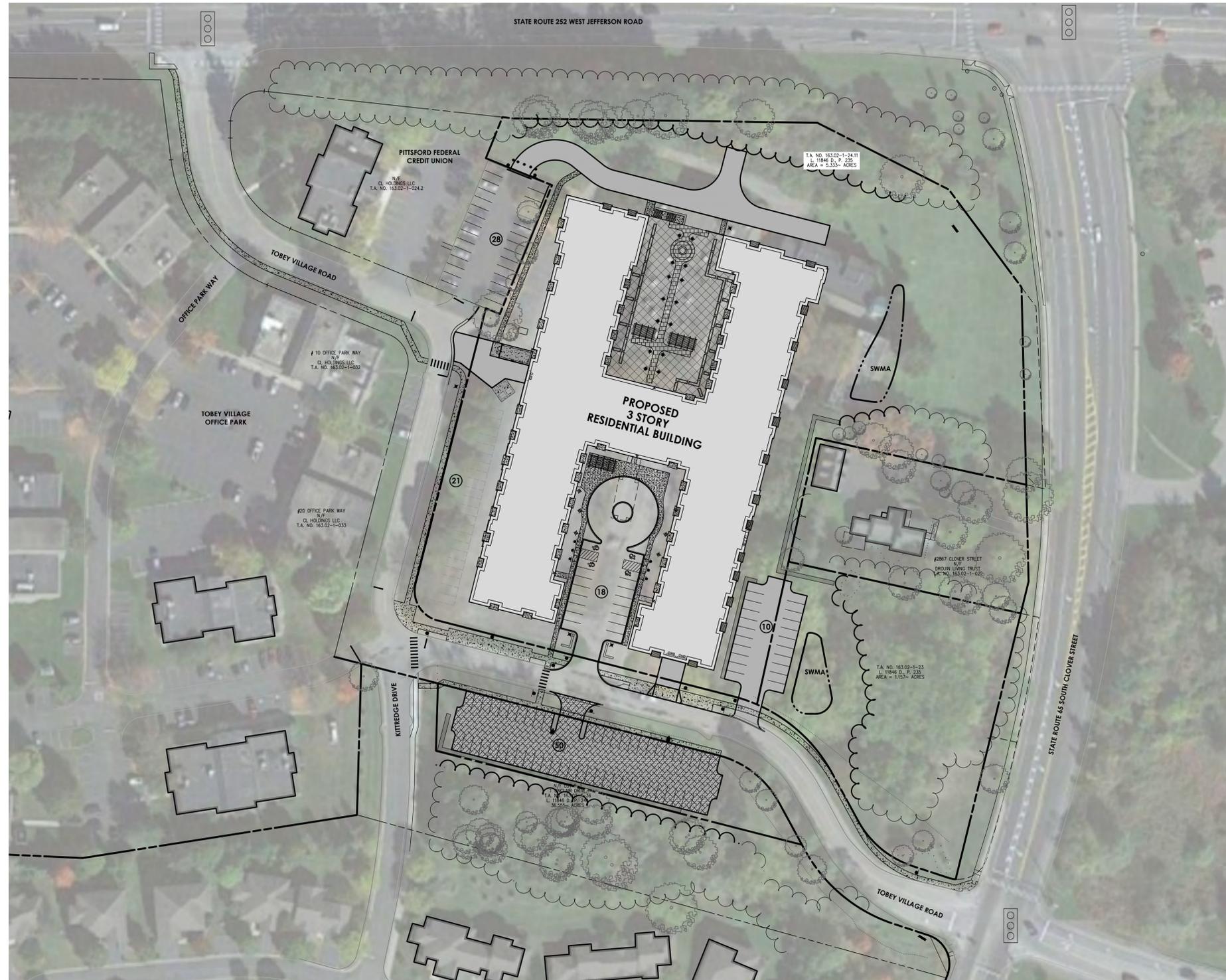
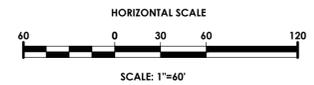
Jerome D. Means
JEROME D. MEANS, N.Y.S.P.L.S. NO. 49992 DATE: 3-16-2017

UN:\192800042\Survey\Drawings\192800042 V-3.dwg
2017/03/14 8:18 AM By: Graciano, Mike

SITE PLANS FOR PITTSFORD OAKS

TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK

P.N. 20233554.0001



Client:
2851 Clover, LLC
2851 Monroe Avenue
Rochester, NY 14618
Phone: (585)-271-1111

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, P.E.
Project Manager: David Cox, P.E.
Designed by: James Ritzenthaler



Revisions			
No.	Date	By	Description
1			

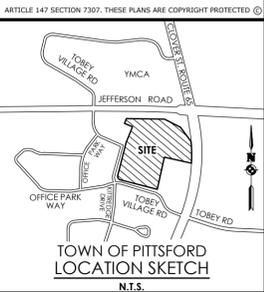
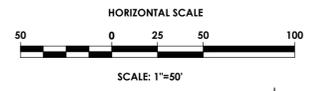
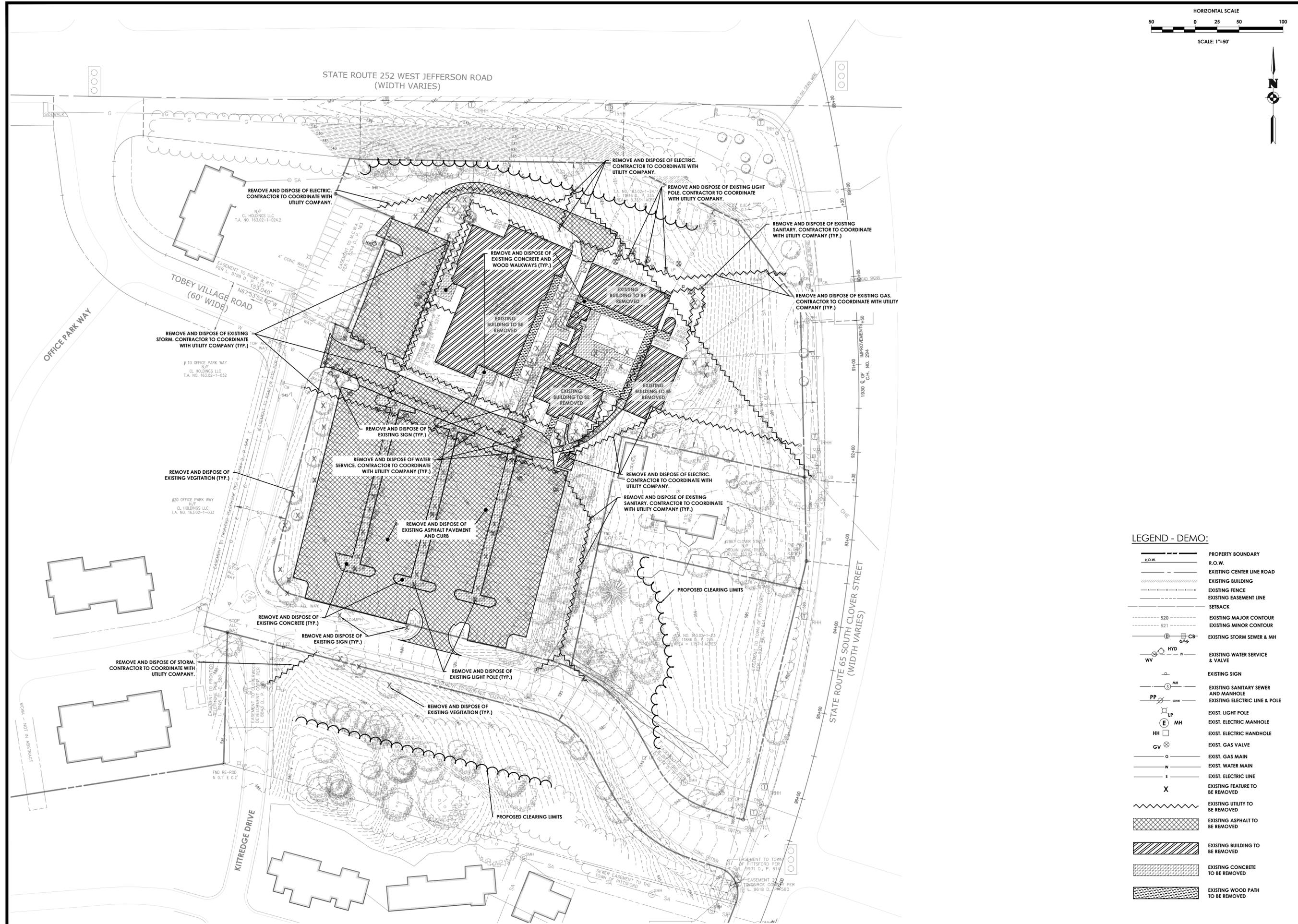
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- DRAWING INDEX**
- C 101 COVER
 - C 102 SITE PLAN
 - C 103 EXISTING CONDITIONS/DEMOLITION PLAN
 - C 104 UTILITY PLAN
 - C 105 GRADING & EROSION CONTROL PLAN
 - C 106 LANDSCAPING & LIGHTING PLAN
 - C 201-205 NOTES & DETAILS

COVER	
PITTSFORD OAKS	
Town/City:	PITTSFORD
County:	MONROE
State:	NEW YORK
Project No.:	20233554.0001
Drawing No.:	C 101
Scale:	1" = 60'
Date:	MAY 01, 2024

NOT FOR CONSTRUCTION

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Client:
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242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, P.E.
Project Manager: David Cox, P.E.
Designed by: James Ritzenhaller



LEGEND - DEMO:

	PROPERTY BOUNDARY
	R.O.W.
	EXISTING CENTER LINE ROAD
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING EASEMENT LINE
	SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM SEWER & MH
	EXISTING WATER SERVICE & VALVE
	EXISTING SIGN
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ELECTRIC LINE & POLE
	EXIST. LIGHT POLE
	EXIST. ELECTRIC MANHOLE
	EXIST. ELECTRIC HANDHOLE
	EXIST. GAS VALVE
	EXIST. GAS MAIN
	EXIST. WATER MAIN
	EXIST. ELECTRIC LINE
	EXISTING FEATURE TO BE REMOVED
	EXISTING UTILITY TO BE REMOVED
	EXISTING ASPHALT TO BE REMOVED
	EXISTING BUILDING TO BE REMOVED
	EXISTING CONCRETE TO BE REMOVED
	EXISTING WOOD PATH TO BE REMOVED

Revisions

No.	Date	By	Description
1			

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EXISTING CONDITIONS & DEMOLITION PLAN

PITTSFORD OAKS

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

Project No.
20233554.0001

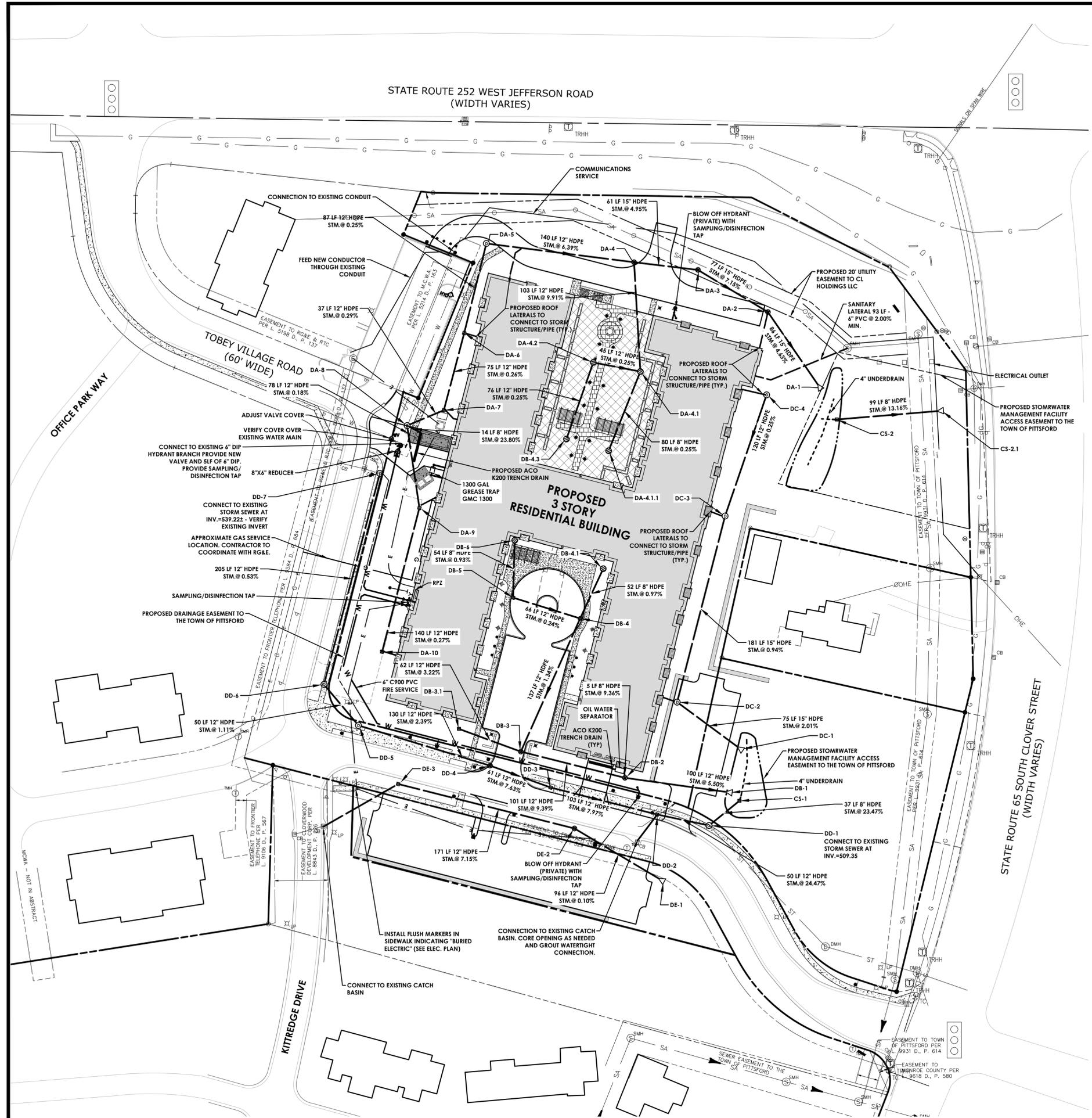
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C 103

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Date
MAY 01, 2024

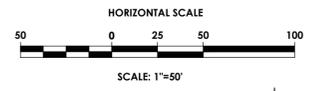
NOT FOR CONSTRUCTION

\\PA-FILES\RESTORES\PROJECTS-NEW\2023\20233554\CAD-BIM-MODELS\CIVIL\20233554_01_UTILITY.DWG 5/17/2024 2:39 PM Sharee Kleib

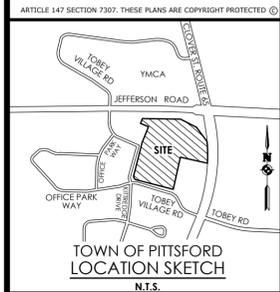


LEGEND - UTILITIES:

- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- PROPOSED STORM SEWER, INLET, MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- PROPOSED SANITARY SEWER FORCEMAIN
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- EXIST. GAS MAIN
- EXIST. WATER MAIN
- EXIST. ELECTRIC LINE
- PROPOSED UNDERGROUND ELECTRIC



If you excavate anywhere in New York State, except NYC or Long Island, call **Dig Safely. New York** 1-800-962-7962 i-Notice = www.DigSafelyNewYork.com



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Project Manager: David Cox, P.E.
Designed by: James Ritzenhaller



STRUCTURE TABLE	
STRUCTURE	RIM & INV
CS-2.1 (12' END SECTION)	W INV IN = 498.00
CS-2 (2'X2' CB)	RIM = 515.0 E INV OUT = 511.00
CS-1 (2'X2' CB)	RIM = 520.8 N INV IN = 518.00 SW INV OUT = 518.00

STRUCTURE TABLE	
STRUCTURE	RIM & INV
DB-4 (2'X2' CB)	RIM = 541.5 W INV IN = 538.34 NE INV IN = 538.50 SW INV OUT = 538.34
DB-3.1 (2'X2' CB)	RIM = 541.5 E INV OUT = 538.50
DB-3 (4' DIA INLET MH)	RIM = 539.5 NE INV IN = 536.50 W INV IN = 536.50 E INV OUT = 536.50
DB-2 (4' DIA MH)	RIM = 530.0 W INV IN = 527.00 E INV OUT = 527.00 N INV OUT = 527.00
DB-1 (12' END SECTION)	W INV IN = 521.50
DA-10 (2'X2' CB)	RIM = 541.5 N INV OUT = 538.50
DA-9 (2'X2' CB)	RIM = 541.5 S INV IN = 538.12 N INV OUT = 538.12
DA-8 (4' DIA MH)	RIM = 543.0 S INV IN = 537.99 NE INV OUT = 537.99 SE INV OUT = 540.00
DA-7 (2'X2' CB)	RIM = 542.0 SW INV IN = 537.88 N INV OUT = 537.88
DA-6 (2'X2' CB)	RIM = 542.0 S INV IN = 537.68 N INV OUT = 537.68
DA-5 (4' DIA MH)	RIM = 540.5 S INV IN = 537.47 E INV OUT = 537.47
DA-4.2 (12' YARD INLET)	RIM = 542.0 N INV IN = 538.81 E INV OUT = 538.81
DA-4.1.1 (12' YARD INLET)	RIM = 542.0 N INV OUT = 539.00
DA-4.1 (12' YARD INLET)	RIM = 542.0 W INV IN = 538.70 S INV IN = 538.80 N INV OUT = 538.70
DA-4 (4' DIA INLET MH)	RIM = 533.5 W INV IN = 528.50 S INV IN = 528.50 E INV OUT = 528.50
DA-3 (4' DIA INLET MH)	RIM = 530.8 W INV IN = 525.50 SE INV OUT = 525.50
DA-2 (4' DIA INLET MH)	RIM = 530.2 NW INV IN = 520.00 SE INV OUT = 520.00
DA-1 (15' END SECTION)	NW INV IN = 516.00

STRUCTURE TABLE	
STRUCTURE	RIM & INV
DE-3 (2'X2' CB)	RIM = 544.7 SW INV IN = 542.50 E INV OUT = 542.50
DE-2 (4' DIA INLET MH)	RIM = 533.0 W INV IN = 530.25 SE INV OUT = 527.50
DE-1 (12' END SECTION)	NW INV IN = 527.40
DD-7 (4' DIA MH)	RIM = 544.2 S INV OUT = 539.22
DD-6 (4' DIA MH)	RIM = 548.5 N INV IN = 538.14 SE INV OUT = 538.14
DD-5 (4' DIA MH)	RIM = 547.5 NW INV IN = 537.58 E INV OUT = 537.58
DD-4 (4' DIA INLET MH)	RIM = 540.0 W INV IN = 534.48 E INV OUT = 534.48
DD-3 (2'X2' CB)	RIM = 535.0 W INV IN = 529.84 E INV OUT = 529.84
DD-2 (2'X2' CB)	RIM = 526.5 W INV IN = 521.60 E INV IN = 521.60
DD-1 (4' DIA MH)	RIM = 523.0 NE INV IN = 509.35 W INV OUT = 509.35
DC-4 (4' DIA MH)	RIM = 528.5 S INV OUT = 525.00
DC-3 (4' DIA MH)	RIM = 528.0 N INV IN = 524.70 S INV OUT = 524.70
DC-2 (4' DIA MH)	RIM = 526.0 S INV IN = 523.00 SE INV OUT = 523.00
DC-1 (12' END SECTION)	NW INV IN = 521.50
DB-6 (12' YARD INLET)	RIM = 542.0 S INV OUT = 539.00
DB-5 (2'X2' CB)	RIM = 541.5 N INV IN = 538.50 E INV OUT = 538.50
DB-4.3 (12' YARD INLET)	RIM = 542.0 N INV OUT = 539.00
DB-4.1 (12' YARD INLET)	RIM = 542.0 SW INV OUT = 539.00

Revisions			
No.	Date	By	Description
1			

UTILITY PLAN

PITTSFORD OAKS

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

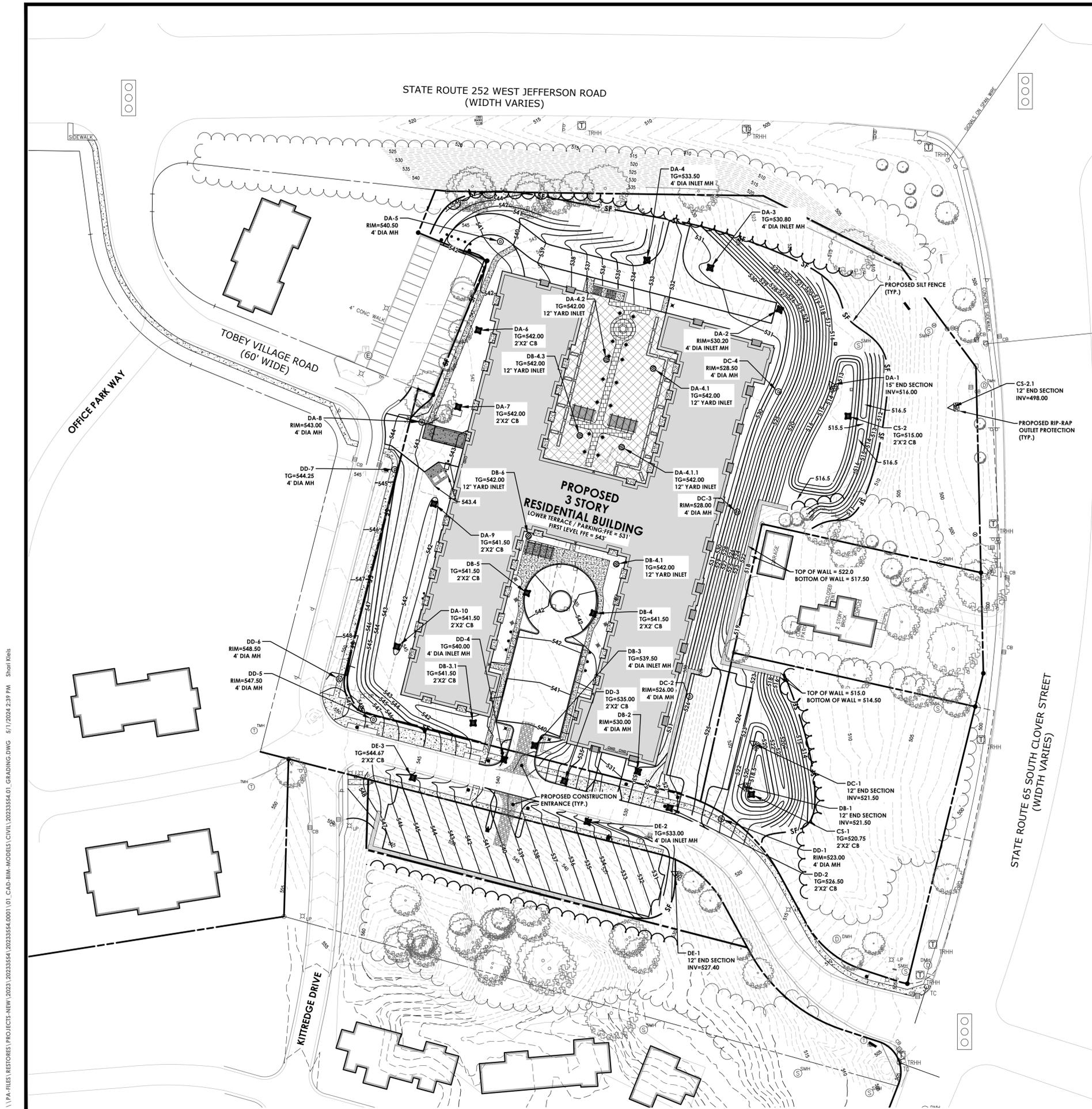
Project No.: **20233554.0001**

Drawing No.: **C 104**

Scale: **1" = 50'**

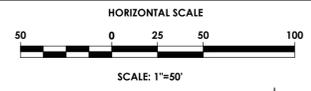
Date: **MAY 01, 2024**

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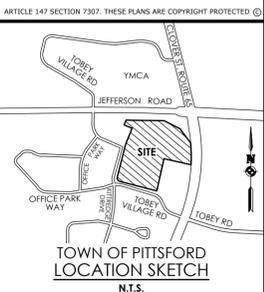


LEGEND - GRADING:

- PROPERTY BOUNDARY
- R.O.W.
- EXISTING CENTER LINE ROAD
- EXISTING BUILDING
- EXISTING FENCE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUILDING
- PROPOSED CONCRETE
- PROPOSED SIGN
- PROPOSED LIGHT
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- SF SILT FENCE
- PROPOSED STORM SEWER, INLET MH, CB & END SECTION
- EXISTING STORM SEWER & MH
- PROPOSED WATER SERVICE W/ HYDRANT & VALVE
- EXISTING WATER SERVICE & VALVE
- PROPOSED SANITARY SEWER AND MANHOLE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING ELECTRIC LINE & POLE
- EXIST. LIGHT POLE
- EXIST. ELECTRIC MANHOLE
- EXIST. ELECTRIC HANDHOLE
- EXIST. GAS VALVE
- PROPOSED STONE CHECK DAM
- PROPOSED INLET PROTECTION
- PROPOSED TREE/BRUSH LINE
- EXISTING TREE/BRUSH LINE
- SILT FENCE
- TOP OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
- BOTTOM OF CURB (C), WALL (W), STAIRS (S), RAMP (R)
- *BOTTOM ELEVATIONS ARE TO EXPOSED GRADE.
- CONTRACTOR IS RESPONSIBLE FOR FOUNDATION COURSE DESIGN UNDERGROUND AND SUBMIT TO CIVIL ENGINEER.
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION



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New York
1-800-962-7962
i-Notice = www.DigSafetyNewYork.com



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Rochester, NY 14618
Phone: (585)-271-1111

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242 West Main Street Suite 100
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Principal-in-Charge: Jess Sudol, P.E.
Project Manager: David Cox, P.E.
Designed by: James Ritzenhaller



Revisions			
No.	Date	By	Description
1			

GRADING & EROSION CONTROL PLAN

PITTSFORD OAKS

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

Project No:
20233554.0001

Drawing No.
C 105

Scale:
1" = 50'

Date
MAY 01, 2024

NOT FOR CONSTRUCTION

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STATE ROUTE 252 WEST JEFFERSON ROAD
(WIDTH VARIES)

8' WIDE STAIRS WITH
HANDRAILS AND
CONCRETE RETAINING
WALL. STAIR LIGHT TYPE
G WITH 5' O.C.
ALTERNATING SIDES (4
QTY)

DECORATIVE PLANTERS
3HX12 WX31 @ PLAZA
SLIDING DOORS (TYP.)

MONUMENT SIGN -
(4 QTY) TYPE K
LIGHTS

(3) ELECTRICAL
OUTLETS FOR
LANDSCAPE STRING
LIGHTS

DECORATIVE PLANTERS
AT PLAZA SLIDING
DOORS (TYP.)

TYPE J
FIXTURE
(1 QTY)

SEAT WALL W/ LIGHT
TYPE G
SPACED - 10' O.C.
(3 QTY) ON NORTH
SIDE (ADD. ALT. 4)
(4 QTY) ON SOUTH
SIDE (BASE BID)
(SEE LANDSCAPE
PLANS FOR DETAILS)

PROPOSED
3 STORY
RESIDENTIAL BUILDING

MONUMENT
WALLS WITH
TYPE K LIGHTS
(1 QTY) ON
WEST WALL
(1 QTY) ON
EAST WALL

EXISTING
TREE LINE

PROPOSED
TREE LINE

STATE ROUTE 65 SOUTH CLOVER STREET
(WIDTH VARIES)

TOBEY VILLAGE ROAD
(60' WIDE)

QQ 6

JM 2

LS 1

AM 5

SI 5

AM 5

SI 3

AM 5

SI 5

AM 5

SI 5

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SI 3

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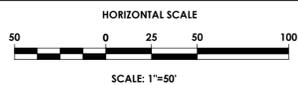
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SI 3

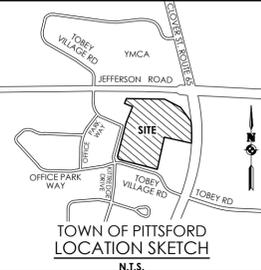
AM 5

SI 5



PA
PASSERO ASSOCIATES
engineering architecture

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Designed by: James Ritzenthaler



Revisions

No.	Date	By	Description
1			

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LANDSCAPE & LIGHTING PLAN

PITTSFORD OAKS

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

Project No.
20233554.0001

Drawing No.
C 106

Scale:
1" = 50'

Date
MAY 01, 2024

NOT FOR CONSTRUCTION

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE/HEIGHT	ROOT	MATURE HEIGHT	REMARKS
TREES								
AP	3	ACER PALMATUM DISSECTUM 'MONFRICK'	VELVET VIKING™ JAPANESE MAPLE	2' H.	#5 CONT.	2-3'	FALL PLANTING HAZARD	
AG	8	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5-6' H.	B&B	15-25'	MULTI-STEMMED	
CK2	6	CORNUS KOUSA	KOREAN DOGWOOD	2.5-3" CAL.	B&B	15-25'	FALL PLANTING HAZARD	
IH	6	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY	7-8' H.	B&B	35'	FALL PLANTING HAZARD	
LS	6	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5-3" CAL.	B&B	60'	FALL PLANTING HAZARD	
JM	16	MAGNOLIA X 'JANE'	JANE MAGNOLIA	4-5' H.	B&B	6-8'	FALL PLANTING HAZARD	
MP	9	MALLUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5-1.75" CAL.	B&B	15-20'	FALL PLANTING HAZARD	
NS	1	NYSSA SYLVATICA	TUPELO	2.5-3" CAL.	B&B	35'	FALL PLANTING HAZARD	
QB	6	QUERCUS BICOLOR	SWAMP WHITE OAK	2.5-3" CAL.	B&B	50-60'	FALL PLANTING HAZARD	
QS	3	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	2.5-3" CAL.	B&B	50-60'	FALL PLANTING HAZARD	
QQ	6	QUERCUS X 'ORSW18'	STREETWISE® RED OAK	2.5-3" CAL.				

DEMOLITION NOTES:

- CONTRACTOR IS RESPONSIBLE TO CALL DIG SAFE 811 PRIOR TO BEGINNING DEMOLITION.
- WITHIN LIMIT LINES. ALL AT GRADE UTILITIES SUCH AS TRANSFORMERS, GENERATORS, HVAC UNITS, THE UNITS CONCRETE PAD AND ANY FENCING THAT SURROUNDS THE UNIT, TO BE REMOVED.
- PRIOR TO ANY DEMOLITION TAKING PLACE, CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES WITHIN THE WORK AREA OR THOSE EXPECTED TO BE AFFECTED BY NEW WORK, AND SUBSURFACE FEATURES.
- CONTRACTOR TO COORDINATE ALL UTILITY SHUT DOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
- CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
- ALL EXISTING FEATURES TO BE REMOVED ARE NOT SHOWN ON SUBSEQUENT PLANS FOR CLARITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES TO REMAIN, DAMAGE TO EXISTING FEATURES TO REMAIN SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
- ALL SURFACES THAT ARE DISTURBED DUE TO UTILITY CONSTRUCTION, OUTSIDE OF THE MAJOR WORK AREAS, ARE TO BE RESTORED TO PRE-CONSTRUCTION CONDITION, IN ACCORDANCE WITH THE ASPHALT AND CONCRETE SECTION DETAILS INCLUDED IN THESE PLANS. LAWN AREAS ARE TO BE RE-ESTABLISHED WITH 4 INCHES OF TOPSOIL (MINIMUM) AND HYDROSEED.
- ANY MATERIALS CONTAINING ASBESTOS SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. NOTE THIS MAY INCLUDE UNDERGROUND UTILITIES.
- ALL UTILITIES NOT SLATED FOR DEMOLITION ARE TO REMAIN FUNCTIONAL UPON COMPLETION OF DEMOLITION, THIS INCLUDES BYPASS PUMPING, IF NECESSARY.

- EXISTING UTILITIES THAT ARE PROPOSED TO BE REMOVED, UNLESS OTHERWISE INDICATED, SHALL BE EXCAVATED, UTILITY MATERIAL REMOVED, AND DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE SPECIFICATIONS. ALL TRENCHES SHALL BE BACKFILLED WITH GRANULAR FILL COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST. ALL DISTURBED AREAS SHALL BE RESTORED IN KIND IN ACCORDANCE WITH THE DETAILS IN THESE PLANS AND AT A MINIMUM TO THEIR ORIGINAL STATE.
- AREAS OF ASPHALT AND CONCRETE REMOVAL SHALL BE SAWCUT WITH A NEAT STRAIGHT LINE AT ALL REMOVAL LIMITS.
- CONTRACTOR RESPONSIBLE FOR OBTAINING ALL DEMOLITION PERMITS AND INCLUDE ALL FEES ASSOCIATED WITH THOSE PERMITS, IN HIS BID.
- IF ANY ENVIRONMENTAL CONDITIONS OR ISSUES, NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED DURING DEMOLITION, THE OWNER AND THE CONTRACTOR(S) SHALL IMMEDIATELY NOTIFY THE TOWN, MONROE COUNTY HEALTH DEPARTMENT AND NYSDEC BEFORE CONTINUING THE DEMOLITION PROCESS.
- ALL MATERIALS SHALL BE RECYCLED, WHEN APPROPRIATE.
- THE CONTRACTOR SHALL OBTAIN ALL SEWER PERMITS PRIOR TO DEMOLITION.
- ALL SOIL MATERIALS FROM DEMOLITION OR EARTHWORK, SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT THE CONTRACTORS EXPENSE.
- ALL EXISTING STRUCTURES THAT ARE ABANDONED IN PLACE, SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW FINISHED GRADE. STRUCTURES SHALL BE FILLED WITH CRUSHED STONE, (MEETING NYSOT STANDARD SPECIFICATION SECTION 304) COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR TEST.

- ALL ASPHALT PER PLAN AND STOCKPILE FOR RE-USE.
- FOR FULL DEPTH PAVEMENT EXCAVATION, THE TOP OF THE EXISTING CURB IS TO REMAIN AND SHALL HAVE A RISE OF 4" AT THE COMPLETION OF CONSTRUCTION. EXISTING SURFACE SUB-BASE ENCOUNTERED DURING EXCAVATION SHALL BE STOCKPILED FOR RE-USE. EXCESS MATERIALS OR UNSUITABLE MATERIALS SHALL BE HAULIED OFF-SITE.
- PREPARE AND PLACE A SUB-BASE COURSE COMPOSED OF A BLEND OF THE EXISTING SUB-BASE FROM STOCKPILES, ASPHALT MILLINGS FROM STOCKPILES AND IF NEEDED, ADDITIONAL STONE AGGREGATE TO OBTAIN THE SPECIFIC DEPTH OF AND THE PLACEMENT OF 1" OF CRUSHED STONE FOR FINE GRADING PURPOSES.
- PAVE ENTIRE PARKING AREA WITH TYPE 77 TOP COURSE ASPHALT.
- UPON COMPLETION, ALL PAVEMENT AREAS SHALL BE SMOOTH, ALL CURB SHALL HAVE 4" REVERSAL. WATER SHALL DRAIN WELL INTO EXISTING CATCH BASINS (NO POHONGS) ALL HANDICAP RAMPS SHALL BE FLUSH WITH NEW PAVEMENT AND SHALL MEET ALL ADA REGULATIONS.

PAVMENT DEMOLITION NOTES

- REQUIRED ON ALL SLOPES STEEPER THAN 3:1
- MATTING WILL BE DESIGNED FOR PROPER LONGEVITY AND STRENGTH BASED ON INTENDED USE.
- INSTALLATION DETAILS AND DIRECTIONS WILL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURERS SPECIFICATIONS.

FIELD TILE NOTE

IN THE EVENT FIELD TILE IS ENCOUNTERED, IT SHALL BE REMOVED IN ITS ENTIRETY OR OTHERWISE SECURED AT THE DIRECTION OF THE TOWN ENGINEER. UNDER NO CIRCUMSTANCES SHALL FIELD TILE BE PERMITTED TO EXIST NEAR BUILDING FOUNDATIONS. ALL FOUNDATIONS SHALL BE CONSTRUCTED WITH BOTH INTERIOR AND EXTERIOR FOOTER DRAINS TO MINIMIZE THE IMPACTS ASSOCIATED WITH HIGH GROUND WATER LEVELS.

CONSTRUCTION SEQUENCE FOR GRADING AND EROSION CONTROL:

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- CONSTRUCT STORMWATER MANAGEMENT AREA AND EROSION CONTROL MEASURES AS SHOWN ON THE PLANS.
- CONSTRUCT SWALES ALONG WITH SLOPES AS SHOWN.
- CLEAR AND GRUB THE PROJECT IMPROVEMENTS AREAS.
- STRIP TOPSOIL AND STOCKPILE FOR LATER USE.
- GRADE IMPROVEMENTS AREAS WITHIN THE PROJECT SITE. AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH A TEMPORARY SEED AND MULCH WITHIN 7 DAYS OF THE LAST DISTURBANCE.
- CONSTRUCT SEDIMENTATION BARRIERS AS SHOWN ON THIS PLAN.
- REPLACE TOPSOIL AND FINE GRADE.
- HYDRO-SEED ALL DISTURBED AREAS WITHIN 10 DAYS AFTER FINAL GRADING. CONTRACTOR IS RESPONSIBLE TO RESEED IF GRADING IS UNSATISFACTORY.
- UPON APPROVAL OF THE TOWN, REMOVE ALL TEMPORARY SILTATION CONTROLS.
- SLOPES SHALL NOT EXCEED 1' VERTICAL TO 3' HORIZONTAL MAX. MAINTAIN 1:4 WHERE POSSIBLE.
- MINIMUM OF 6" OF TOPSOIL IS TO BE PLACED ON ALL GRASS AREAS.
- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED BASED UPON ACTUAL FIELD CONDITIONS ABOVE.
- CONTRACTOR SHALL PROVIDE FOR THIS COST IN HIS CONTRACT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SILTATION AND EROSION CONTROL MEASURES FROM INSTALLATION THROUGH MAINTENANCE AND REMOVAL AFTER REVEGETATION HAS BEEN ESTABLISHED.
- ALL END SECTIONS WILL BE PROVIDED WITH RIP-RAP APPROX.
- ALL EROSION AND SEDIMENT CONTROL METHODS WILL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.

AT THE VERY MINIMUM, EROSION CONTROL SHALL BE AS SHOWN ON THIS PLAN. EROSION CONTROL MAY CONSIST OF SEDIMENT TRAPS AND/OR ENVIRONMENTAL FENCES. THE CONTRACTOR AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE INTEGRITY, MAINTENANCE AND REMOVAL OF EROSION CONTROL MEASURES UNTIL NO LONGER DEEMED NECESSARY BY THE TOWN OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL MAINTAIN THE STORM SEWER SYSTEM UNTIL THE PROJECT IS DEVELOPED AND APPROVED BY THE TOWN AND OWNER.

ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER. THE PERMITTEE SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE STONE FILL. CORRECTIVE ACTIONS, AS IDENTIFIED BY THE DEVELOPER'S QUALIFIED SWPPP MONITOR OR A TOWN REPRESENTATIVE, SHALL BE INITIATED WITHIN 24 HOURS OF BEING REPORTED. THE TOWN MAY REVIEW THE PROJECT SITE AT ANY TIME. REVIEW OF EROSION CONTROL MEASURES BY THE TOWN DOES NOT RELIEVE THE DEVELOPER OF HIS OBLIGATIONS UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORM WATER DISCHARGE FROM CONSTRUCTION ACTIVITY. (GP-0-20-001).

CONSTRUCTION SEQUENCE FOR STEEP SLOPE STABILIZATION / JUTE MESH INSTALLATION FOR SLOPES OF 1:3 OR GREATER:

- STRIP TOPSOIL ON SLOPE.
- GRADE SLOPE PER PLAN. CONTRACTOR SHALL TAKE CARE TO NOT OVER EXCAVATE EMBANKMENT.
- REPLACE TOPSOIL.
- TRACK TOPSOIL WITH A BULLDOZER IN A DIRECTION PERPENDICULAR TO THE PROPOSED CONTOUR LINES.
- IMMEDIATELY SEED AND FERTILIZE TOPSOIL PER PLAN.
- IMMEDIATELY APPLY JUTE MESH BY UNROLLING THE PRODUCT DOWN THE SLOPE. DO NOT STRIKE THE MESH, ALLOWING IT TO FULLY CONTACT THE SOIL.
- SECURE THE JUTE MESH WITH STAPLES (1" GAUGE - 8"x11"x8") 24" APART THOUGH OUT THE MATTING (APPROXIMATELY 200 STAPLES PER 100 SQ.) STAPLES SHOULD BE DRIVEN FLUSH WITH THE GROUND.
- SECURE BEGINNING AND END OF ROLL BY ANCHORING THE MATTING INTO 6" DEEP SLOTS CUT INTO THE SOIL, THEN STAPLE MATTING AT CHECK SLOTS.

STABILIZATION STANDARDS AND SPECIFICATIONS:

A TEMPORARY OR PERMANENT PROTECTIVE COVERING PLACED ON A PREPARED, SEEDED PLANTING AREA IS ANCHORED IN PLACE BY STAPLES OR OTHER MEANS TO AID IN CONTROLLING EROSION BY ABSORBING RAIN SPLASH ENERGY AND WITHSTAND OVERLAND FLOW AS WELL AS PROVIDE A MICROCLIMATE TO PROTECT AND PROMOTE SEED ESTABLISHMENT.

CONDITIONS WHERE PRACTICE APPLIES

ANCHORED STABILIZATION MATS ARE REQUIRED FOR SEEDED EARTHEN SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL, IN VEGETATED CHANNELS WHERE THE VELOCITY OF THE DESIGN FLOW EXCEEDS THE ALLOWABLE VELOCITY FOR VEGETATION ALONE (USUALLY GREATER THAN 6 FEET PER SECOND); ON STREAMBANKS AND SHORELINES WHERE MOVING WATER IS LIKELY TO ERODE NEWLY SEEDD OR PLANTED AREAS; AND IN AREAS WHERE WIND PREVENTS STANDARD MULCHING WITH STRAW. THIS STANDARD DOES NOT APPLY TO SLOPES STABILIZED WITH SOD, ROCK RIPRAP OR HARD ARMOR MATERIAL.

DESIGN CRITERIA

SLOPE APPLICATIONS - ANCHORED STABILIZATION MATS FOR USE ON SLOPES ARE PRIMARILY USED AS MULCH BLANKETS WHERE THERE IS WITHIN THE BLANKET OR AS A NETTING COVER OVER PREVIOUSLY PLACED MULCH. THESE STABILIZATION MATS ARE NOT EFFECTIVE IN PREVENTING SLOPE FAILURES.

- REQUIRED ON ALL SLOPES STEEPER THAN 3:1
- MATTING WILL BE DESIGNED FOR PROPER LONGEVITY AND STRENGTH BASED ON INTENDED USE.
- INSTALLATION DETAILS AND DIRECTIONS WILL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURERS SPECIFICATIONS.

CHANNEL APPLICATIONS - ANCHORED STABILIZATION MATS, FOR USE IN SUPPORTING VEGETATION IN FLOW CHANNELS, ARE GENERALLY A NON-DEGRADABLE, THREE DIMENSIONAL PLASTIC STRUCTURE WHICH CAN BE FILLED WITH SOIL PRIOR TO PLANTING. THIS STRUCTURE PROVIDES A MEDIUM FOR ROOT GROWTH WHERE THE MATTING AND ROOTS BECOME INTERTWINED FORMING A CONTINUOUS ANCHOR FOR THE VEGETATED LINING.

- CHANNEL STABILIZATION SHALL BE BASED ON THE TRACTIVE FORCE METHOD.
- FOR MAXIMUM DESIGN SHEAR STRESSES LESS THAN 2 POUNDS PER SQUARE FOOT, A TEMPORARY OR BIO-DEGRADABLE MAT MAY BE USED.
- THE DESIGN OF THE FINAL MATTING SHALL BE BASED ON THE MATS ABILITY TO RESIST THE TRACTIVE SHEAR STRESS AT BANK FULL FLOW.
- THE INSTALLATION DETAILS AND PROCEDURES SHALL BE INCLUDED ON THE SITE EROSION AND SEDIMENT CONTROL PLAN AND WILL FOLLOW MANUFACTURERS SPECIFICATIONS.

STANDARD AND SPECIFICATIONS FOR ANCHORED STABILIZATION MATTING

CONSTRUCTION SPECIFICATIONS

- PREPARE SOIL BEFORE INSTALLING MATTING BY SMOOTHING THE SURFACE, REMOVING DEBRIS AND LARGE STONE, AND APPLYING LIME, FERTILIZER AND SEED. REFER TO MANUFACTURERS INSTALLATION DETAILS.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE MAT IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- IN CHANNELS OR SWALES, BEGIN AT THE DOWNSLOPE END, ANCHORING THE MAT AT THE BOTTOM AND TOP ENDS OF THE BLANKET. WHEN ANOTHER ROLL IS NEEDED, THE UPSLOPE ROLL SHOULD OVERLAY THE LOWER LAYER, SHINGLE STYLE, SO THAT CHANNEL FLOWS DO NOT PEE BACK THE MATERIAL.
- ROLL THE MATS DOWN A SLOPE WITH A MINIMUM 4" OVERLAP. ROLL CENTER MAT IN A CHANNEL IN DIRECTION OF WATER FLOW ON BOTTOM OF THE CHANNEL. DO NOT STRETCH BLANKETS. BLANKETS SHALL HAVE GOOD CONTINUOUS CONTACT WITH THE UNDERLYING SOIL THROUGHOUT ITS ENTIRE LENGTH.
- PLACE MATS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART TO SECURE MATS.
- FULL LENGTH EDGE OF MATS AT TOP OF SIDE SLOPES SHALL BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH; BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- MATS ON SIDE SLOPES OF A CHANNEL MUST BE OVERLAPPED 4" OVER THE CENTER MAT AND STAPLED.
- IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
- THE TERMINAL END OF THE MATS MUST BE ANCHORED IN A 6"x6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
- STAPLING AND ANCHORING OF BLANKET SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.

MAINTENANCE

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 80% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 2 CALENDAR DAYS

SOIL RESTORATION NOTES:

- TILL COMPOST INTO SUBSOIL TO A DEPTH OF AT LEAST 12" USING CAT-MOUNTED RIPPER, TRACTOR MOUNTED DISC, OR TILLER, MIXING, AND CIRCULATING AIR AND COMPOST INTO SUBSOILS.
- ROCK-PICK UNTIL UPLIFTED STONE/ROCK MATERIALS OF 4" AND LARGER ARE CLEARED OFF SITE.
- APPLY TOPSOIL TO A DEPTH OF 6 INCHES ON ALL AREAS BEING RETURNED TO GRASS.
- VEGETATE AS REQUIRED BY APPROVED PLAN.

TEMPORARY CONSTRUCTION AREA SEEDING NOTES:

- THE AREA MUST BE ROUGH GRADED AND SLOPES PHYSICALLY STABLE.
- SEEDING MUST TAKE PLACE WITHIN 24 HOURS OF DISTURBANCE OR SCARIFICATION OF THE SOIL WILL BE NEEDED PRIOR TO SEEDING.
- TYPICALLY FERTILIZER OR LIME IS NOT USED FOR TEMPORARY SEEDINGS.
- ANY SEEDING METHOD MAY BE USED THAT PROVIDES UNIFORM APPLICATION OF SEED TO THE AREA.

PLANTING SEASON	SPECIES	RATE IN LBS./ACRE
SPRING, SUMMER, OR EARLY FALL	RYEGRASS (ANNUAL OR PERENNIAL)	30
LATE FALL OR EARLY WINTER	WINTER RYE (CEREAL RYE)	100

*MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS APPROVED FOR EROSION CONTROL MAY BE USED IF APPLIED ACCORDING TO SPECIFICATIONS.

COMPACTION NOTES

- THE CONTRACTOR SHALL STRIP THE TOPSOIL AND REMOVE ANY UNSUITABLE SOILS WITHIN THE PROPOSED GRADING LIMITS PRIOR TO PLACEMENT OF FILL MATERIAL.
- ALL FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY OF STANDARD PROCTOR TEST AT OPTIMUM MOISTURE CONTENT.
- THE COMPACTION TESTS WILL BE CONDUCTED BY A LICENSED TESTING LABORATORY AND RESULTS SUBMITTED TO DESIGN ENGINEER.

EROSION AND SEDIMENT CONTROL NOTES:

(OCTOBER 2021)

- IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSOT STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL REVIEW THE EROSION AND SEDIMENT CONTROL PLAN INCLUDED IN THE CONTRACT DOCUMENTS, AND IF NECESSARY, MODIFY THE PLAN WITH THE CONTRACTOR'S INTENDED SEQUENCE AND TYPES OF OPERATIONS. THE CONTRACTOR'S MODIFIED EROSION AND SEDIMENT CONTROL PLAN SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL, ALONG WITH A PROGRESS SCHEDULE THAT ADDRESSES THIS WORK.
- IN ACCORDANCE WITH SECTIONS 107-12 AND 209-3.01 OF THE NYSOT STANDARD SPECIFICATIONS, THE CONTRACTOR SHALL DESIGNATE AN "EROSION AND SEDIMENT CONTROL SUPERVISOR" FOR THE PROJECT. THE SUPERVISOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE EROSION AND SEDIMENT CONTROL PLAN AND FOR INSPECTING AND MAINTAINING THE CONTROL MEASURES. THE NAME AND QUALIFICATIONS (TRAINING AND EXPERIENCE) OF THIS INDIVIDUAL SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO STARTING EARTHWORK.
- THE DESIGNATED "EROSION AND SEDIMENT CONTROL SUPERVISOR" SHALL NOTIFY THE ENGINEER IN ADVANCE OF ANY FIELD CHANGES TO THE EROSION AND SEDIMENT CONTROL MEASURES INDICATED IN THE CONTRACT DOCUMENTS. THE ENGINEER MAY REQUIRE THE CONTRACTOR TO SUBMIT A MODIFIED EROSION AND SEDIMENT CONTROL PLAN FOR APPROVAL PRIOR TO IMPLEMENTING ANY FIELD CHANGES.
- THE SITE SHALL AT ALL TIMES BE GRADED AND MAINTAINED SUCH THAT ALL STORM WATER RUNOFF FROM DISTURBED AREAS IS DIVERTED TO SOIL EROSION AND SEDIMENT CONTROL DEVICES BEFORE ENTERING A WATER BODY OR WETLAND.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE FOR WHICH THEY ARE INTENDED AND SHALL REMAIN IN PLACE UNTIL SOILS ARE PERMANENTLY STABILIZED.
- UNDER NO CONDITION SHALL DISCONTINUED CONSTRUCTION ACTIVITIES IN AREAS WITH SOIL DISTURBANCES BE LEFT FOR A PERIOD OF GREATER THAN 7 DAYS WITHOUT TEMPORARILY STABILIZING THOSE AREAS WITH TEMPORARY SEED AND MULCH. MAINTENANCE OF THOSE AREAS SHALL INCLUDE RESEEDING AND REMULCHING AS NEEDED TO ESTABLISH A SATISFACTORY STAND OF GRASS. THERE SHALL BE NO ADDITIONAL PAYMENT FOR RESEEDING AND REMULCHING.

NO WET OR FRESH CONCRETE, LEACHATE, MATERIAL, OR DEBRIS SHALL BE ALLOWED TO ESCAPE INTO A WATER BODY OR WETLAND, NOR SHALL CONCRETE TRUCKS, MIXERS OR OTHER DEVICES BE ALLOWED TO ENTER A WATER BODY OR WETLAND, ANY MATERIAL OR DEBRIS ACCIDENTALLY DROPPED INTO THE CHANNEL SHALL BE IMMEDIATELY AND COMPLETELY REMOVED AND DEPOSITED IN AN UPLAND AREA.

- THE CONTRACTOR SHALL COVER TEMPORARY STOCKPILES OF ERODIBLE MATERIAL (SUCH AS TOPSOIL OR EARTH FILL) WITH POLY SHEETING, OR RING THE STOCKPILES WITH SILT FENCE TO CONTROL EROSION. POLY SHEETING SHALL COMPLETELY COVER THE STOCKPILE AND BE SECURELY ANCHORED AT ALL TIMES. ANY POLY SHEETING OR SILT FENCE THAT IS DAMAGED SHALL BE PROMPTLY REPAIRED OR REPLACED AS DIRECTED BY THE ENGINEER. RINGED STOCKPILES EXPOSED OR EXPECTED TO BE EXPOSED FOR LONGER THAN 7 CALENDAR DAYS SHALL IMMEDIATELY BE STABILIZED WITH APPROPRIATE MEASURES. THE COST OF COVERING AND RINGING/STABILIZING STOCKPILES SHALL BE INCLUDED IN THE PRICE BID FOR THE CORRESPONDING STOCKPILED MATERIAL.
- DUST CONTROL MEASURES SHALL BE APPLIED AS NEEDED. SWEEP ROADWAYS WHEN THEY BECOME SEDIMENT LADEN. MINIMIZE DISTURBED AREAS. APPLY TEMPORARY SOIL STABILIZATION PRACTICES SUCH AS MULCHING, SEEDING, AND SPRAYING WATER. WATER SHALL BE SPRAYED AS NEEDED BUT AVOID EXTRA SPRAYING WHICH COULD CREATE RUNOFF AND EROSION PROBLEMS.

UTILITY CONTRACTOR COORDINATION NOTES:

- PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR AND SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL UTILITY CONNECTIONS WITH MECHANICAL/ARCHITECTURAL DRAWINGS FOR INCLUDING BUT NOT LIMITED TO VERTICAL AND HORIZONTAL LOCATION, PENETRATIONS, AND SIZES. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEED WITH UTILITY INSTALLATION BY THE OWNERS ONSITE REPRESENTATIVE UPON COMPLETION OF COORDINATION WITH CONTRACTORS, AND PLANS.
- THE DEVELOPER AND HIS/HER CONTRACTOR IS RESPONSIBLE FOR COORDINATING GAS, ELECTRICAL, CABLE, TELEPHONE AND ANY OTHER UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET WITH APPROPRIATE AGENCY. PASSERO ASSOCIATES ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PERFORMANCE OF UTILITIES NOT SPECIFICALLY SHOWN WITHIN THIS PLAN SET.
- PRIOR TO THE START OF UTILITY INSTALLATION THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY AND COORDINATE WITH EXISTING UTILITIES SHOWN ON THE PLANS AND REPORT ANY DISCREPANCIES TO THE DESIGN ENGINEER. THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION TO PROCEED WITH UTILITY INSTALLATION BY THE OWNERS ONSITE REPRESENTATIVE UPON COMPLETION EXISTING UTILITY VERIFICATION.
- THE CONTRACTOR IS REQUIRED TO COORDINATE WITH SITE CONTRACTOR/PLUMBER & SEWER CONTRACTOR TO DETERMINE THE NECESSARY WYE & CLEANOUT LOCATION ON THE STORM SEWER SYSTEM. THE STORM SEWER SYSTEM IS RECOMMENDED AND MAY BE MODIFIED TO PROVIDE ADEQUATE ROOF DRAINAGE CONNECTIONS.
- THRUST BLOCKS ON THE WATERMAIN ARE REQUIRED AT BENDS, TEES OR PLUGS. SEE DETAIL SHEETS FOR THRUST BLOCK DETAILS.

STORM NOTES

- STORM SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE MUNICIPALITY
- PROPOSED STORM SEWER LATERAL MATERIAL:
PVC SDR-35 6" MIN. SIZE & SHALL BE LAID AT A MINIMUM GRADE OF 1/4" PER FT.
STORM SEWER MATERIAL:
ADS HDPE 12" MIN.
- FOUNDATION DRAINS SHALL BE CONNECTED TO STORM WATER SYSTEM VIA SUMP PUMPS. DOWNSPOUTS SHALL BE CONNECTED TO STORM SEWER WHERE APPLICABLE, WHERE NOTED ON THE PLANS DOWNSPOUTS SHALL DISCHARGE TO SPLASH BLOCKS.
- UPON COMPLETION OF SYSTEM INSTALLATION, THE MAIN SEWER SYSTEM AND LEADS TO STRUCTURES SHALL BE FLUSHED AND LAMPED OR MANDREL TESTED TO THE SATISFACTION OF THE MUNICIPALITY.

SANITARY NOTES

- SANITARY SEWERS AND APPURTENANCES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE LATEST REGULATIONS OF THE STATE, COUNTY AND LOCAL MUNICIPALITY
- MATERIALS
 - MAINS - PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-35. PIPING AND FITTINGS SHALL MEET:
 - ASTM D-3034 (4" THRU 15")
 - ASTM F-679 (18" THRU 48")
 - LATERALS - 4" MIN. INSTALLED AT 2" PER FOOT MIN. PIPING SHALL BE POLYVINYL CHLORIDE (PVC) WITH ENDS SUITABLE FOR ELASTOMERIC GASKET JOINTS, AND A MINIMUM WALL THICKNESS OF SDR-21. PIPING AND FITTINGS SHALL MEET ASTM D-2241
 - JOINTING MATERIALS - SHALL BE BELL-AND-SPIGOT WITH INTEGRAL PUSH ON TYPE ELASTOMERIC GASKET JOINTS. GASKET MATERIAL TO BE NEOPRENE MEETING ASTM D-3212
 - MANHOLES - SHALL BE PRECAST CONCRETE WITH NEOPRENE GASKETS MEETING ASTM C-478 & ASTM C-443.
- INFILTRATION AND EXFILTRATION FOR SANITARY SEWERS SHALL BE LIMITED TO 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE PER 24 HOURS.
- IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828-80, ENTITLED STANDARD PRACTICE FOR LOW PRESSURE AIR TEST OF VITRIFIED CLAY PIPELINES; SANITARY MANHOLES SHALL BE TESTED FOR EXFILTRATION.
- VACUUM TESTING OF MANHOLES IS ALLOWED. THE CONTRACTOR IS CAUTIONED TO SPEAK TO THE SUPERINTENDENT OF SEWERS PRIOR TO COMMENCING WITH PLANS TO VACUUM TEST.

- DEFLECTION TEST - TEN STATE STANDARDS.
 - DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.

- ALL SANITARY SEWER INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE SPECIFICATIONS, REGULATIONS, AND POLICIES OF THE PENFIELD SEWER DISTRICT.
- ALL HOUSE LATERALS SHALL HAVE A CLEANOUT AT THE PROPERTY LINE OR EASEMENT LINE.
- FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY SEWER/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS). ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE MONROE COUNTY SEWER USE LAW.
- SEPARATION - MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PASSES UNDER A SEWER ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
- SEWER USE LAW: FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS. NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

SEWER USE LAW:

FLOOR DRAINS, IF CONSTRUCTED, SHALL BE CONNECTED TO THE SANITARY/COMBINATION SEWER. FLOOR DRAINS DO NOT INCLUDE FOUNDATION/FOOTER DRAINS.

NOTE: ALL DISCHARGES TO THE SANITARY/COMBINATION SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND OR MONROE COUNTY SEWER USE LAW.

GENERAL NOTES

- THE SANITARY WASTE DISPOSAL SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS OF THE NEW YORK STATE AND MONROE COUNTY HEALTH DEPARTMENT.
- WATER SERVICE WILL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE MONROE COUNTY WATER AUTHORITY.
- THE MINIMUM GRADE AT THE HOUSE SHALL BE 1" ABOVE THE EDGE OF THE PAVEMENT.
- THE BUILDING CONSTRUCTION TO BE IN COMPLIANCE WITH THE NEW YORK STATE BUILDING CODE.
- ANY COST RELATED TO THE RELOCATION OF ANY UTILITIES NECESSITATED BY THIS PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER OR THOSE REQUESTING THE RELOCATION OF UTILITY.
- ANY AND ALL CULVERT LOCATIONS, SIZES OR TYPES, TO BE APPROVED BY THE TOWN SUPERINTENDENT OF HIGHWAYS.
- ALL PROPERTY CORNERS TO BE MARKED WITH IRON PINS.
- THE SUBDIVISION SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE COUNTY MONUMENTATION LAW.
- THE SUBDIVISION IS LESS THAN 1500 FEET FROM THE NEAREST CONTROL MONUMENT AND IS THEREFORE TIED INTO THE MONUMENTATION NETWORK.
- THIS SUBDIVISION SHALL COMPLY WITH ANY COUNTY OR STATE AGENCIES HAVING JURISDICTION.
- ALL SITE WORK TO BE IN COMPLIANCE WITH THE STANDARDS OF CHAPTER 29 - ARTICLE V OF THE TOWN OF PITTSFORD.
- ALL CONSTRUCTION WILL BE IN ACCORDANCE WITH THE DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT FOR THE TOWN OF PITTSFORD DATED THE MOST CURRENT REVISION.
- THIS PROJECT WILL BE IN ACCORDANCE WITH THE TOWN OF PITTSFORD HIGHWAY FRONTAGE POLICY.

STANDARD SANITARY SEWER EXTENSION NOTES:

- MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION SHALL NOT EXCEED 100 GALLONS PER INCH DIAMETER PER MILE OF PIPE PER DAY FOR THE SANITARY SEWER. IF AN AIR TEST IS USED, THE TEST AS A MINIMUM SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM DESIGNATION C828-84 ENTITLED PRACTICE FOR LOW-PRESSURE AIR TEST OF VITRIFIED CLAY PIPE LINES. SANITARY MANHOLES SHALL BE VISUALLY INSPECTED AND TESTED FOR LEAKAGE BY EXFILTRATION OR VACUUM. VACUUM TESTING OF MANHOLES SHALL COMPLY WITH THE METHOD OUTLINED IN THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION - TECHNICAL INFORMATION PAMPHLET (TIP) NO. 15 (LATEST REVISION).
- FLOOR DRAINS, IF CONSTRUCTED IN THE PROJECT, MUST BE CONNECTED TO THE SANITARY SEWER. NOTE: FLOOR DRAINS DO NOT INCLUDE FOUNDATION OR FOOTER DRAINS INSTALLED TO INTERCEPT UNCONTAMINATED GROUND WATER. ALL DISCHARGES FROM THE FLOOR DRAINS TO THE SANITARY SEWER MUST COMPLY WITH THE EFFLUENT LIMITS OF THE LOCAL AND/OR THE MONROE COUNTY SEWER USE LAW.
- DEFLECTION TESTS SHALL BE PERFORMED ON ALL FLEXIBLE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS. NO PIPE SHALL EXCEED A DEFLECTION OF 5%. IF THE DEFLECTION TEST IS TO BE RUN USING A RIGID BALL OR MANDREL, IT SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAINS AND SEWER LINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN PIPE SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PIPELINE PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAINS PIPES AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.

STANDARD WATER MAIN EXTENSION NOTES:

- THE WATER MAIN PIPELINE SHALL BE DISINFECTED EQUAL TO AWWA STANDARD FOR DISINFECTING WATER MAINS DESIGNATION C651 (LATEST REVISION). FOLLOWING DISINFECTION, THE WATER MAIN PIPELINE SHALL BE FLUSHED UNTIL THE CHLORINE CONCENTRATION IN THE WATER LEAVING THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE SYSTEM. ALL WATER MAIN PIPE FITTINGS NOT RECEIVING 24-HOUR CHLORINE DISINFECTION CONTACT TIME MUST BE SWAB-DISINFECTED 30 MINUTES PRIOR TO INSTALLATION. THE SAMPLING POINT(S) MUST BE DECONTAMINATED BY FLAMING. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS. THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH MUST RECEIVE AT LEAST 48-HOUR ADVANCE NOTIFICATION REQUESTING SAMPLING SERVICES. SAMPLING WILL NOT BE PERFORMED PRIOR TO RECEIPT FROM A NEW YORK STATE LICENSED OR REGISTERED DESIGN PROFESSIONAL (ENGINEER, ARCHITECT OR LAND SURVEYOR) WITH A SPECIAL EXEMPTION UNDER SECTION 7208(N) OF THE EDUCATION LAW CERTIFYING THAT THE WATER SUPPLY IMPROVEMENTS, TESTING AND DISINFECTION PROCEDURES WERE COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS, REPORTS, SPECIFICATIONS AND ANY APPROVED AMENDMENTS. THE DEPARTMENT WILL COLLECT SAMPLES FOR FREE CHLORINE RESIDUAL, TOTAL CHLORINE, ESCHERICHIA COLI (E. COLI) AND TURBIDITY. THE WATER MAIN PIPE AND APPURTENANCES SHALL NOT BE PLACED INTO SERVICE UNTIL SO AUTHORIZED BY THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN PIPELINES AND SEWER PIPELINES SHALL BE 18 INCHES MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. ONE FULL STANDARD LAYING LENGTH OF WATER MAIN PIPE SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. IN ADDITION, WHEN THE WATER MAIN PIPELINE PASSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWER TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING OF THE SEWER ON THE WATER MAIN. MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER MAIN PIPES AND SEWER PIPES (INCLUDING MANHOLES AND VAULTS) SHALL BE 10 FEET MEASURED FROM THE OUTSIDE OF THE PIPES, MANHOLES OR VAULTS.
- WHEN INSTALLING FIRE HYDRANTS, SHOULD GROUND WATER BE ENCOUNTERED WITHIN SEVEN (7) FEET OF THE FINISHED GRADE, FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED.
- THE WATER MAIN PIPELINE AND APPURTENANCES SHALL BE PRESSURE/LEAKAGE TESTED IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE AWWA STANDARD C500, C502, C504, OR C505 (MOST RECENT VERSION AS APPLICABLE) OR IN ACCORDANCE WITH MORE STRINGENT REQUIREMENTS IMPOSED BY THE SUPPLIER OF WATER.

PUBLIC WATER SYSTEM NOTES

WATER MAINS AND APPURTENANCES TO BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY:

MATERIAL:

- WATER MAIN(S) SHALL BE 8 INCH DUCTILE IRON CEMENT-LINED CLASS 51.
- WATER SERVICE(S) SHALL BE 1 INCH TYPE K COPPER FROM THE WATER MAIN TO THE CURB BOX AND 1 INCH (TYPE K SOFT COPPER OR FE #9408) FROM THE CURB BOX TO THE METER.
- WATER METER(S) SHALL BE LOCATED ON THE INTERIOR OF EXTERIOR WALLS IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING(S). ON METERED SERVICES REQUIRING A 1 1/2-INCH OR LARGER METER A BYPASS AROUND THE METER IS REQUIRED.
- ALL GATE VALVES SHALL HAVE STAINLESS STEEL BODY AND BONNET BOLTS.

TESTS:

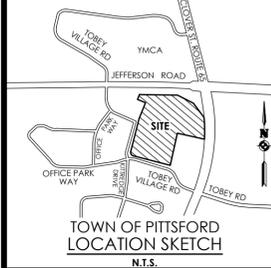
- SOIL TEST: THE CONTRACTOR SHALL PROVIDE A SOIL TEST EVALUATION TO DETERMINE THE NEED FOR POLYETHYLENE ENCASEMENT PER ANSI/AWS C 883/ASTM 5-82 PRIOR TO WATER MAIN INSTALLATION. SOIL TESTING SHALL BE CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY IN ACCORDANCE WITH WATER AUTHORITY STANDARDS.
- PRESSURE TEST: WATER MAINS TO BE PRESSURE TESTED IN ACCORDANCE WITH THE LATEST WATER AUTHORITY SPECIFICATIONS. A WATER AUTHORITY REPRESENTATIVE MUST WITNESS THIS TEST.
- HEALTH SAMPLE: THE WATER MAIN SHALL BE DISINFECTED EQUAL TO AWWA STANDARD SPECIFICATIONS, DESIGNATION C-651, BY USING THE CONTINUOUS FEEF METHOD. AFTER FLUSHING AND DISINFECTING THE WATER MAIN, WATER SAMPLES SHALL BE COLLECTED FROM THE MAIN BY THE MONROE COUNTY HEALTH DEPARTMENT. FIRE HYDRANTS ARE NOT ACCEPTABLE SAMPLING POINTS. APPROVAL AND NOTIFICATION BY THE HEALTH DEPARTMENT MUST BE RECEIVED BEFORE THE MAIN IS PLACED IN SERVICE.

INSTALLATION:

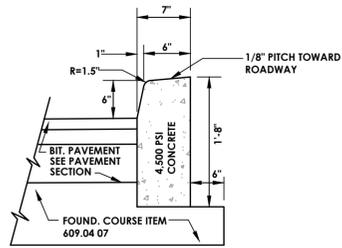
- WATER MAINS AND ALL WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND A MINIMUM OF SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
- MINIMUM VERTICAL SEPARATION BETWEEN WATER MAIN AND SEWER MAINS SHALL BE 18" MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SEWER MAINS SHALL BE TEN FEET MEASURED FROM THE OUTSIDE OF THE PIPES. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED UNDER OR OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. WHERE A WATER MAIN CROSSES UNDER A SEWER, ADEQUATE STRUCTURAL SUPPORT (COMPACTED SELECTED FILL) SHALL BE PROVIDED FOR THE SEWERS TO PREVENT EXCESSIVE DEFLECTION OF JOINTS AND SETTLING ON AND BREAKING THE WATER MAINS.
- FIRE HYDRANT WEEP HOLES (DRAINS) SHALL BE PLUGGED WHEN GROUND WATER IS ENCOUNTERED WITHIN SEVEN FEET OF THE FINISHED GRADE.
- ALL MECHANICAL JOINT FITTINGS (TEES, BENDS, PLUGS, ETC.) SHALL BE BACKED WITH 2500 PSI CONCRETE THRUST BLOCKS



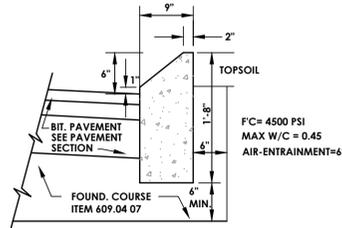
ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



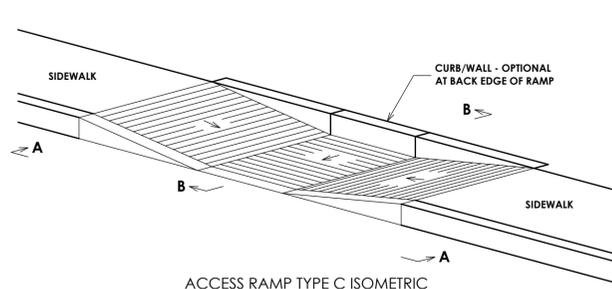
Client:
2851 Clover, LLC



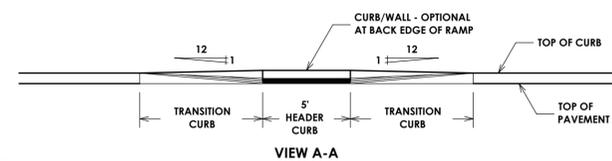
CONCRETE CURB DETAIL
N.T.S.



MOUNTABLE CONCRETE CURB DETAIL
N.T.S.



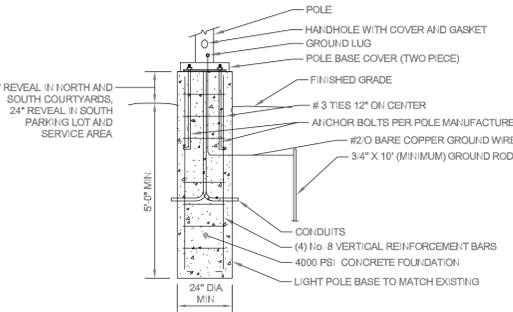
ACCESS RAMP TYPE C ISOMETRIC



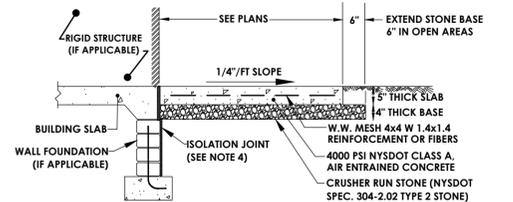
VIEW A-A

- NOTES:**
- 1:12 IS MAXIMUM SLOPE OF ACCESS RAMP AND SIDE FLARES.
 - SURFACE OF ACCESS RAMP IS TO BE STABLE, FIRM AND SLIP-RESISTANT. TEXTURE SURFACE WITH COARSE BROOM RUNNING TRANSVERSE TO SLOPE OF ACCESS RAMP.

SIDEWALK ACCESS RAMP
N.T.S.

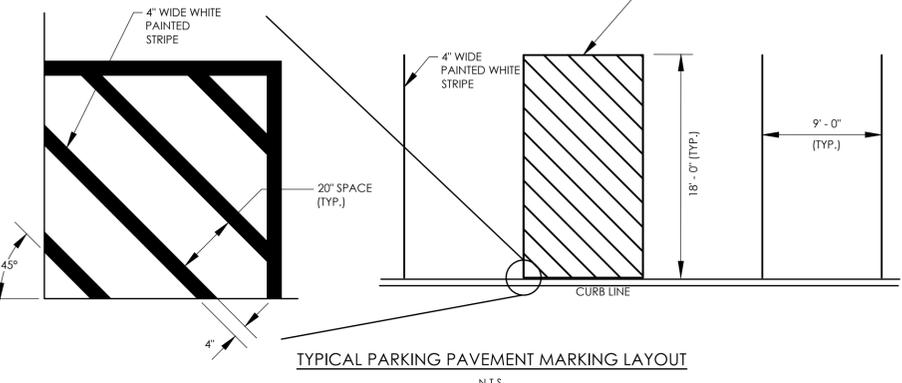


LIGHT POLE BASE DETAIL FOR 10'-16' POLES
N.T.S.

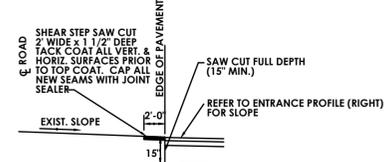


- NOTES:**
1. SIDEWALK WILL BE SEALED WITH TWO (2) COATS OF CURING AND SEALING COMPOUND. COMPOUND TO BE SUBMITTED TO ENGINEER.
 2. APPROVED CONCRETE FINISH WILL BE PERPENDICULAR TO SLOPE.
 3. CONCRETE SIDEWALKS THROUGH DRIVEWAYS SHALL BE INCREASED TO A 6" THICKNESS WHERE APPLICABLE.
 4. CONCRETE SIDEWALKS ABUTTING STRUCTURE WALLS ARE TO INCLUDE A 1/2" CLOSED-CELL POLYETHYLENE ISOLATION JOINT FILLED WITH SEALANT.
 5. CONCRETE SIDEWALKS ABUTTING STRUCTURE DOORS ARE TO BE CONSTRUCTED ACCORDING TO ARCHITECTURAL / STRUCTURAL DESIGN PLANS.

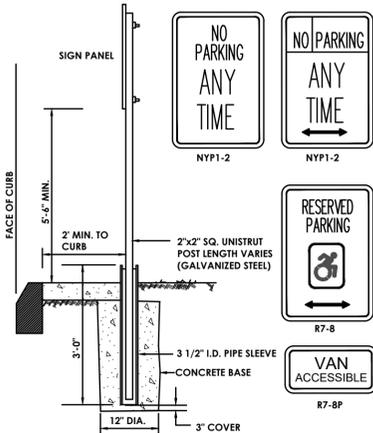
TYPICAL SIDEWALK DETAIL
N.T.S.



TYPICAL PARKING PAVEMENT MARKING LAYOUT
N.T.S.



PAVEMENT KEY DETAIL
(FOR CONNECTION TO EXISTING PAVEMENT)
N.T.S.

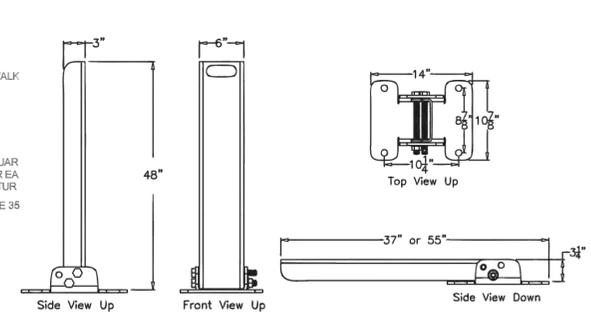


TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION
(SIGN IN LANDSCAPE AREA OR SIDEWALK)
N.T.S.

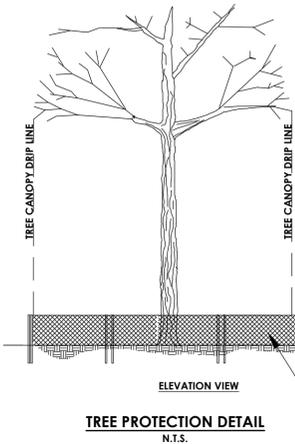
BELSON OUTDOORS
Model # BCB-48
Dimension Sheet

627 Amersale Drive
Naperville, IL 60563
Phone: (800) 323-5664
Fax: (830) 887-9374
sales@belson.com

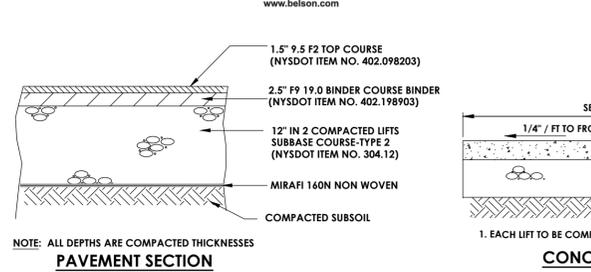
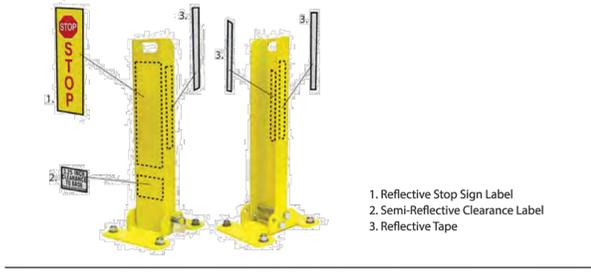
48\"/>



LIGHTED BOLLARD BASE DETAIL
N.T.S.

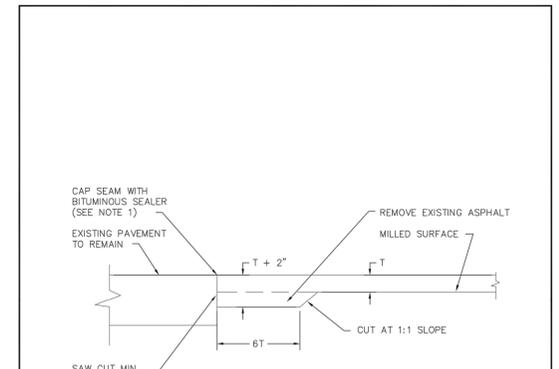


TREE PROTECTION DETAIL
N.T.S.



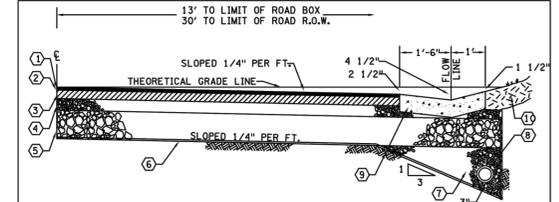
PAVEMENT SECTION
N.T.S.

CONCRETE PAD
N.T.S.



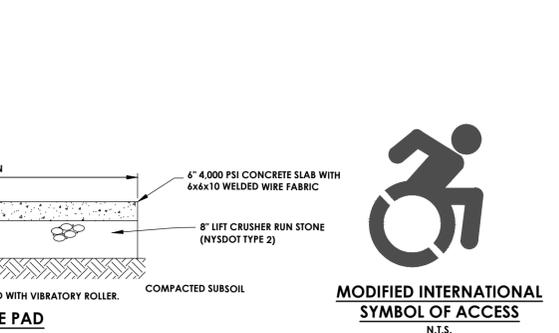
- NOTES:**
1. EMERGENCY UTILITY REPAIRS WILL BE ALLOWED UPON APPROVAL OF COMMISSIONER OF PUBLIC WORKS.
 2. ALL CONSTRUCTION AND EXCAVATION ACTIVITIES WITHIN TOWN RIGHT-OF-WAY ARE SUBJECT TO APPROVAL BY D.P.W., ISSUANCE OF A SEC. 149 PERMIT, AND SUCH CONDITIONS AS MAY BE PLACED UPON IT.
 3. UPON COMPLETION OF WORK, DISTURBED AREAS SHALL BE LEFT IN AS GOOD CONDITION AS PRIOR TO WORK.
 4. THE CONTRACTOR SHALL PROVIDE ONE TRAFFIC LANE OPEN AT ALL TIMES, LIMIT THE HOURS OF WORK FROM 8:00 A.M. TO 4:00 P.M. AND NOTIFY THE DEPARTMENT OF PUBLIC WORKS AT LEAST 48 HOURS PRIOR TO EXCAVATION.
 5. FLAGMEN, SIGNS, LIGHTS, BARRICADES AND OTHER DEVICES SHALL BE REQUIRED BY PITTSFORD D.P.W. FOR SAFETY PURPOSES IN ACCORDANCE TO NYS DOT UNIFORM TRAFFIC CONTROL DEVICES.

PAVEMENT KEY
N.T.S.

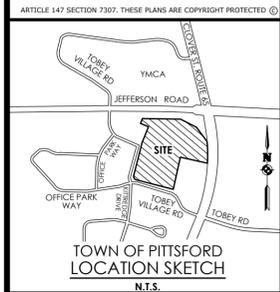


- NOTES:**
- 1" MIN. COMPACTED THICKNESS BITUMINOUS ASPHALT CONCRETE ITEM #403.18 TYPE 7 TOP COURSE TO BE PREPARED AND PLACED IN ACCORDANCE WITH NYS DOT STD. SPECS. SEC. 400.
 - BITUMINOUS TACK COAT ACCORDING TO NYS DOT STD. SPECS. SEC. 407. MINIMUM 0.55 GALS. PER SQ. YD. OR AS CONDITIONS DICTATE. USE OF THIS MATERIAL SHALL BE BASED ON CONDITION OF BINDER SURFACE PRIOR TO PLACEMENT OF TOP COURSE AND/OR SHALL BE REQUIRED WHEN REQUESTED BY THE PITTSFORD HWY. SUPERINTENDENT.
 - 3" MIN. COMPACTED THICKNESS BITUMINOUS ASPHALT CONCRETE ITEM #403.13 TYPE 3 BINDER COURSE TO BE PREPARED AND PLACED IN ACCORDANCE WITH NYS DOT STD. SPECS. SEC. 400.
 - 4" LIFT (MIN. COMPACTED THICKNESS) ITEM #304.03 TYPE 2 CRUSHER RUN SUBBASE MATERIAL TO BE PREPARED AND PLACED IN ACCORDANCE WITH NYS DOT STD. SPECS. SEC. 304.
 - 8" COMPACTED THICKNESS NYS DOT ITEM #703-0201 CRUSHED STONE (PG. 7-14) PRIMARY SIZE 3" AND 4". TO BE FURNISHED AND PLACED IN ACCORDANCE WITH NYS DOT STD. SPECS. SEC. 304.
 - SUBGRADE AND/OR EMBANKMENT AREAS SHALL MEET 95% OPTIMUM DENSITY ACCORDING TO MODIFIED PROCTOR METHOD DETERMINED BY TOWN APPROVED FIELD SAMPLES. ALL OTHER ASPECTS OF PREPARATION AND PLACEMENT SHALL BE IN ACCORDANCE WITH NYS DOT STD. SPECS. SEC. 203. GEOTEXTILE GROUND STABILIZATION FABRIC SHALL BE REQUIRED, WHEN REQUESTED BY PITTSFORD HWY. SUPERINTENDENT WHEN SUBGRADE CONDITIONS WARRANT.
 - COMPACTED CRUSHED STONE WEEP OF #2 STONE AND/OR #1 STONE AS PER NYS DOT SEC 703 AND TABLE 703-4.
 - 6" DIA. PERFORATED POLYETHYLENE UNDERDRAIN PIPE HANCOR HEAVY DUTY OR APPROVED ASTM F-406 EQUAL. ELIMINATION OF 6" WEEP PIPE AND ACCEPTANCE OF ALTERNATE WEEP DESIGN WILL BE CONSIDERED APPROPRIATE AND MAY BE APPROVED OR REJECTED BY HWY. SUPERINTENDENT WHEN THE FOLLOWING CONDITIONS ARE ENCOUNTERED:
A. SOIL TYPE IS LISTED AS AASHO, A-1, OR A-2 IN MONROE CO. SOIL SURVEY.
B. INDEPENDENT SOIL TEST RESULTS TAKEN AT 500' INTERVALS 5' BELOW FINISHED GRADE INDICATE LESS THAN 35% OF MATERIAL BY WEIGHT PASSES A #200 SIEVE AND GROUNDWATER TABLE IS DEEPER THAN 5' BELOW SUBGRADE SURFACE.
 - 6" MIN. THICKNESS PORTLAND CEMENT AIR ENTRAINED CONCRETE GUTTER. 4000 PSI MIN. 28 DAY COMPRESSIVE STRENGTH. CONCRETE SHALL BE PREPARED, SUPPLIED, AND PLACED IN ACCORDANCE WITH ALL APPLICABLE PORTIONS OF NYS DOT STD. SPECS. SECS. 501 AND 605. DESIGN MIX SUBJECT TO APPROVAL BY DPW. ALL CONCRETE TO BE SPRAYED WITH 2 COATS OF APPROVED SEALER.
 - 6" TOPSOIL FURNISHED AND PLACED IN ACCORDANCE WITH NYS DOT STD. SPEC. SEC. 613. IF TESTED, MATERIAL SHALL CONFORM WITH SEC. 713-01.

TYPICAL ROAD CROSS-SECTION DEDICATED HIGHWAY
N.T.S.



MODIFIED INTERNATIONAL SYMBOL OF ACCESS
N.T.S.



Client:
2851 Clover, LLC
2851 Monroe Avenue
Rochester, NY 14618
Phone: (585)-271-1111

PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, P.E.
Project Manager: David Cox, P.E.
Designed by: James Ritzenthaler



Revisions

No.	Date	By	Description
1			

DETAILS

PITTSFORD OAKS

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

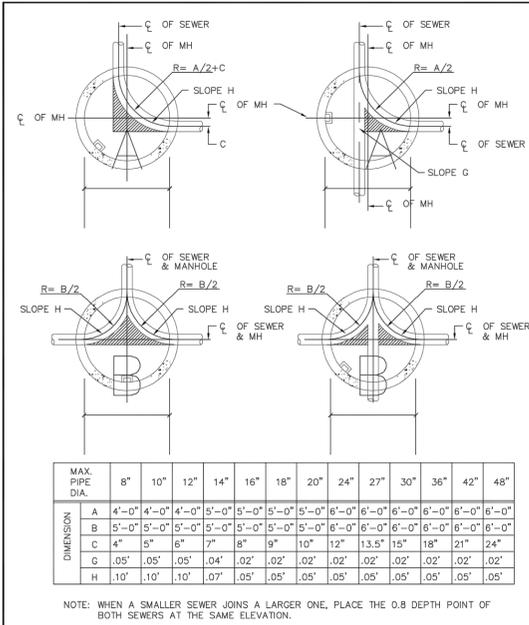
Project No. 20233554.0001

Drawing No. C 202

Scale: N.T.S.

Date: MAY 01, 2024

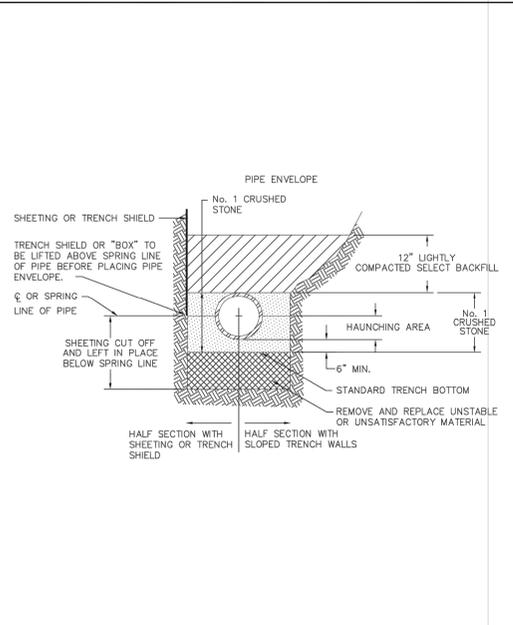
UTILITIES



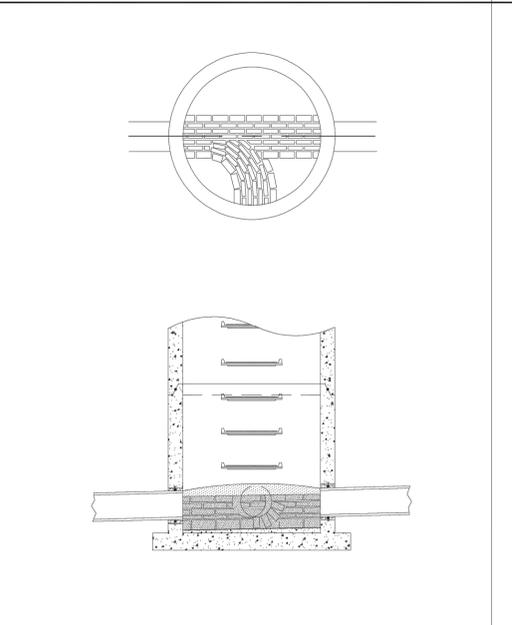
MAX. PIPE DIA.	8"	10"	12"	14"	16"	18"	20"	24"	27"	30"	36"	42"	48"
A	4'-0"	4'-0"	4'-0"	5'-0"	5'-0"	5'-0"	5'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
B	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
C	4"	5"	6"	7"	8"	9"	10"	12"	13.5"	15"	18"	21"	24"
G	.05'	.05'	.04'	.02'	.02'	.02'	.02'	.02'	.02'	.02'	.02'	.02'	.02'
H	.10'	.10'	.10'	.07'	.05'	.05'	.05'	.05'	.05'	.05'	.05'	.05'	.05'

NOTE: WHEN A SMALLER SEWER JOINS A LARGER ONE, PLACE THE 0.8 DEPTH POINT OF BOTH SEWERS AT THE SAME ELEVATION.

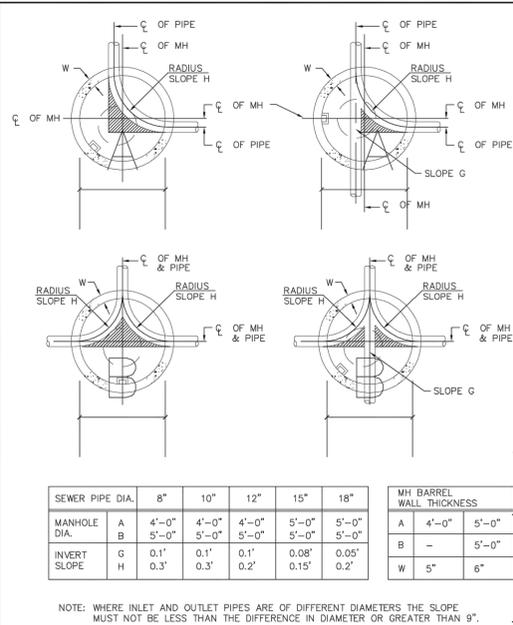
DETAIL No. **ST-5**
STANDARD MANHOLE DIMENSIONS
N.T.S.



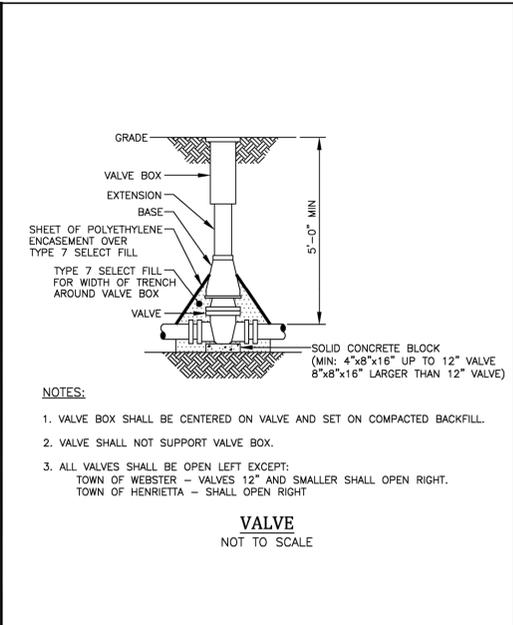
DETAIL No. **S-12**
TYPICAL PIPE TRENCH SECTION
N.T.S.



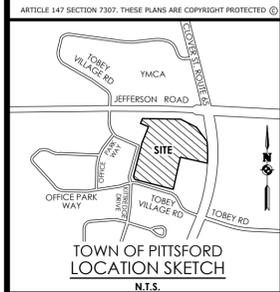
DETAIL No. **S-5**
STANDARD MANHOLE BRICK INVERT (TYPICAL)
N.T.S.



DETAIL No. **S-10**
STANDARD MANHOLE DIMENSIONS
N.T.S.



VALVE
NOT TO SCALE



TOWN OF PITTSFORD
LOCATION SKETCH
N.T.S.

Client:
2851 Clover, LLC
2851 Monroe Avenue
Rochester, NY 14618
Phone: (585)-271-1111

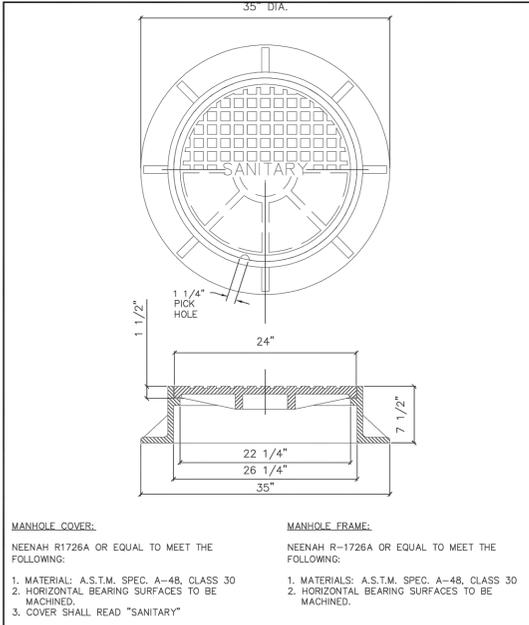
PASSERO ASSOCIATES
242 West Main Street Suite 100
Rochester, New York 14614
Principal-in-Charge: Jess Sudol, P.E.
Project Manager: David Cox, P.E.
Designed by: James Ritzenhaller

Revisions
No. Date By Description

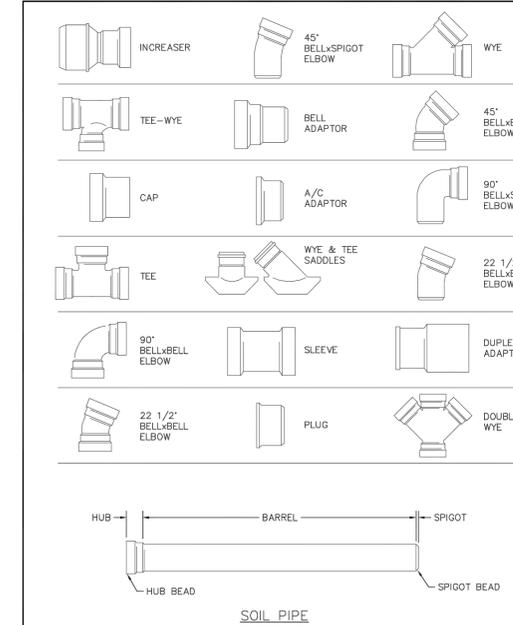
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7309 AND ARTICLE 149 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

DETAILS

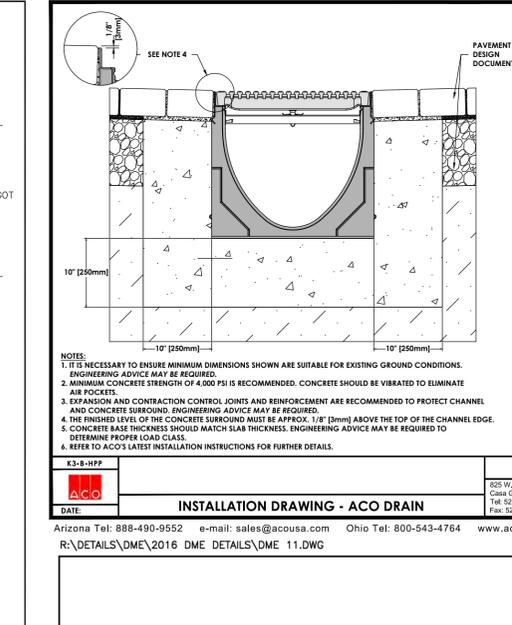
PITTSFORD OAKS
Town/City: PITTSFORD
County: MONROE State: NEW YORK
Project No. **20233554.0001**
Drawing No. **C 204**
Scale: **N.T.S.**
Date **MAY 01, 2024**



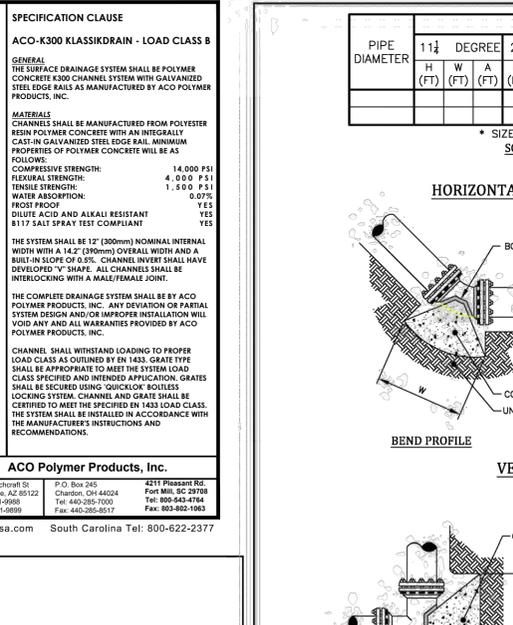
DETAIL No. **S-9**
SANITARY SEWER MANHOLE COVER AND FRAME
N.T.S.



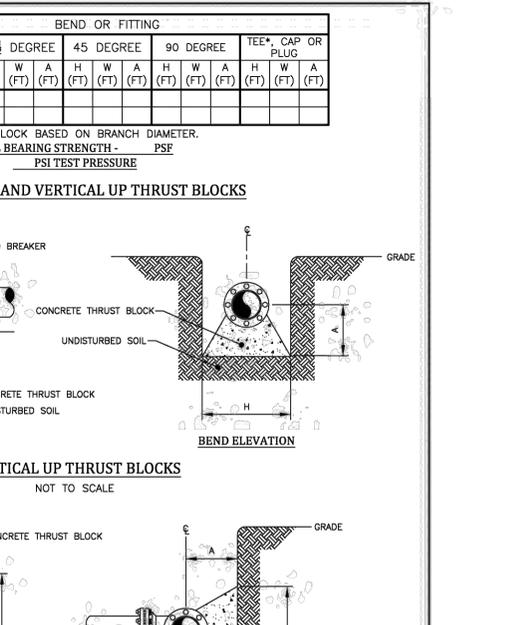
DETAIL No. **S-14**
STANDARD PVC PIPE FITTINGS
N.T.S.



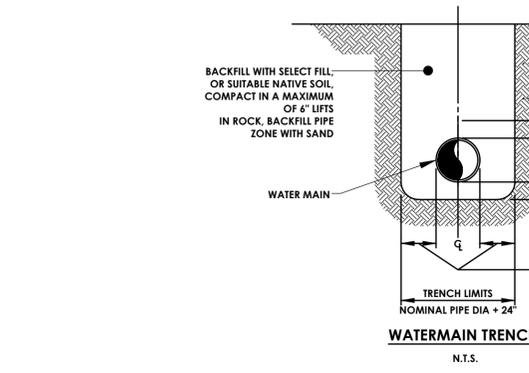
INSTALLATION DRAWING - ACO DRAIN
ACO Polymer Products, Inc.
Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-622-2377



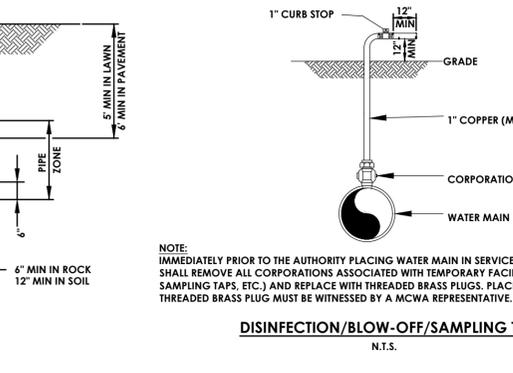
DEAD END PERPENDICULAR HYDRANT ASSEMBLY
NOT TO SCALE



HORIZONTAL AND VERTICAL UP THRUST BLOCKS
NOT TO SCALE



WATERMAIN TRENCH
N.T.S.



DISINFECTION/BLOW-OFF/SAMPLING TAP
N.T.S.

From: jbulin@rochester.rr.com
To: [April Zurowski](#)
Subject: Pittsford Oaks apartment proposal
Date: Thursday, June 6, 2024 4:05:38 PM

[EXTERNAL]

To the Planning, Zoning, and Landmark/Historic Preservation Boards:

I'm writing to again express my concern about the size, both physical and number of units, for the proposed apartment complex at Clover and Jefferson.

1. The height of the buildings shown in the elevations will have a significant and overwhelming impact on the visual impression of the area. It will loom over everything else, especially the historically protected house facing Clover. It appears to be even higher than the YMCA building.
2. The excessive number of units will bring hundreds, if not thousands, more vehicles daily through that already jammed and dangerous intersection. The YMCA has already added another traffic light, which creates restricted traffic flow on a hill and at the intersection. Many workday mornings and afternoons it requires 2-3 light changes to get through the intersection from Tobey Road or going North or South on Clover.
3. The site plan shows that the structure is planned with very little setback from the lot lines in some places. That means less buffering space for landscaping or green space around the building. Visually, more plants, bushes, and trees break up the large, straight views of the structures. More green space, not less, is what makes Pittsford a desirable place to live.

Presenting the proposal for an apartment complex this size is the typical opening gambit of developers, with the expectation that the Town will push to reduce it. The Pittsford Town Board didn't even twitch before approving 175 units unanimously. Evidently, the concerns of the people at the hearing, who will live with the results, made no impression. I urge the other Boards who can affect the size and appearance of this project to reduce it's size and impact on the neighborhood and residents whose lives will be affected by this structure.

Sincerely,

Judy Bulin

Judith G. Bulin
90 Tobey Road
Pittsford, NY14534
585-414-5355
585-383-8847
jbulin@rochester.rr.com

CAUTION: THIS EMAIL CAME FROM AN EXTERNAL SENDER. Don't click links or open attachments unless you recognize the sender and know the content is safe.

From: [Lowell Ranger](#)
To: [April Zurowski](#)
Subject: Pittsford Oaks Apartment Building
Date: Saturday, June 29, 2024 10:04:51 AM

[EXTERNAL]

Dear Town of Pittsford Planning Board,

I received notice in the mail yesterday that Pittsford Oaks Apartment Building is an adjoining or nearby property owner. I reviewed the site plan for the project and I think this will be a wonderful addition to the area. This is exactly the kind of development our community needs.

Best,
Lowell Ranger
16 Ryder Cup Cir
Pittsford NY 14534
202-744-7419

CAUTION: THIS EMAIL CAME FROM AN EXTERNAL SENDER. Don't click links or open attachments unless you recognize the sender and know the content is safe.

TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 7/8/24

SUBJECT: Pittsford Oaks Apartments
Preliminary Site Plan & Preliminary/Final Subdivision (Tobey PUD)
Tax Parcel #s 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36

The Town of Pittsford Development Review Committee (DRC) has reviewed the subject application. The following points have been identified for Planning Board consideration:

A written response to these comments must be provided for Planning Board and DRC Committee Review prior to a decision on this application. A digital copy of this document will be provided so that it may be incorporated into the response.

*****Questions about specific DRC comments should be directed to the Planning, Zoning, and Development Department (Doug DeRue or April Zurowski).**

NOTE: The address for Pittsford Federal Credit Union (PFCU) is 20 Tobey Village Road.

PLANNING AND ZONING ISSUES:

GENERAL

1. The Town Board adopted a SEQRA resolution granting a negative declaration for this Type I action on May 7, 2024. Given that the proposed site plan is reasonably consistent with the project reviewed by the Town Board, no further SEQRA review is necessary. (DPW)
2. The Planning Board’s legal notice for this application includes Preliminary Site Plan, Preliminary/Final Subdivision, and notice for the demolition of the Barn Bazaar buildings. The Planning Board should note this during the public hearing process. (DPW, DRHPB)
3. A site walk with Planning Board members and possibly other advisory board members should be required. When a site walk is scheduled, approximate building corners of the H-shaped apartment building, the south parking lot, and the parking lot adjacent to Parcel 12 should be staked. If the land banked parking lot to the west is proposed to be paved, this lot must also be staked. (DPW)
4. The Preliminary Site Plan application made to the Planning Board may not be consistent with the Tobey Planned Unit Development (PUD) general regulations adopted by the Town Board. Please address how the plans meet these requirements of the Tobey PUD. The Planning Board and Design Review & Historic Preservation Board should review the responses and determine if adjustments to the building and site are necessary. The general regulations for the Tobey PUD are provided, below. (DPW)

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.*
5. The Pittsford Oaks 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, totaling 7.008 +/- acres. (DPW)
6. The project, as proposed, appears to meet the required PUD setbacks. (DPW)
7. The project area is immediately adjacent to 2867 Clover Street, a locally designated historic landmark and eligible landmark for listing on the New York State Register of Historic Places. (DPW, DRHPB)
8. The apartment building directly behind the historic home has the potential to negatively impact it and the public view from the intersection of Clover Street and West Jefferson Road. It should be limited in overall height and varied in across the length (2, 3 and 4 stories) to break up the linear viewshed. The DRHPB and Planning Board should be united in efforts to eliminate any negative impact. (DRHPB)
9. All opportunities to reduce negative impacts and to buffer the historic home from the new development should be implemented. Significant landscaping/buffering, reduced lighting, and limiting parking along the east side of the building could reduce impacts. (DRHPB)
10. The potential impact to neighbors on Tobey Road, including altered views and increased traffic, should be minimized and opportunities to reduce impacts and buffer should be implemented. (DRHPB)
11. Please provide winter renderings of the apartment building from the locations where summer renderings were provided. (DRHPB)
12. The Town of Pittsford is in the process of a Zoning Code update, which includes the following proposed language:
 - A. *Multi-family dwellings. The following special provisions shall apply to all multifamily developments, multifamily, townhouse, and other multi-residential unit structures or portions of a planned unit development:*

1. *Every development shall have within it suitable open space available for the use of the residents. At least 400 square feet of such open space per dwelling unit shall be reserved. Development of this open space for passive and/or active recreational uses shall be provided in a manner suitable to the prospective occupants of the development as determined by the Planning Board. Area devoted to swimming pools and other such formal recreation areas shall be considered in meeting this requirement. Yard areas may also be so considered as long as access to them is not prohibited by fencing or other means; but parking areas shall not be included in such assessment.*
2. *All living units shall have a storage area in the same building of at least 7% of the living unit. No storage area shall be less than four square feet.*

Will the proposed new apartment building meet this proposed code? (DPW)

CLEARING/GRADING/DEMOLITION

13. The new building will require the demolition of the existing Barn Bazaar structures on site, for which a demolition permit from the Building Department is required. The published legal notice includes the demolition of these structures. A demolition permit will not be issued prior to Preliminary Site Plan approval. (DPW, BD, DRHPB)
14. Re-use and recycling of materials from the demolition should be considered, where applicable. (DPW, EB)
15. The demolition plan should include the detailed sequence of demolition notes. For example, provide the Town with Building/Demolition permit application and supplemental materials; call for utility stake outs; pre-construction meeting with the Town; fence the site; verification that utilities have been disconnected; flag clearing limits, provide tree protection; schedule site meeting with the town to confirm clearing limits and tree protection; hours of demolition; where material(s) will be taken; dust control measures; erosion control, etc. (DPW)
16. Demolition and construction work involving overly disruptive equipment shall be limited to weekdays from 7AM to 5PM to reduce noise impacts to adjacent neighborhoods. Variation from these days and or times will require DPW approval. (DPW)
17. Demolition sequencing notes should be provided as elimination of the storm sewer within the building footprint will be contingent on construction of the new sewer. (TE)
18. Please add limits of disturbance to the demolition plan and on the site plan under the site data table. (DPW)
19. Clearing limits are unclear in some areas as to cleared trees and saved trees. Trees larger than 12 inches need to be identified on the plans. (DPW)
20. Please include the south property line on the demolition plan. (TE)
21. Tree protection and canopy drip lines should be included for trees in critical locations. Plans show work within the tree canopy along the common property line of 2867 Clover Street. How will root disturbance and excess compaction be avoided at this location? (TE, DPW)
22. Plans indicate tree clearing extending onto the Cloverwood Senior Living property to the south. Has the property owner acknowledged the proposed clearing? (TE)
23. Please review and confirm the clearing limited depicted on the demolition plan. To the north of 2867 Clover Street, three trees contain an "X" indicating removal. Are these the only trees being removed in this area? The proposed retaining wall west of 2867 Clover Street is only five feet away from the property line. Please confirm

the extent of tree removals in this area that will be required for retaining wall construction. Please show the intended clearing limits up to the north, west, and south property lines of 2867 Clover Street. (TRE)

24. The existing utility line types (electric, telephone, sewer, etc.) to be removed are difficult to read due to the heavy zig-zag lines. (TRE)
25. Are all existing sanitary sewer laterals depicted on the demolition plan? There are four buildings to be removed, but it appears only one existing lateral is depicted for removal. (TRE)
26. Please review the annotations on the demolition plan:
 - It appears that in certain areas storm sewer is being removed, but the note states, “Remove and dispose of existing sanitary.”
 - For sanitary sewer removals, the note should state, “... contractor to coordinate with the Town of Pittsford.”
 - Town storm sewer removals should state, “... contractor to coordinate with the Town of Pittsford.”
 - It appears that in certain areas telephone is being removed, but the note states, “Remove and dispose of electric.” (TRE)
27. Please eliminate the encroachment into Parcel 12 for additional parking, if possible. If not, limited use and buffering with landscaping should be provided. There should be no further encroachment into Parcel 12 and no removal of mature trees, shrubs, or other landscaping and buffering material. (DRHPB)

STREETS/PAVEMENT/TRAFFIC

28. The apartment building will be re-numbered from 2851 Clover Street to 300 Tobey Village Road. The Town will correspond with applicable agencies regarding this address change following Preliminary Site Plan approval. (DPW)
29. A Traffic Impact Report dated October 31, 2023, prepared by the agent, Passero Associates, evaluated the anticipated traffic impacts during morning and evening peak traffic hours at the 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 any significant traffic impacts at these intersections during these peak periods. (DPW)
30. The Town Board decision requires that the 11 spaces on the east side of the building within Parcel 12 be shown as land banked. The west parking lot may be necessary for fire apparatus access and to meet the agreed upon fire access plan. This parking lot has grading shown that does not easily accommodate construction. It appears that construction of this parking area will require a retaining wall immediately adjacent to the proposed apartment building. (DPW, TRE, FM)
31. The developer has proposed land banked parking to the west and east of the apartment building which has been included in the parking ratio of 1.79 spaces/unit. A written acknowledgment should be submitted to the Town explaining when/how the land banked spaces will be determined to be necessary. (DPW)
32. The proposed 22-space parking lot located on the east side of the building extends onto a separate parcel. Consideration should be given to combining these two lots into a single parcel during the subdivision process. (TE, DPW)
33. The proposed 54-space parking lot should be shifted south to accommodate a 7-foot sidewalk along the edge of the ROW. An increased sidewalk width is necessary to accommodate vehicle overhang associated with the short parking stall of 18 feet. The north end of this parking area will require a curb line. (TE, DPW)

34. The Town appreciates the use of porous asphalt pavement for the 54-space parking lot south of Tobey Village Road. Will porous pavement function correctly at the proposed grade and be used on internal walkways and patios? (DPW, EB)
35. Please provide a plan sheet showing underground parking and facilities. This plan will be subject to further DRC review. (DPW)
36. Does the under-building parking area require ventilation fans? If so, where will they be located and will they impact the historic home? (DRHPB, DPW)
37. The parking under the building is planned to accommodate about 200 vehicles. Will one exit be enough to ensure enter/exit backups do not occur? If this becomes an issue, how will it be resolved? (DPW)
38. Please identify employee-only parking spaces, if applicable. (DPW)
39. Electric vehicle charging stations are permitted as part of the revised Tobey PUD. Are electric vehicle charging stations proposed? Locations for electric vehicle parking and charging will not be permitted in underground parking areas or within 100 feet from the building. Current sprinkler systems cannot support electric vehicle fires and the damage from combustion will (DPW, FM, PFD)
40. The design of the project creates five road cuts from the project area to Tobey Village Road. Would it be appropriate for the roadway to become private? If not, access points should be focused internally to the project area. The Town suggests one central entrance to the development with extensions to surface level parking and the entrance/exit to the underground parking area. Need for excessive road cuts should be minimized. (DPW)
41. Due to the anticipated increased future use of Tobey Village Road, the Town would like the developer to investigate the realignment of the awkward Kittredge Drive and Tobey Village Road intersection. The Planning Board should consider construction and future use impacts to the Town-owned roadway. (DPW, HWY)
42. Please include the following note on the site plan: "The exact limits of milling and resurfacing of Tobey Village Road shall be verified and agreed upon by the Town of Pittsford and Developer after site/building construction is completed. The Town of Pittsford is not responsible for rehabilitation of the pavement cross-section or gutter damaged as a result of site construction. The Developer shall be prepared to replace damaged gutters and restore the complete road cross-section to Town specifications if post-construction condition warrants repair and/or replacement." (TRE)
43. The concrete gutter along Tobey Village Road is shown as an existing feature along the portion of the road proposed to be milled and resurfaced. The Commissioner of Public Works will require gutters to be replaced on both sides of the road as a condition of the Highway Work Permit. (DPW)
44. Photo simulations show a proposed curb line along the southeast 10-foot-wide fire pad, but it is not indicated on the site plan. Please clarify. (TE, TRE)
45. Please review and confirm the location of the transition from curbing to gutters at the main entrance. (TRE)
46. Areas of the proposed new sidewalk extension between Clover Street and West Jefferson Road that do not fall within the Tobey Village Road ROW will require a pedestrian access easement to the Town of Pittsford. A 10-foot-wide tree lawn should be shown between the proposed sidewalk and the existing gutter along Tobey Village Road. Please provide additional grading and a detail associated with new sidewalks proposed on Tobey Village Road. (DPW)
47. Please include a note on the site plan stating, "The Town of Pittsford does not plow sidewalks in this area and has no immediate plans to do so." (DPW)

48. The proposed sidewalk extending to the Clover Street and Tobey Village Road and West Jefferson Road and Tobey Village Road intersections will be required to provide ADA access to crosswalks and around the traffic light poles, where applicable. A detail should be provided within the plan set. Work proposed within the NYSDOT ROW will require a permit from NYSDOT. (TE)
49. The parking and circular drive south of the apartment building shows a central “mountable curb.” Will this area be grass or pavement? Can this circle be additional landscaping area? (DPW)
50. The circular drive and mountable curb south of the apartment building is not labeled with a radius. Mountable curb may not be appropriate as two structural building columns and an overhead canopy are proposed. This should be reviewed to ensure emergency access can be preserved. (TE, FM)
51. The parking and circular drive area south of the apartment building includes sidewalks. Widths are not labeled, but drawing scales indicate a 5-foot width. This area should be revised to include a 7-foot sidewalk to accommodate vehicle overhang while preserving accessibility. (TE)
52. The parking and circular drive area south of the apartment building includes a bus shelter. Please label this structure and include a detail within the plan set. A separate building permit may be required. (TE, BD)
53. Has there been discussion with the Regional Transit Service (RTS), as suggested by MCDPD, regarding the size of the bus servicing the apartment building, bus stop location, and the frequency of routes to the site? Please forward correspondence with RTS to the Town regarding this matter. (DPW, TE)
54. Is the dark gray rectangle north of the proposed dumpster enclosure a trash compactor? Please label the trash compactor and provide a detailed blow up of the trash/generator area and enclosure. (DPW, TRE)
55. Please include the trash compactor and dumpsters within a single enclosure. The Town would prefer the proposed trash enclosure, generator, and transformer pad to be located where it is less visible from abutting properties on Tobey Village Road. How many dumpsters are proposed within the enclosure? Will garbage trucks need to back into the street? (DPW, TE)
56. It is recommended that safety bollards are installed to the south of the proposed generator and transformer area to protect from garbage trucks and other large service vehicles. (DPW)
57. The proposed generator will require a separate permit for installation. Complete details will need to be supplied and reviewed prior to issuance of a building permit for the generator. A noise rating should be included. (DPW, BD)
58. The detail for the proposed collapsible bollards is somewhat vibrant and unattractive. Is there a more visually appealing option available? (DPW)
59. Please provide the following details:
 - Town of Pittsford gutter detail
 - Town of Pittsford gutter apron inlet detail
 - Town of Pittsford gutter inlet detail
 - Town of Pittsford sidewalk detail (TRE)
60. How will private parking associated with PFCU be protected from disturbance associated with construction activities as well as long-term overflow parking from renters/visitors? (DPW, TE)

61. Please label proposed locations for snow storage. The Planning Board should consider the location of snow storage and its impacts to available surface-level parking. (DPW)

LIGHTING/LANDSCAPING/SIGNAGE

62. Town Code for residential zoning districts allows for 12 square feet of signage for an apartment house. However, the Town Board approved signage for this project 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 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.*

The total signage permitted, per the revised Tobey PUD, is 128 square feet. The provided plans do not conform to the allowed signage in regard to (d) which allows for one 2-sided sign at the main driveway entrance, where the plans submitted show two signs. Please adjust to conform with the Town Board decision. (DPW)

63. Per the Tobey PUD approval, signage shall not be internally lit. Please include a note on the plan stating, “Signage shall not be internally lit. External signage lighting shall be down-lighting and dark sky compliant.” (DPW)
64. The apartment building and associated signage will be subject to Design Review & Historic Preservation Board approval following Final Site Plan approval. (DPW)
65. The site plans should include proposed signage details. (DPW)
66. The current plan set does not contain a dedicated electrical site plan, although some electrical depictions are provided on the landscaping plan. Completion of an electrical site plan is recommended with identification of all lighting levels, conduit/wire sizes, luminary sizing and type, electrical vehicle charging station locations, etc. (TRE)
67. A dedicated lighting plan must include photometrics contours for all building mounted lighting, pedestrian lighting as well as parking lot lights. All lights should be dark sky compliant and shielded to ensure glare from the fixtures is not visible from adjacent property or ROWs, including individual apartment balcony lighting. (DPW)
68. The Tobey PUD regulations limit exterior lighting to no greater than 3000K in color temperature. (DPW)
69. Lighting fixture types are listed on the lighting plan but are not included as a note or detail. Please include color temperature and brightness for each fixture type. (DPW)
70. Fourteen (14) pendant lights are proposed for the walkway and patio at the north side of the apartment building. Project area lighting should be shielded from traffic along West Jefferson Road and Clover Street. (DPW)
71. Please add a note to the lighting plan, stating, “Town of Pittsford Code Enforcement Officers can require the shielding of any exterior lighting where the light source ‘glare’ is visible from adjacent properties or a public right-of-way.” (DPW)

72. Underground parking lighting is necessary for resident safety. Please include proposed lighting on the underground parking plan, previously requested herein. (DPW)
73. Is it possible to illuminate the southern parking area without crossing the Town ROW with a private utility? (TRE)
74. The proposed fire pit on the north side of the apartment building will require a separate building permit. Please include a detail within the plan set. (DPW, BD)
75. Please provide details for all accessory structures proposed including pavilions/pergolas. Separate building permits may be required. (DPW, BD)
76. Please provide details for concrete paver pathways, stamped concrete areas, stairs and handrails, etc. (TRE)
77. The Town Board PUD approval includes the following:
- Street trees will be required to shade and enclose the street and to define the edge of the public areas and private space.*
- Landscaping:*
- a. The land between the Market Rate Apartment House and Pittsford Federal Credit Union, 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). (DPW)*
78. The plans do not adequately provide buffering between Cloverwood Senior Living and the proposed 54-space parking lot. Although existing trees exist on the Cloverwood property, buffering must be maintained throughout the life of the apartment building by the property owners. Please adjust plans to show buffering in this area. (DPW, DRHPB)
79. The New York State Parks, Recreation, and Historic Preservation Office (NYSPRHPO) provided a letter dated February 7, 2024 stating that “the project as described will have no adverse impact on the historic resources provided the following condition is met: A portion of the existing mature tree canopy will be retained as a vegetative buffer between the project and the Historic resource.” Should you be unable to meet this condition, consultation with NYSPRHPO will be required. As proposed, the plans do not appear to preserve any mature tree canopy between the project and the historic resource. Existing trees greater than 12 inches in diameter in this region must be identified to evaluate the extent of the mature tree canopy. Trees that will be protected should be identified on the plans including those on 2867 Clover Street. It is presumed that if the mature tree canopy currently buffering the historic home is not saved the New York State Parks, Recreation and Historic Preservation Office will advise that plan changes are necessary or additional buffer planting will be required to buffer the historic home. (DPW, DRHPB)
80. It is recommended that plantings are included between the proposed retaining wall and the historic home at 2867 Clover Street. Does the retaining wall have a decorative finish? The wall shall be shielded as much as possible from the existing resident. The Town recommends a discussion with the property owner regarding appropriate screening from the apartment building. (DPW, EB, DRHPB)
81. Town Code 185-194 (C). states, “All projects shall have landscaping equal to a minimum expenditure of 1% of the total project cost. Landscaping shall be considered as any living plant but shall not include excavating,

earthmoving, fill, grading or paving associated with normal requirements of building.” There is a calculation associated with determining the 1%, which is 2.5 times the published wholesale cost of the plants. This covers the cost of installation and 2-year guarantee for the plants. A calculation should be shown and provided for Planning Board review. (DPW)

82. Landscaping plans should consider the sight line from West Jefferson Road and Clover Street for both motorists and residents of Pittsford Oaks due to the elevation of the site plus the height of the proposed building. Currently, the landscaping plan includes mostly low-lying shrubs, trees, and grasses. It is recommended to include more fast-growing, tall evergreen trees such as spruces, taller fir species, pine or tall cedars that can grow 60 +/- feet. If these are strategically placed in the right locations, they would help to block views of traffic for residents and the apartment building from the intersection year-round. (EB, DPW)
83. Landscaping review will continue as plan adjustments are made. The final landscaping plan must be approved by the Planning Board during Final Site Plan review. (DPW)

FIRE SAFETY

84. Interior building plans and underground facility plans have not been provided yet. Fire Department and Fire Marshal comments are made directly to what has been provided at the time of this report. Further review will be necessary once additional plans are submitted. (FM, PFD)
85. The Fire Department Connection (FDC) should be placed on the front of the building on the Tobey Village Road side and closest to the west corner. FDC(s) will be subject to Fire Marshal approval. (FM)
86. Plans do not identify all existing fire hydrant locations. Please indicate locations of the closest existing hydrants on West Jefferson Road and Clover Street. Hydrants may need to be relocated or added following review of existing hydrant locations. (FM, TRE)
87. Buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire aerial apparatus access roads. Fire aerial apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building and shall be positioned parallel to one entire side of the building. The proposed plans indicate that the building is in excess of 30 feet in height. Currently, the plans do not meet this code requirement. The applicant must comply with the aerial apparatus requirements and provide a vehicle tracking analysis, including the main entrance area. (FM)
88. All curbing integrated into fire apparatus access shall be flush or mountable. Details of flush curbing and transitions should be included in the plan set. (FM)
89. All plantings/landscape, hardscape, and amenities and their affixed uses between the aerial apparatus road and the building will be subject to Fire Marshal review, as these elements may interfere with the operations of the aerial apparatus access. (FM)
90. The Fire Department should be able to maintain a safe distance of 1.5 times the building height for apparatus placements. (PFD)
91. Fire apparatus access roads shall be marked with permanent “No Parking – Fire Lane” signs. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted on one or both sides of the fire apparatus road as required. (FM)

92. Fire apparatus access plans and turning movements should be revised and submitted for review as part of the Final Site Plan application. Please address how access will be accommodated during construction. The plan submitted in the Engineer's Report appears to use an incorrect template, as the vehicle that needs to be accommodated has a 20-foot-long rear overhang. (TE, FM)
93. Plans indicate an 8-foot-wide stairway with a concrete retaining wall on the north side of the proposed walkway area. Please reduce the elevation of the retaining wall and stairs, if possible, to facilitate emergency response and reduce the possibility of fatigue. (FM)
94. All primary-use fire hydrants must be tested to meet minimum gallons per minute requirements for fire flow and be fully operational. Tests must be completed and reviewed prior to arrival of any combustible materials on site or commencement of construction. (FM)
95. Approved vehicle access for firefighting shall be provided to all construction and demolition sites. Vehicle access shall be provided by either temporary or permanent roads, capable of supporting vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available. (FM)
96. The Fire Department shall be provided a final site plan with the building footprint as well as building plan with the interior layout. The layout shall include sprinkler system plans, fire alarm locations, standpipe locations, notation of mechanical rooms, and utility shut off information and location. (FM, PFD)
97. Mechanical/utility rooms shall have direct exterior door access. (FM, PFD)
98. A complete code review shall be submitted with the building permit application. The applicant shall be aware the Town of Pittsford reserves the right to send the plans out to a contracted consultant for code review. Additionally, due to the size and complexity of this project, the applicant is to be informed that it may be necessary to contract with outside agencies to assist with construction inspections. (FM, BD)
99. Applicant shall provide a Pre-Fire Plan as required by Chapter 33 of the NYS Fire Code prior to the issuance of a demolition or building permit. (FM)
100. Please install an exterior key box to expedite emergency response. (FM, PFD)

SANITARY

101. This proposal is currently within a sewer district. Therefore, a sewer district extension is not necessary. (PSD)
102. Sanitary sewer entrance and connection fees will be required to be paid prior to plan signature. Sewer entrance fees will be calculated and provided to the developer. (PSD)
103. PFCU is currently connected by gravity to the former pump station vault that drains to the Town's main. It appears that this lateral and cleanouts will be preserved, precautions will be necessary to protect the lateral and cleanouts during construction. Evidence of a filed easement for the lateral will be required. (DPW, PSD)
104. The current proposed layout of the sewer connection does not meet the sewer use law, which states each individual user must have its own connection to a public sewer. The discharge location of the lateral for PFCU is believed to be an old fiberglass pump station chamber where the pump has been removed and the lateral flows through to the Town's sewer. We believe this structure will need to be replaced with a dedicated manhole for the apartment building to tie into. A new 8-inch main from the existing dead-end manhole near Clover Street to this new manhole will be necessary. The existing lateral for PFCU could then be tied into a new sewer wye in the new 8-inch sewer main. Field investigation may be necessary. A Town easement will be required. (DPW)

105. Please provide profiles for new sanitary sewer installations. (DPW)
106. Please provide a detail and capacity for the 1,300-gallon grease trap and explain what will be connected to it. An interior plumbing plan should be submitted for review. Also please show the connection to the sanitary sewer on the plans. (DPW, PSD, TE, TRE)
107. The location of the storm oil/water separator should be relocated to accommodate maintenance without blocking the underground parking entrance. Will the separator service the underground parking entrance trench drain only or will it service interior drains within the garage? Sizing calculations should be provided. (TE)
108. All floor drains within the underground parking area must be connected to the sanitary sewer system. A grit trap with an oil/water separator should be included in the floor drain network. Sizing calculations should be provided. Please add the following note to the previously requested underground parking plan: "Floor drains, if constructed in the project, must be connected to the sanitary sewer. Note: floor drains do not include the foundation drains or footer drains installed to intercept uncontaminated groundwater. All discharges from the floor drains to the sanitary sewer must comply with the effluent limits of the local and/or Monroe County Sewer Use Law." (DPW, TE)
109. Please include a note on the utility plan stating that sanitary and storm sewers outside of Town easements are to be privately owned and maintained. However, they shall be built to Town of Pittsford most recent specifications and inspected by the Sewer Department. (PSD)
110. It should be noted that the proposed development will add 74.56 GPM of peak flow to the Town sanitary sewer system. Due to the anticipated increase in sanitary sewer usage created by the proposed apartment building, downstream capacity must be verified and provided to the Sewer Department. Anticipated effluent flow rates from the proposed apartment building should include flows from the underground parking floor drains. (PSD, DPW, TRE)

STORMWATER/SWPPP/GRADING

111. The Developer shall not disturb greater than five acres of soil at any one time without prior written authorization from NYSDEC or the jurisdictional MS4. A 5-acre waiver is required from the Town of Pittsford (MS4) and is to be included within the SWPPP prior to submission of the NOI to NYSDEC. (TRE)
112. An MS4 Acceptance Form has been provided within the SWPPP, which will require signatures by the reviewer and Town upon Final Site Plan approval. (TRE)
113. Once the NOI Acknowledgment letter has been received, please included it in the SWPPP along with all appropriate signatures and forms (MS4) and provide a copy to the Town prior to construction. (DPW)
114. Please include the SHPO identification number and determination for this project to the site plan. (DPW)
115. Please review and confirm that all existing and proposed drainage areas have been accounted for on the existing drainage map. There are several gutter inlet catch basins which convey drainage to the site. (DPW, TRE)
116. Please label the stormwater maintenance facilities as 1A and 2A. (TRE)
117. Prior to Final Site Plan approval, an access and maintenance agreement will be required between the town and developer which outlines the access and maintenance responsibilities for the proposed stormwater facilities. Currently, the SWPPP contains an appendix placeholder for this agreement. (DPW, TRE)

118. At the southernmost stormwater maintenance facility, a note indicating the access easement is pointing to the actual maintenance facility. Please depict the access easement boundary. (TRE)
119. Please provide stormwater elevations for the 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events to the grading plan. (TE, TRE)
120. Please provide control structure details for each of the stormwater facilities including information for inverts, top of grate, outlet sizes and water level elevations for each storm event. (TE)
121. Please include cleanouts on the underdrains for the two ponds and provide a detail. (TRE)
122. The top of embankment width on both stormwater management facilities should be 10-feet-wide and constructed of compacted fill. (TE)
123. Spillways are included within manmade embankment areas. This should be avoided, if possible. Will rip-rap be used to stabilize these spillways and the downstream embankment? Please annotate the rip-rap protection at each pond and provide dimensions of the proposed rip-rap placement. (TE, TRE)
124. Please identify the spillway elevation at the southernmost pond. (TRE)
125. Please indicate the depth of sand in the wet/dry swale. (TRE)
126. The use of temporary check dams and reinforced channel armoring should be included at outfalls and downstream receiving swales, where applicable. (TE)
127. The outfall from CS-2 is an 8-inch end section that discharges 20 feet from the Clover Street NYSDOT ROW. Please revise plans to show a connection to the NYS storm sewer system. The Town should be copied into correspondence with NYSDOT. (DPW, TE).
128. The proposed watershed routed in the direction of the CS-2 outfall is unclear but appears to be potentially significant. Please verify that the downstream NYS storm sewer system has ample capacity to accommodate this additional runoff. This runoff route appears to bypass the stormwater facility in the northeast corner of the Clover Street and Tobey Road intersection. Mitigation runoff volumes will be required and may potentially necessitate additional downstream improvements if not mitigated on-site or within the regional facility. (TE)
129. The site data table indicates an increase in impervious coverage by nearly two-thirds of an acre. Does this include the proposed 54-space parking lot located to the south of the building? If not, please revise. Impervious coverage calculations should also include the land banked parking area to the west. (TE)
130. It is required that all infrastructure and stormwater practices can accommodate the land-banked parking area should it be paved. Calculations should be provided in the SWPPP to indicate this. The SWPPP indicates an increase in runoff at Analysis Point 1. (TE)
131. Please provide profiles for new storm sewer installations. (DPW)
132. Storm sewer main sizing calculations should be included within the SWPPP for review and approval. (TRE)
133. Please add spot elevations to the south entrance to show that there is positive pitch away from the building. (DPW)
134. Please add spot elevations and slopes to the proposed entrance drive leading to the underground parking facility. (TE)

135. Please include trench drain elevations on the grading plan. (TE)
136. There are two retaining walls shown on the site plan: behind 2867 Clover Street and between the southern-most parking area and Cloverwood Senior Living. Please provide details, and top and bottom of wall elevations along the lengths of both walls. Retaining walls should be terraces whenever feasible. (DPW, TE)
137. The proposed retaining wall west of 2867 Clover Street is only 5 feet away from the property line. Please confirm if an easement is required for the construction of this wall. (TRE)
138. The retaining wall located near the east parking lot appears to be 5-foot-tall and located within close proximity to the apartment building. Will this wall be incorporated into the design of the apartment building's foundation? (TE)
139. How will drainage be accommodated along the rear of the eastern retaining wall between the wall and the apartment building? (TE)
140. Is fall protection fencing proposed/required for the retaining walls? (DPW)
141. The retaining wall along the south property line does not include sufficient room to construct structural tiebacks. Adjustments will be required to accommodate the wall's structural components. (TE)
142. Details and design drawings must be submitted for each of the retaining walls. All tiebacks and structural components must be located within the property line. (TE)
143. The 54-space parking lot to the south will require a curb line with catch basins along the north edge of the lot to capture runoff, as the lot is designed at 7%. (TE)
144. Please identify the proposed staging area and concrete washout to the grading and erosion control plan. (DPW)
145. It is presumed that excess soil will be generated. This soil should be used appropriately in an offsite location. The Town should be consulted and may require a Landscape Alteration permit where the soil is taken. (DPW)
146. Does the project balance in cut and fill? Please provide calculations. (TE)
147. A separate erosion control plan is required to provide pertinent information concerning erosion control measures and the sequencing of construction. (TE)
148. How will construction be sequenced? (TE)
149. Several locations propose exposed graded slopes that exceed 30 linear feet and do not appear to have formal soil stabilization blankets or grade breaks. Please revise the plans to incorporate Best Management Practices (BMPs) for slope stabilization. (TE)
150. Silt fence is missing along the common property line of 2867 Clover Street. Please revise. (TE)
151. DA-3 is located within a private sanitary sewer lateral easement. Please provide a 10-foot separation between the existing lateral and the proposed storm sewer. (TE)
152. The 12-inch pipe between DA-7 and DA-8 passes under the proposed generator. Please revise. (TE)
153. How will the pipe draining the catch basins from PFCU north lot be incorporated into the proposed improvements? Is a catch basin proposed in the PFCU south lot to accommodate runoff once the curb line is extended? (TE)

154. The 12-inch pipe between DB-5 and DB-6 passes under the columns from the proposed pavilion/ pergola. Please revise. (TE)
155. The location of DE-2 and DE-3 should be revised to be within the parking lot, as a drainage ditch is not required between the sidewalk and the curb line. The private storm sewer system should be shifted out of the public ROW. Cross-lot easements are required. (TE)
156. At DD-7, please extend the proposed easement to the Town approximately 10 feet to the north of the structure. (TRE)
157. DD-1 may need to be replaced, as the existing pipe penetrations do not correspond with the proposed pipe penetrations. (TE)
158. DD-4 should be revised as it is located in the middle of a crosswalk. (TE)
159. DD-5 should be reviewed and possibly relocated, as it is located immediately adjacent to the watermain. (TE)
160. Please include a note that states, "The condition of existing storm sewer piping that will remain shall be inspected and flushed, if necessary." (TRE)

MISCELLANEOUS

161. Monroe County Department of Planning and Development (MCDPD) comments are attached and incorporated into this document. Comments #6 and 7 should be given careful consideration. Provisions should be considered for a future bus stop to service the residents. A number of suggestions to address designing buildings for our aging population are included. The developer should identify if these suggestions can be incorporated into the plans. (DPW)
162. Please review and adjust the line weight of the ROW and property lines. Currently, the bold line weight of these lines makes them appear to be proposed. Existing ROW lines should be depicted as light line weight, similar to the existing ROW line on the northern section of Tobey Village Road. Existing property lines should be depicted as light line weight, while proposed subdivision lines should be depicted as bold line weight. (TRE)
163. An easement plan that includes all the proposed utilities will need to be provided that identifies all proposed and existing utility easements as well as any access easements that are necessary. This plan should include property ownership, proposed property subdivisions, existing easements, and proposed easements. (DPW, TRE)
164. Please explain the communication line around the north side of the building, is there an easement for the line? Who does the line service? Will the line be relocated? Is it deep enough to for the proposed grading? (DPW)
165. The location of private utility conduits proposed to cross the dedicated ROW will need to be revised to minimize future utility conflicts. Crossings are typically held to a 90-degree angle. Concrete encasement and redundant conduits are required. (TE)
166. The site-specific General Note numbers 8, 16, 24, 25, and 26, and Sanitary Sewer Note number 1 from the previously approved Stantec Plan should be included in the submitted note sheet. (TRE)
167. Will a separate storage or staging area be proposed for building and grounds maintenance? If so, please label this area on the site plan. (DPW, TE)

168. A Letter of Credit/Engineer's Estimate will be necessary for portions of the project, including but not limited to: demolition site restoration; road repairs; sidewalk construction; maintenance and inspections of the SWPPP/erosion control; the sanitary sewer, if dedicated; sewer inspection fees, regardless if sewers are dedicated or not; dedicated storm sewers; construction survey; record plans and landscaping. Details of the Letter of Credit and Engineer's Estimate should be discussed prior to preparation of the final site plan submission. (DPW)
169. Signature lines should be added to the plans to include the following: Commissioner of Public Works, Town Engineer, Sewer Department, Monroe County Water Authority, and Monroe County Health Department. (DPW)
170. The Design Engineer shall coordinate with the associated utility companies regarding the proposed underground utility locations and connections. All correspondence with these utility companies shall include the Town of Pittsford. (DPW, TRE)
171. All correspondence with MCDOH, MCWA, and NYSDOT regarding their review and approval should be provided to the Town of Pittsford. (DPW, TRE)
172. Besides the individual apartment kitchens, is a general food preparation/restaurant area planned for the apartment building? (TRE)
173. Please include the address, owner name, and tax ID block for each parcel's property owner(s) to all plan sheets. (DPW)
174. Please relocate the address and tax ID block for the Cloverwood Senior Living property. It is difficult to read due to the overlap of existing trees/shading. (TRE)

NOTE: The letters in parenthesis following each comment identifies the DRC Member listed below making the comment.

DPW – Department of Public Works
EB – Environmental Board
PSD – Sewer Department
HWY – Highway Department
PARK – Parks Department
PRAB – Parks and Rec Advisory Board
TE – Town Engineer
TRE – Town Review Engineer (MRB Group)
FD – Fire Department (PFD – Pittsford, BFD – Brighton)
FM – Fire Marshal
BD – Building Department
MCDPD – Monroe County Department of Planning & Development



Department of Planning & Development
Monroe County, New York

Adam J. Bello
County Executive

Ana J. Liss
Director

To: Town of Pittsford Planning Board
From: Lucy Creighton, Planner II LC
Date: June 10, 2024
Subject: Pittsford Oaks Apartments- Subdivision and Site Plan
2851 Clover St, Pittsford 14534
MCDP&D Response to Development Review Referral (PT24005)

Review Authority and Response:

- General Municipal Law: [X] Section 239-m (Zoning) [] Approval [] Modification [] Disapproval [X] Comment [] No Comment
[] Section 239-n (Subdivision) [] Approval [] Modification [] Disapproval [X] Comment [] No Comment
County Charter: [] Section C5-4.A (Airport) [] Approval [] Approval with Conditions [] Disapproval
[] Section C5-4.C (Advisory Review) [] Comment [] No Comment

Previously Reviewed by MCD&P (if yes, previous referral response applies to this referral):

[] Yes [X] No

Referred to the Development Review Committee (DRC) (If yes, DRC Project Review Report attached):

[X] Yes [] No

MCDP&D Comments:

- 1. Applicants are encouraged to contact other County Departments and non-county agencies to ensure all permitting requirements for this project have been satisfied.
2. Maps are submitted to Real Property for final filing and there is a fee schedule associated with this. Real Property reviews the maps and brings them to the clerk's Office for filing. Maps can be submitted any working weekday from 8 to 5 at Monroe County Surveyors Office, 39 West Main Street, Room 304J. You can contact Sherif Mansour from Real Property at 753-1150 or smansour@monroecounty.gov for further information.
Before filing, the maps need to be reviewed and approved by the Village/Town Planning Board, County Health Department, County Surveyor, County DOT if on a County Road and County Treasurer has to check for paid taxes and sign as well.
Please note it is recommended that a pdf is emailed to (GregoryBly@monroecounty.gov) for preliminary review in case any revisions are necessary and to avoid multiple trips to the County Office Building.
3. To avoid the possibility of sending emergency services to the wrong address the board should have the applicant check the name(s) of the proposed street(s) with the county's 911 Office at 911ProgramManager@monroecounty.gov. The proposed street name will be compared with existing ones to identify whether the proposed name is a duplicate or a similar sounding one to existing street names in the 911-service area.
4. According to the Flood Boundary and Floodway Map published by the Federal Emergency Management Agency this site
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may be located within the federal flood insurance program's 100-year floodplain boundary. The municipality's permit administrator should be satisfied that the proposed development will meet the requirements of the National Flood Insurance Program in order for the municipality to maintain eligibility in the program and for the applicant to obtain flood insurance.

5. According to the New York State Department of Environmental Conservation (NYS DEC) and the United States Geological Survey National Hydrography Dataset (USGS NHD) it appears a portion of a stream is located on the subject property. Streambanks, sometimes called riparian zones or stream corridors, are the link between land and water, and the health of streams depends in large part on the condition of the streambank. Research has shown that naturally vegetated corridors along streams provide numerous benefits essential for human health and welfare. Healthy stream corridors can reduce flooding downstream; trap sediment; remove dissolved contaminants; provide shade; contribute leaf matter (important for insect food and fish habitat); provide wildlife habitat; offer recreational opportunities; and increase aesthetic value and desirability of a property.

In order to protect the stream corridor, mitigate potential flood impacts on downstream properties and prevent contaminants from entering the stream consider the following:

- o Maintain a healthy, vegetated streambank buffer by preserving trees and shrubs along the stream edge.
 - o Limit tree cutting to removal of large branches that fall into the stream and divert streamflow and cause erosion.
 - o Minimize channelized storm flows through the streambank buffer to filter contaminants and reduce erosion.
 - o Reduce impervious areas near the streambank and, where necessary, use stone or brick instead of pavement and concrete for driveways and walkways.
 - o Exclude vehicles, livestock, or excessive pedestrian traffic.
 - o Reduce or eliminate streambank exposure to fertilizer, herbicides, pesticide, animal waste, household and automotive chemicals, trash, debris, and piles of leaf litter.
 - o Maintain septic systems.
6. The proposed project is a high-density residential development. This type of development has the potential to generate substantial demand for public transportation. If not already considered, the applicant should contact Regional Transit Service (RTS) to discuss whether the project is currently accessible via RTS Connect (fixed route) and/or RTS On Demand. The applicant may also discuss any potential alternatives for providing public transportation to the development site, as well as any operational constraints/limitations and also how to incorporate on site transit amenities such as bus stops and bus shelters. For additional information, please contact Julie Boasi, RTS Director of Service Planning, email: jboasi@myrts.com / office: 585.654.0724 / website: <https://www.myrts.com/>
 7. As the population of older adults increases, it is important to design age-friendly spaces that preserve safety and dignity for all. Age-friendly design supports a healthier community by promoting independence and equitable access to services and community spaces.

Creating an age-friendly environment helps people navigate their communities more comfortably and safely and is good for local economies. According to an AARP study (2019), Americans aged 50 and older contributed \$8.3 trillion to the U.S. economy in 2018. The contribution was so significant that Americans 50 and older would be the world's third-largest economy if they were counted as their own country.

When designing indoor and outdoor spaces, it is important to consider the perspective of individuals of all ages, disabilities, and backgrounds to create a more inclusive space. Please consider including these age-friendly design elements wherever possible:

1. Signage: Concise, clear messaging positioned at short intervals is a good practice, whenever possible. Usage of visual supports, such objects, photographs, or pictures help individuals with limited literacy skills and cognitive disabilities.
2. Rest areas: Provide ample seating for those who need to rest. Add age-friendly seating with appropriate seat heights, angles, and armrests, both indoors and outdoors, wherever possible.
3. Other age-friendly considerations include:
 - Non-slip walking surfaces
 - Escalators and elevators, and adequate stairway railings
 - Entry ramps for mobility devices, such as wheelchairs and walkers
 - Safe pedestrian crossings for navigating traffic, including well-timed crosswalks
 - Inclusive public parks and recreation spaces that support physical, social, and educational activities for people of all ages and abilities
 - Support for healthy eating and nutrition through farmers' markets and community gardens
 - Well-lit, predictably designed spaces, including walkways, trails, and buildings, to enhance navigation, wayfinding, and safety for individuals with visual and cognitive impairments
8. As Monroe County drivers' transition to electric vehicles ("EV") there is increasing need for charging facilities. EVs drivers currently need a mix of at home charging and on-the-go charging facilities - these come in the form of

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different level chargers that correspond with charging speed. Site developers of commercial spaces, both private and open to the public should consider whether EV chargers are complementary additions to new developments or redevelopments. Site developers can make investments in charging facilities ranging from ev-capable (lowest cost), ev-ready, to ev-installed (highest cost). For more information, visit: www.epa.gov/statelocalenergy/introduction-electric-vehicle-ready-buildings. Retrofitting the same ev-investments costs 4-6-times as much. Rochester Gas & Electric recognizes the need to grow charging facilities across the region and has a program to help property owners add EV charging facilities. Their EV Charger Make Ready Program can help property owners cover costs related to installation of EV chargers. Learn more at: <https://www.rge.com/smartenergy/electricvehicles/ev-charger-make-ready-program>. For information on charging best practices for EV owners and property owners' visit: <https://www.nyserda.ny.gov/All-Programs/ChargeNY/Charge-Electric>.

If you have any questions regarding this review, please contact me at 585.753.2005 or lucycreighton@monroecounty.gov.

xc: Development Review Committee
2851 Clover, LLC, 2851 Clover, LLC
David Cox, PE, Passero Associates
Monroe County Planning & Development

The Monroe County Development Review Committee (DRC) has reviewed the subject application and have the following comments that need to be addressed prior to submission of final plans for approval.

Monroe County Department of Health (MCDOH), Contact Brett Gobe (585-753-5459) with questions.

1. If the proposed project contains a public bathing facility, plans must be submitted to and approved by the Monroe County Department of Public Health. For further information contact the Bathing Facilities Section at 585-753-5057.
2. The proposed project may require a backflow preventer. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention.
3. If the proposed project contains a food service establishment, plans must be submitted to and approved by the Monroe County Department of Public Health. For further information contact the Food Protection Section at 585-753-5064.
4. The proposed project is a subdivision of land that does NOT require Realty Subdivision approval by the Monroe County Department of Public Health. However if the plan is to be filed in the Monroe County Clerk's Office, Health Department sign off will be required. Existing and proposed utilities will need to be shown on the plans to ensure all lots have their own access to sanitary facilities and drinking water.
5. Plans for any extension or relocation of a water main must be submitted to and approved by the Monroe County Department of Public Health.

Monroe County Department of Transportation (MCDOT), Contact John Raymond (753-7711) with questions.

1. The Monroe County Geodetic Survey Monumentation Network provides the framework for all positioning activities (latitude, longitude, elevation) in Monroe County. In order to preserve geodetic survey monuments, the location of monuments in the vicinity of the project should be evaluated. It is the responsibility of the Developer to see if a monument is in or near the work area by utilizing the [Monroe County GIS Interactive Map Gallery GPS Base Stations & Survey Monuments map](#); plotting the location of any monuments within the proposed construction area and by e-mailing full site plans and a request for review to the County Surveyor, at gregorybly@monroecounty.gov. A security deposit and a survey monument monitoring report may be required to protect any monumentation located in or near the work area. Contact Gregory D. Bly, PLS, at (585) 753-1156 if you have questions.

Monroe County Department of Environmental Services (MCDES), Division of Pure Waters, Contact Richard Bianchi (753-7614) with questions.

1. Please be advised that Monroe County Pure Waters (MCPW) must review and approve plans for any site development / new construction in the "Irondequoit Bay South Central Pure Waters District".
2. Once the plans are received from the Engineer, it will be logged and reviewed by Pure Waters as a Master Plan / Capacity Stamp review. The stamp block must be added to the utility plan. The block must be minimum 4.0" tall by 3.5" wide to accommodate the stamp. The title outside of the block should be "Irondequoit Bay South Central Pure Waters District."
3. This project falls within the "Irondequoit Bay South Central Pure Waters District". The applicant will need to submit a PW-2 application with their submittal (PW-2 form attached).

PW-2 Forms can be downloaded at:

<https://www.monroecounty.gov/des-pw2-forms>

Please send the filled PW-2 form to Rich Bianchi via email at RBianchi@MonroeCounty.gov

New York State Department of Transportation (NYSDOT), Contact Zachary Starke (272-3472) with questions.

1. NYSDOT will review the included Traffic Impact Report and respond separately.