

**AGENDA  
TOWN OF PITTSFORD  
PLANNING BOARD  
AUGUST 12, 2024**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, August 12, 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.

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**CONTINUED HEARING**

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

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**OTHER BUSINESS**

**Approval of Minutes**

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**TABLED TOPIC**

**BME Associates, Coventry Ridge Subdivision Section 3**  
Preliminary Subdivision

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*The next scheduled meeting is for Monday, August 26, 2024.*

July 18, 2024

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

Re: **Pittsford Oaks Apartments Comments letter dated 7/3/2024**  
**Preliminary Site Plan & Preliminary/Final Subdivision**

Dear Planning Department:

This letter is regarding the comments letter received from the DRC for the above project dated July 3, 2024. The comments are listed in the order received and our responses are in bold italics.

**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)  
***Response: Acknowledged.***
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)  
***Response: Acknowledged.***
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)  
***Response: The site walk with survey and staking may take place anytime; please forward a date and time the Planning Board members wish to walk the site and the developer and engineer will facilitate the event.***
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)

*Response: The Preliminary site plan application was designed around the previously approved development and the Planned Unit Development general regulations. Facades were broken down into smaller masses of varied sizes and orientations using different materials and designs. Varying roof heights and gable orientations were engineered, and very steep roofs were eliminated along with flat or very low-pitched roofs visible from the previous development. Natural stone was used to accent the varying facades and textures of the development face similar to others found within the community. Breaks in the building mass and roof lines were incorporated to help reduce the size and scale of the structure. The structure was designed into an "H" design to resemble less of a single large building mass, and more so of clustered building layout utilizing large open "courtyard" type areas in both the front and rear of the development. The rear courtyard in particular is designed to create pedestrian-oriented areas within the residential areas to allow social gatherings and nature views. Glass curtain walls were avoided while designing a cohesive variety of varying traditional windows and sizes. No illuminated signage other than that authorized by the Town Board will be utilized. Directional signage within the development will be provided to assist drivers and pedestrians within the area. The majority of the parking has been designed underground in the garage to create more of an open appearance around the development protecting the woods and greenspace, rather than surrounding it by adjacent parking lots and open fields of pavement. The parking garage also acts to visually shield the parked cars from the road. The few parking fields within this development were divided into smaller units through the use of landscaping and the use of trees to create more shading. Street trees have also been designed into the landscape plans to enhance shading, provide a defined edge of the public areas and preserve open space along sections of the street. Outdoor lighting will be screened by shields or hoods to prevent glare onto adjacent premises. Outdoor lighting will be limited to 3,000K.*

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)

*Response: Acknowledged.*

6. The project, as proposed, appears to meet the required PUD setbacks. (DPW)

*Response: Acknowledged.*

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)

*Response: Acknowledged.*

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)  
***Response: Acknowledged. The design was scaled back and is now in full conformance with the P.U.D. height guidelines approved for this parcel by the Town Board.***
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)  
***Response: Acknowledged. Lighting will be shielded or screened and limited to more than 3,000K. Additional landscape was designed into the rear of the historic home including a new retaining wall to protect and delineate the boundaries with vegetation and hardscaped wall.***
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)  
***Response: Agreed and acknowledged. The landscape plan is designed to help mitigate impacts on Tobey Road by creating a buffer of trees and vegetation creating a natural buffer. The developer has ensured the project will have access to two signalized traffic intersections to mitigate and reduce traffic safety concerns.***
11. Please provide winter renderings of the apartment building from the locations where summer renderings were provided. (DRHPB)  
***Response: Additional renderings to be provided under separate cover.***
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)

**Response: Yes, the development as designed will accommodate this new proposed code. The development includes over two acres of open space available for the use of the residents. Many of the units are currently designed with a large separated and closed off storage space exceeding 7% of the living unit. Other units have access to storage areas within the same building of varying sizes, all of which are larger than four square feet.**

## 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)  
**Response: Acknowledged.**
14. Re-use and recycling of materials from the demolition should be considered, where applicable. (DPW, EB)  
**Response: Acknowledged. The current building has already begun dismantling any and all useful equipment, wood, steel, and other items available for recycling.**
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)  
**Response: Acknowledged. Notes added to sheet C103 as requested.**
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)  
**Response: Acknowledged.**
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)  
**Response: Demolition notes added to sheet C103 as requested.**
18. Please add limits of disturbance to the demolition plan and on the site plan under the site data table. (DPW)  
**Response: Plans revised as requested.**

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)  
**Response: Clearing limits and trees to be removed have been clarified.**
20. Please include the south property line on the demolition plan. (TE)  
**Response: Plans revised as requested.**
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).  
**Response: Tree protection added to plans as requested.**
22. Plans indicate tree clearing extending onto the Cloverwood Senior Living property to the south. Has the property owner acknowledged the proposed clearing? (TE)  
**Response: The adjacent property owner is aware that some trees "may" be removed on their property during the construction of the retaining wall. Any trees or vegetation removed will be replaced with new similar trees and or vegetation.**
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)  
**Response: Clearing limits and trees to be removed have been clarified.**
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)  
**Response: Plans revised as requested.**
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)  
**Response: All known sanitary sewer laterals all shown on plans (three from the existing Barn Bazaar and one from PFCU).**
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."  
**Response: Call outs reviewed and revised as requested.**
  - For sanitary sewer removals, the note should state, "... contractor to coordinate with the Town of Pittsford."  
**Response: Note revised as requested.**

- Town storm sewer removals should state, "... contractor to coordinate with the Town of Pittsford."

***Response: Note revised as requested.***

- It appears that in certain areas telephone is being removed, but the note states, "Remove and dispose of electric." (TRE)

***Response: Call outs reviewed and revised as requested.***

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)

***Response: The development will not encroach any further into Parcel 12 beyond what is approved in the Town of Pittsford P.U.D. Parking will be limited to overflow guest parking only when required. General parking will be available under the building in the private covered parking garage and along the parking lot south of the building. No mature trees will be removed outside of the parking area and retention pond. The existing mature trees surrounding the East side of the retention pond will remain, and additional trees will be planted to the South of the retention pond.***

#### 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)

***Response: Plans revised as requested.***

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)

***Response: Acknowledged.***

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)

***Response: Plans revised as requested.***

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)  
**Response: The Developer will install as much parking as allowed during initial construction. Land banked parking is to be installed when constructed parking reaches 90% capacity.**
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).  
**Response: The developer will follow whatever direction is given by the town. The developer is amenable to combining the two lots if it does not create additional confusion within the P.U.D.**
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)  
**Response: 7-foot sidewalk provided as requested.**
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)  
**Response: The proposed grade of the south parking lot is 5% which is within recommend tolerance for porous pavement. Any decrease in slope would result in additional retaining walls. Porous pavement is only provided within the southern parking lot.**
35. Please provide a plan sheet showing underground parking and facilities. This plan will be subject to further DRC review. (DPW)  
**Response: Underground Parking Plan provided as requested.**
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)  
**Response: Ventilation provided in underground parking area. No exhaust fans are proposed on the east face of the building.**
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)  
**Response: One exit/entrance is sufficient. The door is remote controlled, along with a push button control to limit any potential issues.**



38. Please identify employee-only parking spaces, if applicable. (DPW)  
**Response:** *There will be no official "Employee Parking Only" designated area. However, employees will be instructed to park on the 11 western-facing parking stalls of the 22-space parking lot on the Eastern side of the building.*
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. (DPW, FM, PFD)  
**Response:** *No electric vehicle charging stations are proposed.*
- FD & FM requests that no electric vehicles be parked in the underground parking garage. Today's current sprinkler systems cannot support electric vehicle fires and the damage from the combustion, along with the speed, volume, and temperature of the fire flow without catastrophic damage to the building and its structural supports. (FM, FD)  
**Response:** *No electric vehicle charging stations are proposed.*
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)  
**Response:** *Acknowledged. proposed curb cuts are consistent with the existing entrances. Any new entrances for the required fire access.*
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)  
**Response:** *The intersection is not on the project property and not owned by the applicant. However, "All Way Stop" sign and stop bars will be provided at the intersection.*
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)  
**Response:** *Note added to sheet C 102 as requested. Pre-construction photos will be documented, and a post-construction inspection will be completed.*

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)  
**Response:** *The project will replace concrete gutter damaged during construction. Note added to plans.*
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)  
**Response:** *No curb is provided at the proposed fire pad.*
45. Please review and confirm the location of the transition from curbing to gutters at the main entrance. (TRE)  
**Response:** *Plans revised as requested.*
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)  
**Response:** *10-foot-wide tree lawn provided where possible. Applicant requests meeting with the Town DPW to review sidewalk location and potential conflicts.*
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)  
**Response:** *Note added to sheet C 102 as requested.*
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. Details should be provided within the plan set. Work proposed within the NYSDOT ROW will require a permit from NYSDOT. (TE)  
**Response:** *A permit will be obtained from NYSDOT for any work within the ROW*
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 an additional landscaping area? (DPW)  
**Response:** *Island will be landscaped with a concrete walk. Plans revised to provide additional clarification.*
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)  
**Response:** *Plans revised to provide additional clarification.*

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)  
**Response: Plans revised to provide additional clarification.**
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)  
**Response: A drive thru Porte Cochere is proposed at the main entrance.**
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)  
**Response: Per correspondence with RTS; the site is currently being serviced by the Pittsford/Eastview RTS On Demand Service and the new demand wouldn't be enough volume for a route extension. Correspondence attached.**
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)  
**Response: Site plan revised for additional clarification.**
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)  
**Response: Site plan revised as requested. Electrical equipment has been relocated based on requirements from the utility provider.**
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)  
**Response: Plans revised as requested.**
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)  
**Response: Acknowledged.**
58. The detail for the proposed collapsible bollards is somewhat vibrant and unattractive. Is there a more visually appealing option available? (DPW)  
**Response: Collapsible bollard detail provided was approved for previous project. Developer is open to product recommendations from the Town.**

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)

**Response: Details provided as requested.**

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)

**Response: The development is being constructed to allow 1.5+ parking spaces per unit which will accommodate the necessary parking for all the apartments, guests, and employees. Signs will be posted with the approval of the PFCU indicating "Parking for PFCU Only" for the rare occasions that overflow opportunities may occur.**

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)

**Response: Plans revised to show areas of snow storage. The majority of snow storage will be removed off the property.**

## 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)

**Response: Sign locations and square footages have been added to the site plans. Plans revised to adhere to approved PUD.**

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)

**Response: Note provided on sheet C109 as requested.**

64. The apartment building and associated signage will be subject to Design Review & Historic Preservation Board approval following Final Site Plan approval. (DPW)  
**Response: Acknowledged.**
65. The site plans should include proposed signage details. (DPW)  
**Response: Proposed site signage renderings provided.**
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)  
**Response: Photometric Site Plan provided as requested.**
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)  
**Response: Acknowledged. All lighting shall be dark sky compliant.**
68. The Tobey PUD regulations limit exterior lighting to no greater than 3000K in color temperature. (DPW)  
**Response: Acknowledged.**
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)  
**Response: Lighting details provided for additional clarification.**
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)  
**Response: Project area lighting revised as requested.**
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)  
**Response: Note provided on sheet C109 as requested.**
72. Underground parking lighting is necessary for resident safety. Please include proposed lighting on the underground parking plan, previously requested herein. (DPW)  
**Response: Underground Parking Lighting Plan provided as requested.**
73. Is it possible to illuminate the southern parking area without crossing the Town ROW with a private utility? (TRE)  
**Response: Southern parking area lighting conduit revised to tie into adjacent property. Developer is currently reviewing with property owner.**

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)

***Response: Acknowledged. Additional details provided as requested.***

75. Please provide details for all accessory structures proposed including pavilions/pergolas. Separate building permits may be required. (DPW, BD)

***Response: Acknowledged. Additional details provided as requested.***

76. Please provide details for concrete paver pathways, stamped concrete areas, stairs and handrails, etc. (TRE)

***Response: Acknowledged. Additional details provided as requested.***

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).*

***Response: Acknowledged.***

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)

***Response: In addition to the provided landscaping, to the south of the proposed parking lot is an existing mature wooded to provide buffering. Additional landscaping provided.***

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)

***Response: Landscape buffering provided.***

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)

***Response: Additional landscaping provided as requested.***

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)

***Response: Acknowledged. Budget to be provided.***

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)

***Response: Landscaping plans revised as requested.***

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) Acknowledged and agreed.

***Response: Acknowledged.***

## **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).

***Response: Acknowledged.***

85. The Fire Department Connection (FDC) should be placed on the front of the building on the Tobey Village Roadside and closest to the west corner. FDC(s) will be subject to Fire Marshal approval. (FM)

***Response: Acknowledged. Plans revised as requested.***

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)  
**Response: Plans revised as requested.**
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)  
**Response: Proposed fire access layout was reviewed during the PUD approval process. See 2/26/24 email from Sal Tantalo.**
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)  
**Response: Details provided as requested**
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)  
**Response: Acknowledged.**
90. The Fire Department should be able to maintain a safe distance of 1.5 times the building height for apparatus placements. (PFD)  
**Response: Acknowledged. Proposed fire access layout was reviewed during the PUD approval process. See 2/26/24 email from Sal Tantalo.**
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)  
**Response: Plans revised as requested.**
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)  
**Response: Applicant requests Town to provide dimensions/cut sheet for fire truck requirement.**



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)  
**Response: Acknowledged.**
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)  
**Response: Acknowledged.**
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)  
**Response: Acknowledged.**
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)  
**Response: Acknowledged.**
97. Mechanical/utility rooms shall have direct exterior door access. (FM, PFD)  
**Response: Acknowledged.**
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)  
**Response: Acknowledged.**
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)  
**Response: Acknowledged.**
100. Please install an exterior key box to expedite emergency response. (FM, PFD)  
**Response: Key Box provided as requested.**

## SANITARY

101. This proposal is currently within a sewer district. Therefore, a sewer district extension is not necessary. (PSD)  
**Response: Acknowledged.**

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)

***Response: Acknowledged.***

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)

***Response: Acknowledged.***

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)

***Response: Existing pump station structure appears to be in good and functioning order. The contractor will clean, TV, and inspect existing MH and lateral. The applicant proposes the Town take dedication of the existing structure.***

105. Please provide profiles for new sanitary installations. (DPW)

***Response: Profile provided as requested.***

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)

***Response: The project proposes no grease trap. Grease trap omitted from the plans.***

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)

***Response: Oil-water separator removed from plans. Minimal runoff is expected and is not required by NYS Building Code.***

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)

**Response: Note added as requested. Oil-water separator removed from plans. Minimal runoff is expected and is not required by NYS Building Code.**

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)

**Response: Note provided on sheet C104 as requested.**

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)

**Response: Downstream sanitary sewer capacity analysis report to be provided under separate cover.**

#### 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)

**Response: Acknowledged.**

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)

**Response: Acknowledged.**

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)

**Response: Acknowledged.**

114. Please include the SHPO identification number and determination for this project to the site plan. (DPW)

**Response: SHPO identification number added to site plans (24PR00320).**

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)

**Response: Acknowledged. Revised SWPPP to be provided under separate cover.**

116. Please label the stormwater maintenance facilities as 1A and 2A. (TRE)  
**Response: Stormwater maintenance facilities labelled as requested.**
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)  
**Response: Acknowledged.**
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)  
**Response: Easement boundary added as requested.**
119. Please provide stormwater elevations for the 1-, 2-, 5-, 10-, 25-, 50- and 100-year storm events to the grading plan. (TE, TRE)  
**Response: To be provided with revised SWPPP under separate cover.**
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)  
**Response: To be provided with revised SWPPP under separate cover.**
121. Please include cleanouts on the underdrains for the two ponds and provide a detail. (TRE)  
**Response: Cleanouts provided as requested.**
122. The top of embankment width on both stormwater management facilities should be 10-feet-wide and constructed of compacted fill. (TE)  
**Response: Embankments revised as requested.**
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)  
**Response: Plans revised to show rip rap lined spillways as requested.**
124. Please identify the spillway elevation at the southernmost pond. (TRE)  
**Response: Spillway elevation provided as requested.**
125. Please indicate the depth of sand in the wet/dry swale. (TRE)  
**Response: Bio-retention detail provided.**
126. The use of temporary check dams and reinforced channel armoring should be included at outfalls and downstream receiving swales, where applicable. (TE)  
**Response: Acknowledged.**

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).  
**Response: Plans revised as requested.**
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)  
**Response: Acknowledged.**
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)  
**Response: Impervious cover calculation includes all future land bank parking.**
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)  
**Response: SWPPP calculations include future land bank parking areas.**
131. Please provide profiles for new storm sewer installations. (DPW)  
**Response: Profiles of new storm sewers provided as requested.**
132. Storm sewer main sizing calculations should be included within the SWPPP for review and approval. (TRE)  
**Response: Storm sewer sizing calcs to be provided under separate cover.**
133. Please add spot elevations to the south entrance to show that there is positive pitch away from the building. (DPW)  
**Response: Spot elevations added as requested.**
134. Please add spot elevations and slopes to the proposed entrance drive leading to the underground parking facility. (TE)  
**Response: Spot elevations added as requested.**
135. Please include trench drain elevations on the grading plan. (TE)  
**Response: Trench drain elevations added as requested.**

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)  
**Response: Details and elevations for proposed retaining walls provided as requested.**
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)  
**Response: No construction is proposed to take plan on adjacent property.**
138. The retaining wall located near the east parking lot appears to be 5-feet-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)  
**Response: No, these structural elements will be separate.**
139. How will drainage be accommodated along the rear of the eastern retaining wall between the wall and the apartment building? (TE)  
**Response: A foundation drain will be provided at the base of the retaining wall.**
140. Is fall protection fencing proposed/required for the retaining walls? (DPW)  
**Response: Fall protection will be provided where required.**
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) Developer has permission to access the adjacent land for use and Construction of the retaining wall.  
**Response: Developer has permission to access the adjacent land for use and Construction of the retaining wall.**
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)  
**Response: Acknowledged. Details for retaining walls provided as requested.**
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)  
**Response: Curbing provided. Parking is porous so minimal surface runoff is expected.**
144. Please identify the proposed staging area and concrete washout to the grading and erosion control plan. (DPW)  
**Response: Plans revised as requested.**

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)  
**Response:** *No significant excess soil will be generated as the increase in impervious area is minor.*
146. Does the project balance in cut and fill? Please provide calculations. (TE)  
**Response:** *Yes, the site balances.*
147. A separate erosion control plan is required to provide pertinent information concerning erosion control measures and the sequencing of construction. (TE)  
**Response:** *Construction erosion control plan provided as requested.*
148. How will construction be sequenced? (TE)  
**Response:** *See construction sequence notes on Drawing 201*
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)  
**Response:** *Additional slope stabilization provided as requested.*
150. Silt fence is missing along the common property line of 2867 Clover Street. Please revise. (TE)  
**Response:** *Silt fence provided as requested.*
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)  
**Response:** *Plans revised as requested.*
152. The 12-inch pipe between DA-7 and DA-8 passes under the proposed generator. Please revise. (TE)  
**Response:** *Plans revised as requested.*
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)  
**Response:** *Plans revised to include curb cut for collecting runoff of PFCU parking lot.*
154. The 12-inch pipe between DB-5 and DB-6 passes under the columns from the proposed pavilion/pergola. Please revise. (TE)  
**Response:** *Pergola removed from plans.*
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)  
**Response:** *Plans revised as requested.*

156. At DD-7, please extend the proposed easement to the Town approximately 10 feet to the north of the structure. (TRE)

**Response:** *DD-7 has been relocated within Town ROW.*

157. DD-1 may need to be replaced, as the existing pipe penetrations do not correspond with the proposed pipe penetrations. (TE)

**Response:** *DD-1 is a new structure that will be coordinated with existing pipe locations.*

158. DD-4 should be revised as it is located in the middle of a crosswalk. (TE)

**Response:** *DD-4 relocated as requested.*

159. DD-5 should be reviewed and possibly relocated, as it is located immediately adjacent to the watermain. (TE)

**Response:** *Acknowledged.*

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)

**Response:** *Note provided on sheet C104 as requested.*

## 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)

**Response:** *Acknowledged. The development has incorporated many of the MCDPD age-friendly considerations in the design of Pittsford Oaks including elevators and adequate stairway railings, entry ramps for mobility devices such as wheelchairs and walkers, safe pedestrian crossings for navigating traffic, inclusive recreational spaces that support physical, social and educational activities located both inside the building and outside the building and within the courtyard areas, and well-lit, predictably designed spaces to enhance wayfinding and safety for individuals with visual and cognitive impairments.*

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)

**Response:** *Plans revised as requested.*



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)  
**Response: Easement Plan to be provided as requested.**
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)  
**Response: Existing communication line to be further inspected. If no longer in use, it shall be removed. If in use, it shall be relocated as shown.**
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)  
**Response: ROW utility crossings revised as requested.**
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)  
**Response: Notes added to drawing C201 as requested.**
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)  
**Response: A building maintenance room will be located within the building. All outdoor grounds maintenance will be subcontracted, and no separate building will be necessary.**
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)  
**Response: Letter of Credit/Engineer's Estimate will be provided as requested.**
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)  
**Response: Signature lines added as requested.**
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)  
**Response: Acknowledged.**

171. All correspondence with MCDOH, MCWA, and NYSDOT regarding their review and approval should be provided to the Town of Pittsford. (DPW, TRE)

**Response: Acknowledged.**

172. Besides the individual apartment kitchens, is a general food preparation/restaurant area planned for the apartment building? (TRE)

**Response: No**

173. Please include the address, owner name, and tax ID block for each parcel's property owner(s) to all plan sheets. (DPW)

**Response: Plans revised as requested.**

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)

**Response: Plans revised as requested.**

Sincerely,

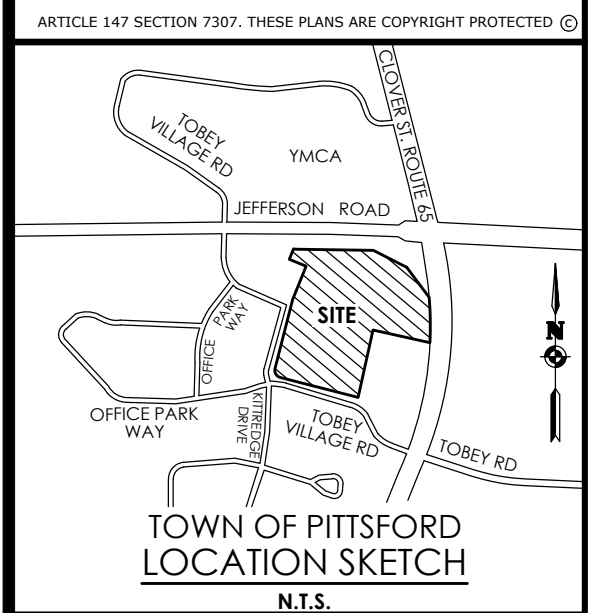
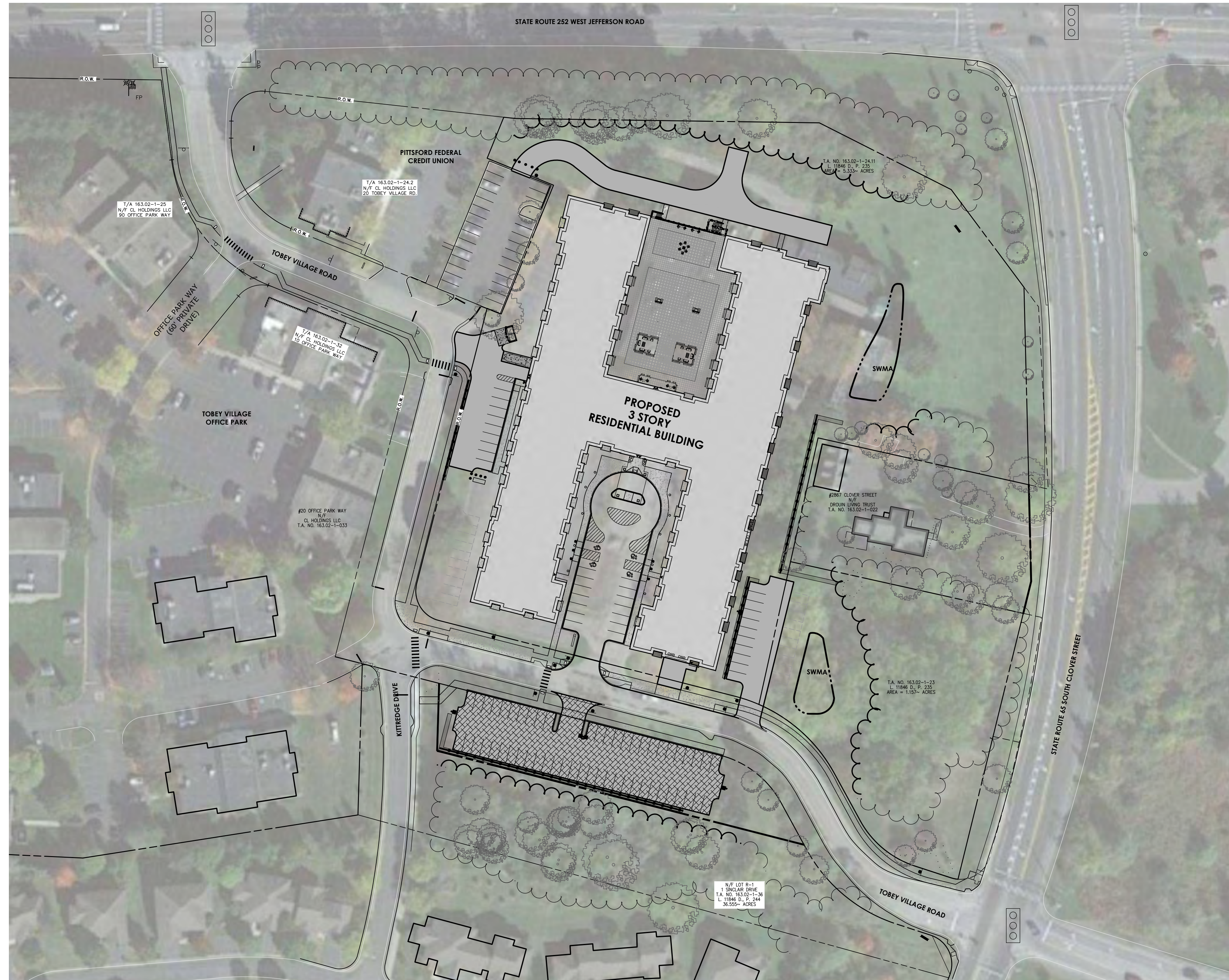
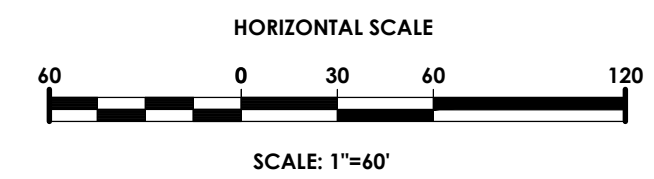


David Cox, PE MBA  
Vice President | Civil Department Manager

DC:paf

CC: File

# 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  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: David Cox, P.E.  
Project Manager: Andrew Burns, P.E.  
Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SAK	DRC COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

COVER

PITTSFORD OAKS

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

Project No:  
**20233554.0001**

Drawing No.  
**C 101**

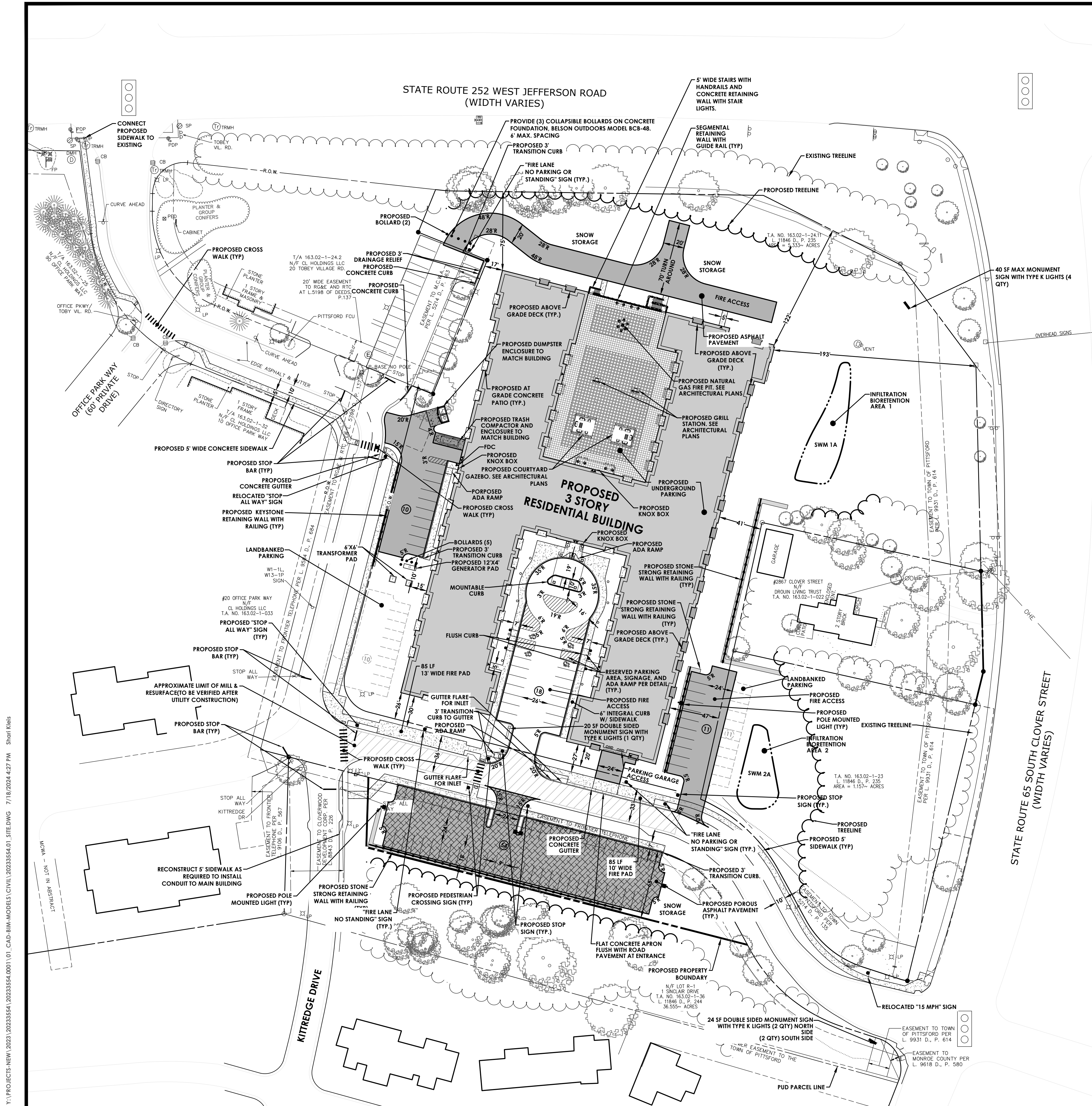
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Date  
**JULY 18, 2024**

## DRAWING INDEX

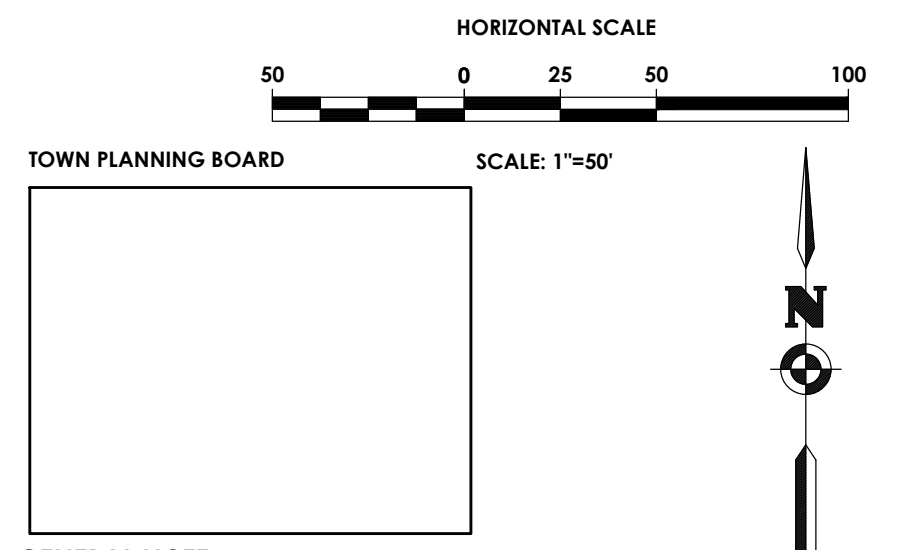
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- C 102 SITE PLAN
- C 103 EXISTING CONDITIONS/DEMOLITION PLAN
- C 104 UTILITY PLAN
- C 105 UTILITY PROFILES
- C 106 EASEMENT PLAN
- C 107 GRADING & EROSION CONTROL PLAN
- C 108 LANDSCAPE PLAN
- C 109 LIGHTING PLAN
- C 201-208 NOTES & DETAILS

NOT FOR CONSTRUCTION



**LEGEND - SITE:**

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



**GENERAL NOTE:**

- THE TOWN OF PITTSFORD DOES NOT FLOW SIDEWALKS IN THIS AREA AND HAS NO IMMEDIATE PLANS TO DO SO. 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 THE SITE CONSTRUCTION. THE DEVELOPER SHALL BE PREPARED TO REPLACE DAMAGED GUTTERS AND RESTORE THE COMPLETE ROAD CROSS-SECTION TO TOWN SPECIFICATIONS IF POST-CONSTRUCTION CONDITIONS WARRANTS REPAIR AND/ OR REPLACEMENT.
- CONCRETE GUTTERS DAMAGED DURING CONSTRUCTION TO BE REPLACED.

**SITE DATA**  
 4-STORY RESIDENTIAL BUILDING WITH SUBTERRANEAN STRUCT. PARKING (LEV. 1)  
 BUILDING FOOTPRINT - 70,228 SF  
 TOTAL BLDG. AREA ABOVE GRADE - 210,684 GSF  
 TOTAL BLDG. AREA - 285,379 GSF  
**UNIT COUNT**  
 (16) STUDIOS  
 (102) ONE BEDROOMS  
 (45) TWO BEDROOMS  
 (12) THREE BEDROOMS  
 (175) TOTAL UNITS

APPROVED BY: TOWN ENGINEER DATE: \_\_\_\_\_  
 APPROVED BY: COMMISSIONER OF PUBLIC WORKS DATE: \_\_\_\_\_

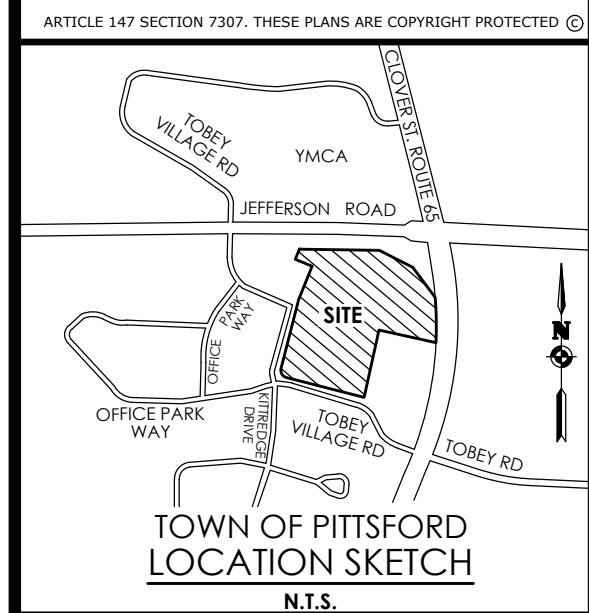
**SITE DATA**

- TAX ACCOUNT NUMBER: 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36
- PROJECT ADDRESS: 300 TOBEY VILLAGE ROAD
- TOTAL PROJECT AREA: 7.00 AC
- AREA OF DISTURBANCE: ± 5.72 AC
- EXISTING GREENSPACE: 4.39 AC
- PROPOSED GREENSPACE: 3.75 AC
- EXISTING IMPERVIOUS: 2.61 AC
- PROPOSED IMPERVIOUS: 3.25 AC
- EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
- PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
- EXISTING USE: BARN BAZAAR BUILDING AND INFRASTRUCTURE
- PROPOSED USE: RESIDENTIAL BUILDING
- AREA REQUIREMENTS:

**PROPOSED ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD)**

LOT	REQUIRED	PROPOSED
WIDTH	N/A	N/A
DEPTH	N/A	N/A
AREA	N/A	304,920 SF +/-
<b>SETBACK</b>		
TOBEY VILLAGE ROAD ROW	20'	20'
CLOVER STREET ROW	190'	193'
JEFFERSON ROAD ROW	75'	75'
REAR PROPERTY LINE OF 2864 CLOVER ST	40'	41'
<b>BUILDING</b>		
ABOVE FINISHED GRADE AT MAIN ENTRANCE	48"	47"
ABOVE EXTERIOR GRADE	59"	59"
UNIT QTY	N/A	175
<b>PARKING</b>		
STALLS QTY.	1.75 SPACES/UNIT X 175 UNITS = 306 SPACES	114 SURFACE SPACES 198 GARAGE 312 TOTAL (1.78 SPACE/UNIT)
STALL SIZE - PERPENDICULAR	9'	9'
STALL SIZE - PARALLEL	18'	18'
DRIVE AISLE WIDTH	24'	24'
NOTES:	SHPO CONSULTATION # 24PR00320	

10. STATE REGULATED WETLANDS (NYSDEC ERM):	NO	YES
11. FEDERALLY REGULATED WETLANDS (USFWS NWI):	X	
12. FLOOD PLAIN (FEMA NFHL): FIRM PANEL: 36055C0358G DATED: 08/28/2008	X	
13. PUBLIC WATER PROVIDED BY:	MONROE COUNTY WATER AUTHORITY	
14. ELECTRIC SERVICE PROVIDED BY:	ROCHESTER GAS AND ELECTRIC	
15. GAS SERVICE SUPPLIED BY:	ROCHESTER GAS AND ELECTRIC	
16. SANITARY SEWER PROVIDED BY:	TOWN OF PITTSFORD	
17. STORM SEWER & DRAINAGE WILL BE: (MAINTAINED BY THE OWNER)	PRIVATE	



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

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 Rochester, New York 14614  
 Principal-in-Charge: David Cox, P.E.  
 Project Manager: Andrew Burns, P.E.  
 Designed by: Shari Kleis

**Revisions**

No.	Date	By	Description
1	07/18/24	SKM	DRC COMMENTS

**SITE PLAN**

**PITTSFORD OAKS**

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

Project No:  
**20233554.0001**

Drawing No.  
**C 102**

Scale:  
**1" = 50'**

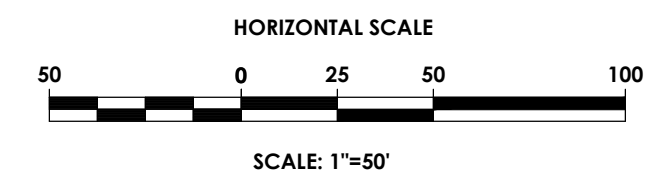
Date  
**JULY 18, 2024**

NOT FOR CONSTRUCTION

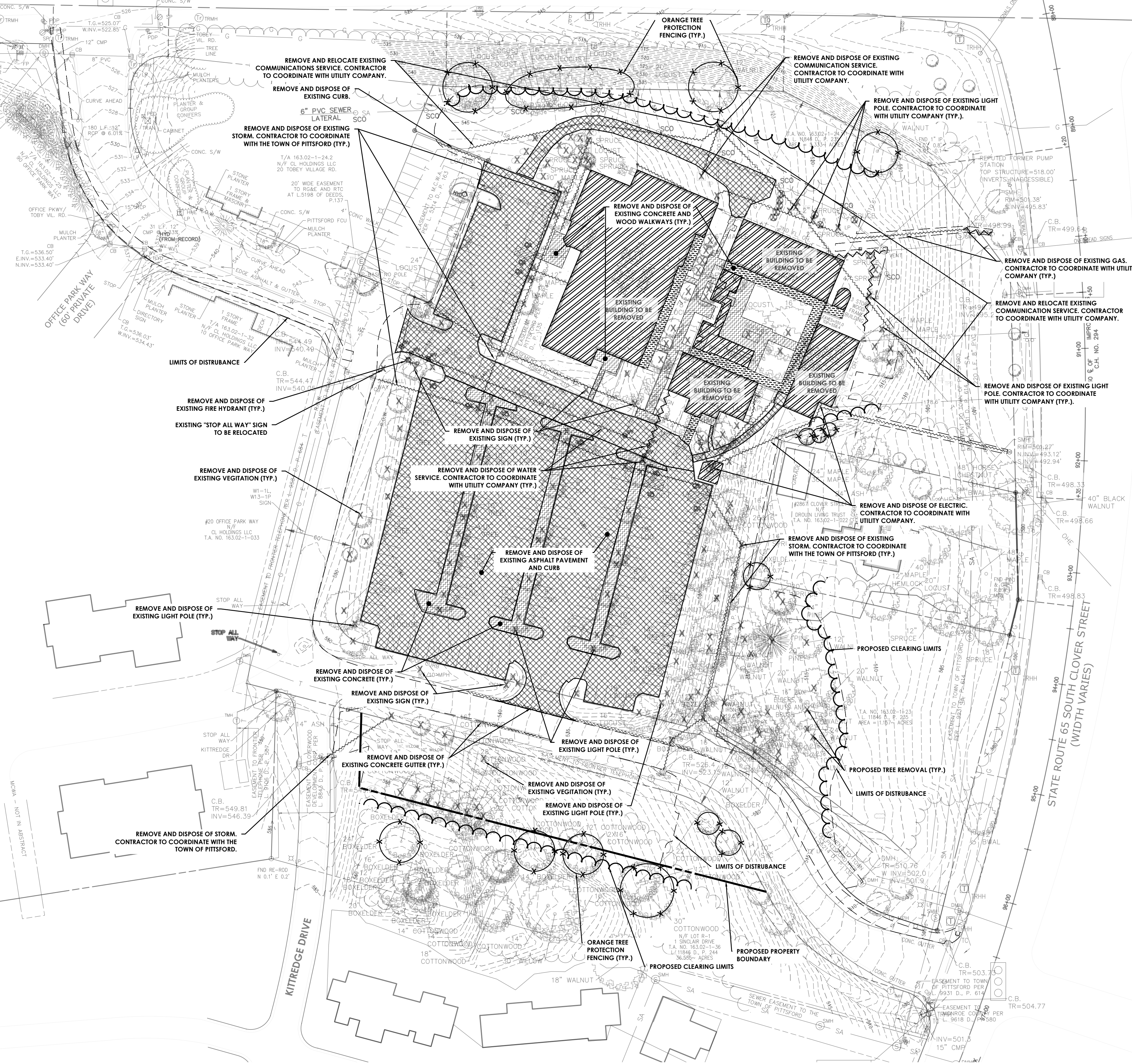
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HYD (FROM RECORD)

HYD (FROM RECORD)



STATE ROUTE 252 WEST JEFFERSON ROAD  
(WIDTH VARIES)



**DEMOLITION SEQUENCE :**

1. CONTRACTOR IS RESPONSIBLE TO CALL CENTRAL STAKE-OUT @ 1-800-762-7962 PRIOR TO BEGINNING DEMOLITION.
2. CONTRACTOR TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE TOWN OF PITTSFORD PRIOR TO BEGINNING DEMOLITION.
3. CONTRACTOR TO INSTALL EROSION CONTROL FENCING PRIOR TO BEGINNING DEMOLITION.
4. CONTRACTOR TO COORDINATE ALL UTILITY SHUTDOWNS, RELOCATIONS, SERVICE INSTALLATIONS WITH THE LOCAL UTILITY COMPANIES.
5. ONE WEEK PRIOR TO THE START OF CLEARING AND GRUBBING THE TOWN WILL BE NOTIFIED. LIMITS OF CLEARING WILL BE FLAGGED AND CHECKED BY THE TOWN PRIOR TO THE START OF WORK.
6. INSTALL TREE PROTECTION AND PERIMETER EROSION AND SEDIMENT CONTROL MEASURES.
7. DUST CONTROL MEASURES SHALL BE APPLIED AS NEEDED. CONTRACTOR TO KEEP ROAD CLEAR & CLEAN DURING DEMOLITION AND SHALL COORDINATE WITH THE TOWN OF PITTSFORD AND THE OWNER.
8. 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 OR TIMES WILL REQUIRE DPW APPROVAL.
9. CONTRACTOR IS RESPONSIBLE TO REMOVE NON-CONCRETE/MASONRY MATERIALS FROM THE PROJECT SITE.
10. CONTRACTOR IS RESPONSIBLE TO PROTECT ALL UTILITIES AND CONDUITS ON SITE DURING CONSTRUCTION.
11. CONTRACTOR TO INSTALL NEW STORM SEWER PRIOR TO DEMOLITION OF STORM SEWER WITHIN IN THE BUILDING.
12. ANY EXISTING UTILITIES OR CONDUITS THAT ARE TO BE ABANDONED AND ARE NOT LOCATED IN THE AREA OF PROPOSED IMPROVEMENTS MAY BE CUT, CAPPED AND/OR FILLED.
13. ANY ABANDONMENT OF EXISTING ELECTRICAL, NATURAL GAS FACILITIES OR OTHER UTILITY SHALL BE COORDINATED WITH A REPRESENTATIVE FROM THE UTILITY COMPANY.
14. ALL FILL AREAS SHALL BE COMPACTED TO 95% ORIGINAL DENSITY PER STANDARD PROCTOR TEST. THIS SHALL BE CERTIFIED TO ENGINEER IN ALL AREAS OF FILL BY A LICENSED TESTING COMPANY.

**LEGEND - DEMO:**

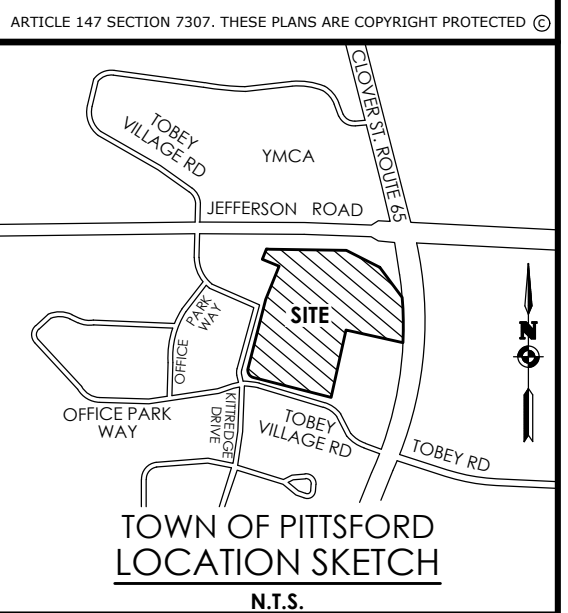
	PROPERTY BOUNDARY
	R.O.W.
	EXISTING CENTER LINE ROAD
	EXISTING BUILDING
	EXISTING FENCE
	EXISTING EASEMENT LINE
	SETBACK
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING STORM SEWER & MH
	EXISTING WATER SERVICE & VALVE
	EXISTING SIGN
	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING ELECTRIC LINE & 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

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
MONROE COUNTY HEALTH DEPARTMENT

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
MONROE COUNTY WATER AUTHORITY



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2851 Clover, LLC  
2851 Monroe Avenue  
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Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SKM	DRC COMMENTS

**EXISTING CONDITIONS & DEMOLITION PLAN**

**PITTSFORD OAKS**

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

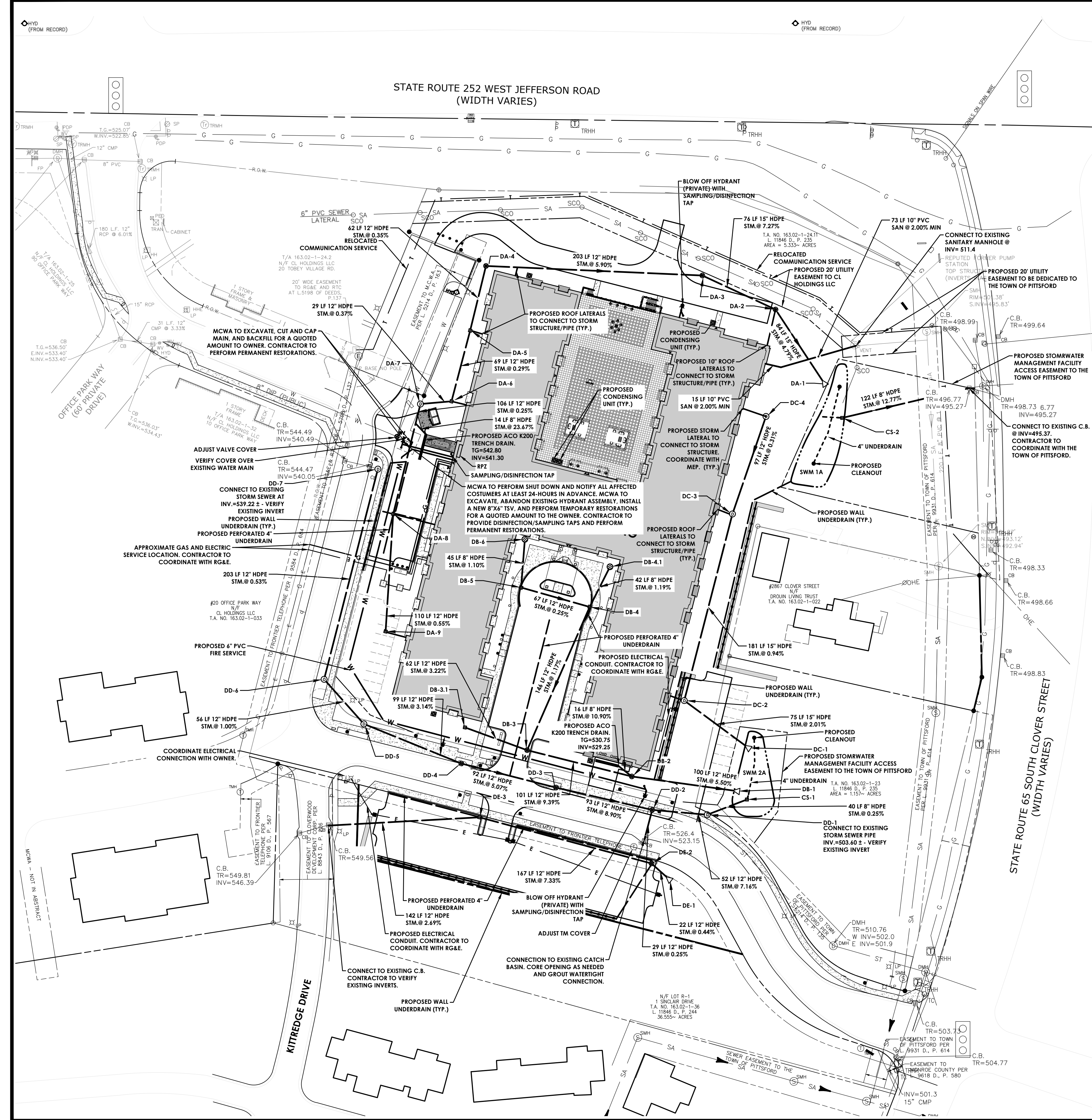
Project No. **20233554.0001**

Drawing No. **C 103**

Scale: **1" = 50'**

Date **JULY 18, 2024**

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**LEGEND - UTILITIES:**

- 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
- 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 FORCE MAIN
- 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



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Watermain Approval  
**Monroe County Department of Public Health**  
 These plans for Public Water System Extension / Improvement are hereby approved pursuant to 10NYCRRS of the State Sanitary Code subject to conditions of approval.  
**Director of Public Health**  
 By \_\_\_\_\_ Public Health Engineer Date \_\_\_\_\_

Irondequoit Bay South Central Pure Waters District  
**Review Number \_\_\_\_\_**  
 Confirms to Monroe County Pure Waters Master Plan  
 Signature \_\_\_\_\_ Date \_\_\_\_\_

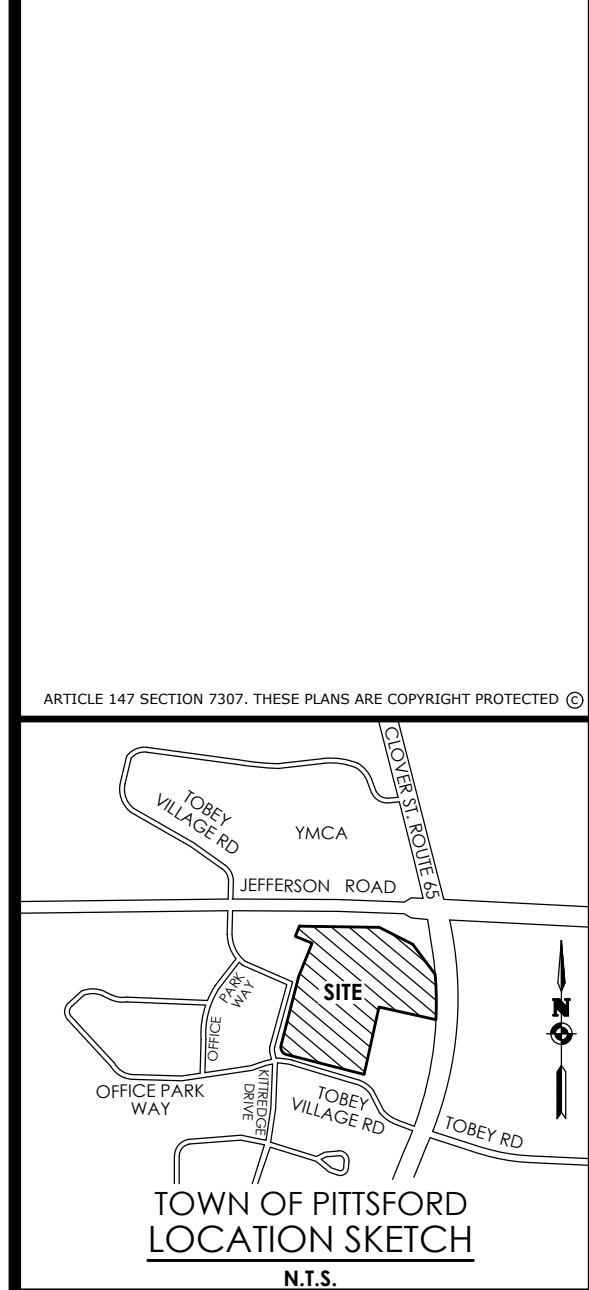
TOWN PLANNING BOARD

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN ENGINEER  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 COMMISSIONER OF PUBLIC WORKS  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 TOWN OF PITTSFORD APPROVAL FOR SEWERS  
 APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
 MONROE COUNTY WATER AUTHORITY

STRUCTURE	RIM & INV
DE-3 (2'X2' CB)	RIM = 544.7 W 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 = 544.5 S INV OUT = 539.22
DD-6 (4' DIA MH)	RIM = 548.8 N INV IN = 538.14 SE INV OUT = 538.14
DD-4 (4' DIA INLET MH)	RIM = 542.0 W INV IN = 534.48 E INV OUT = 534.48
DD-3 (4' DIA INLET MH)	RIM = 535.2 W INV IN = 529.84 E INV OUT = 529.84
DD-2 (4' DIA INLET MH)	RIM = 527.8 W INV IN = 521.60 S INV IN = 523.08 E INV OUT = 521.60
DD-1 (4' DIA MH)	RIM = 524.0 E INV IN = 517.90 W INV IN = 517.90
DC-4 (4' DIA MH)	RIM = 526.9 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 N INV IN = 523.00 SE INV OUT = 523.00
DC-1 (12' END SECTION)	RIM = 523.3 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-4.1 (12' YARD INLET)	RIM = 542.0 SW INV OUT = 539.00
DB-4 (2'X2' CB)	RIM = 541.5 W INV IN = 538.33 NE INV IN = 538.50 SW INV OUT = 538.22

STRUCTURE	RIM & INV
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 = 530.7 NW INV IN = 527.00 NW INV IN = 527.50 E INV OUT = 527.00
DB-1 (12' END SECTION)	RIM = 523.0 W INV IN = 521.50
DA-9 (2'X2' CB)	RIM = 541.5 N INV OUT = 538.91
DA-8 (2'X2' CB)	RIM = 541.1 S INV IN = 538.30 N INV OUT = 538.30
DA-7 (4' DIA MH)	RIM = 544.0 S INV IN = 538.03 E INV OUT = 537.99 SE INV OUT = 541.30
DA-6 (2'X2' CB)	RIM = 542.0 W INV IN = 537.88 N INV OUT = 537.88
DA-5 (2'X2' CB)	RIM = 542.0 S INV IN = 537.68 N INV OUT = 537.68
DA-4 (4' DIA INLET MH)	RIM = 541.0 S INV IN = 537.47 E INV OUT = 537.47
DA-3 (4' DIA INLET MH)	RIM = 531.0 SE INV OUT = 525.50
DA-2 (4' DIA INLET MH)	RIM = 529.5 NW INV IN = 520.00 SE INV OUT = 520.00
DA-1 (15' END SECTION)	RIM = 517.8 NW INV IN = 516.00
CS-2 (2'X2' CB)	RIM = 515.0 E INV OUT = 511.00 W INV OUT = 511.00
CS-1 (2'X2' CB)	RIM = 520.8 N INV IN = 518.00 W INV OUT = 518.00

**GENERAL NOTE:**  
 1. SANITARY AND STORM SEWERS LOCATED OUTSIDE OF THE TOWN OF PITTSFORD EASEMENTS ARE TO BE PRIVATELY OWNED AND MAINTAINED. SANITARY AND STORM SEWERS TO BE BUILT TO THE TOWN OF PITTSFORD MOST RECENT SPECIFICATIONS AND INSPECTED BY THE SEWER DEPARTMENT.  
 2. THE CONDITION OF EXISTING STORM SEWER PIPING THAT WILL REMAIN SHALL BE INSPECTED AND FLUSHED, IF NECESSARY.



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

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 Rochester, New York 14614  
 Principal-in-Charge: David Cox, P.E.  
 Project Manager: Andrew Burns, P.E.  
 Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

**UTILITY PLAN**  
**PITTSFORD OAKS**  
 Town/City: PITTSFORD  
 County: MONROE State: NEW YORK  
 Project No.: **20233554.0001**

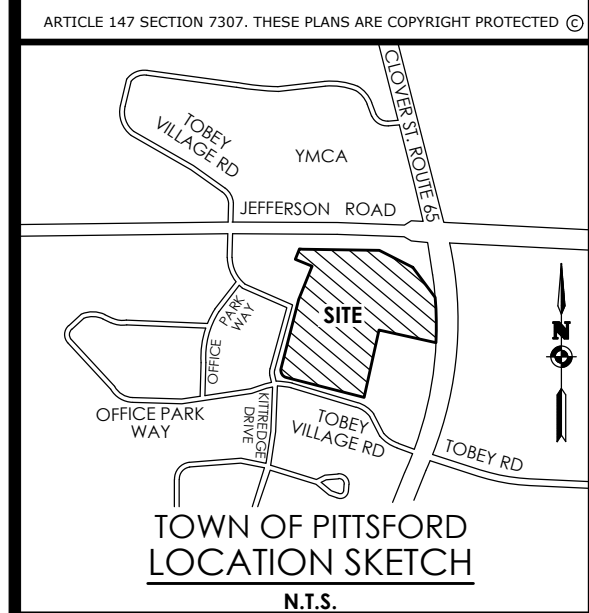
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 Scale: **1" = 50'**  
 Date: **JULY 18, 2024**

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PASSERO ASSOCIATES  
engineering architecture

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New York  
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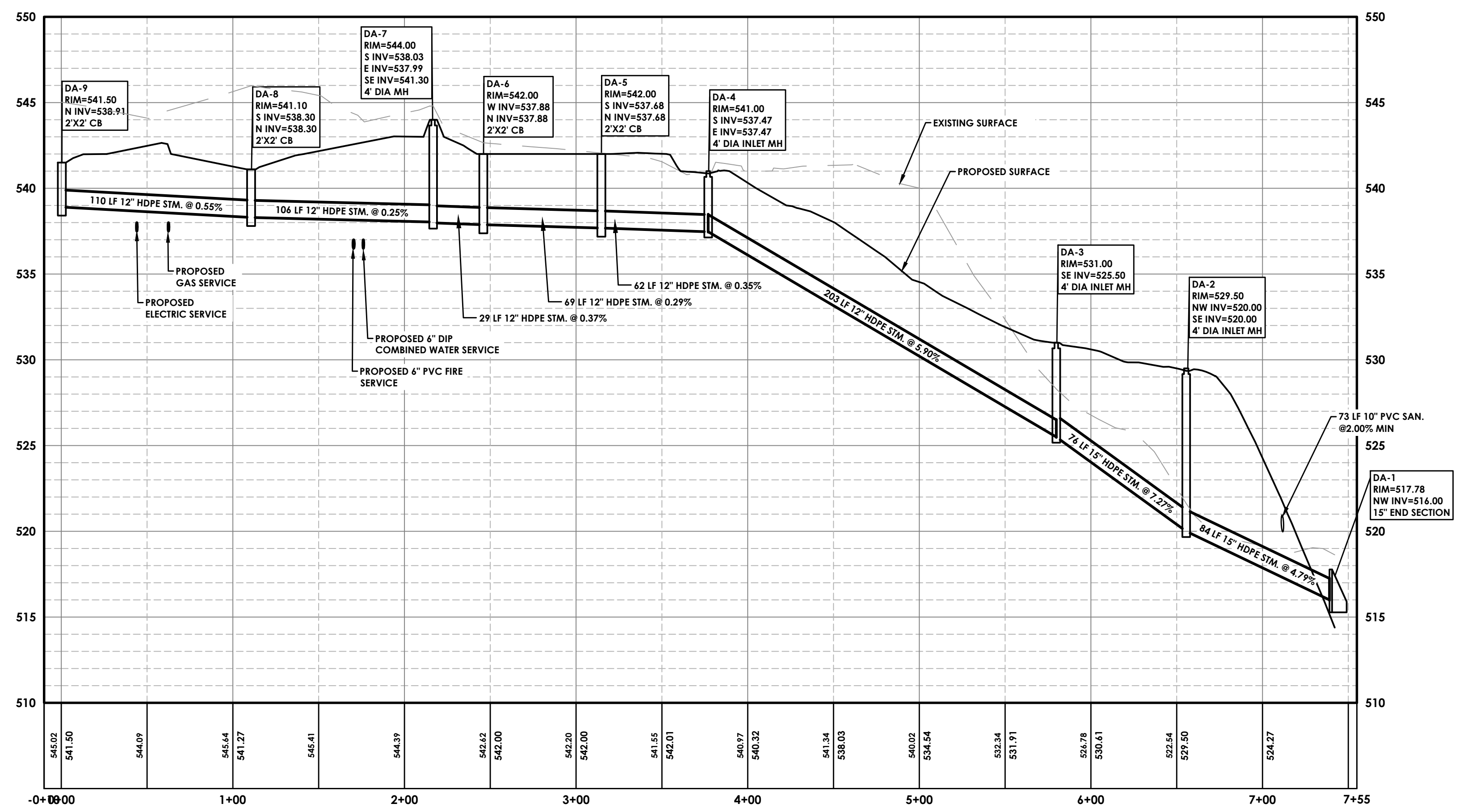
Revisions

No.	Date	By	Description
1	07/18/24	SAK	DRC COMMENTS

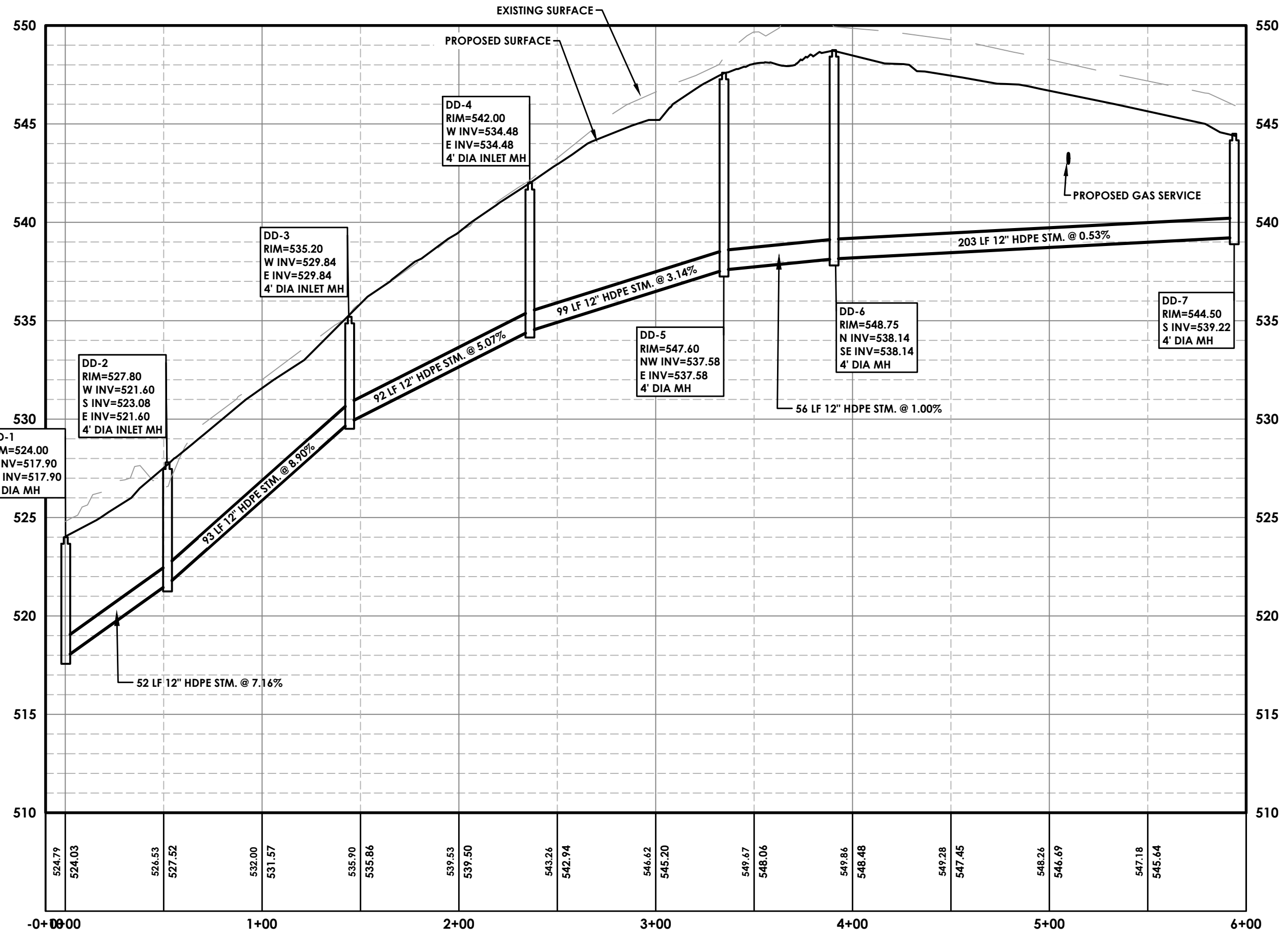
UTILITY PROFILES  
**PITTSFORD OAKS**  
Town/City: PITTSFORD  
County: MONROE State: NEW YORK

Project No.  
**20233554.0001**  
Drawing No.  
**C 105**  
Scale:  
**1" = 50'**  
Date  
**JULY 18, 2024**

NOT FOR CONSTRUCTION



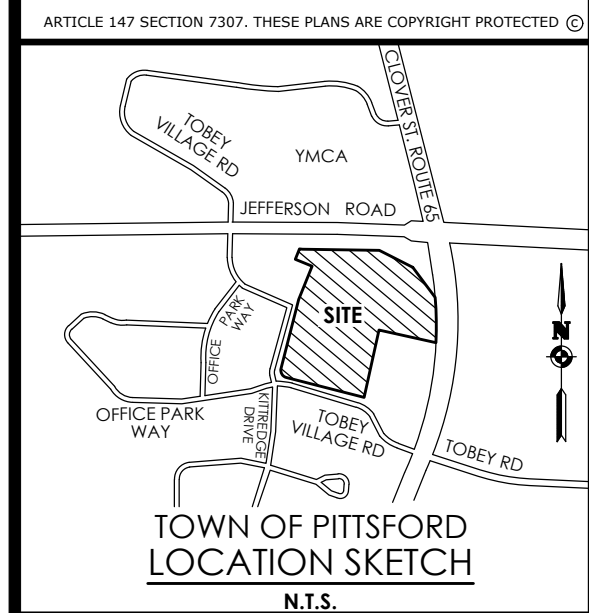
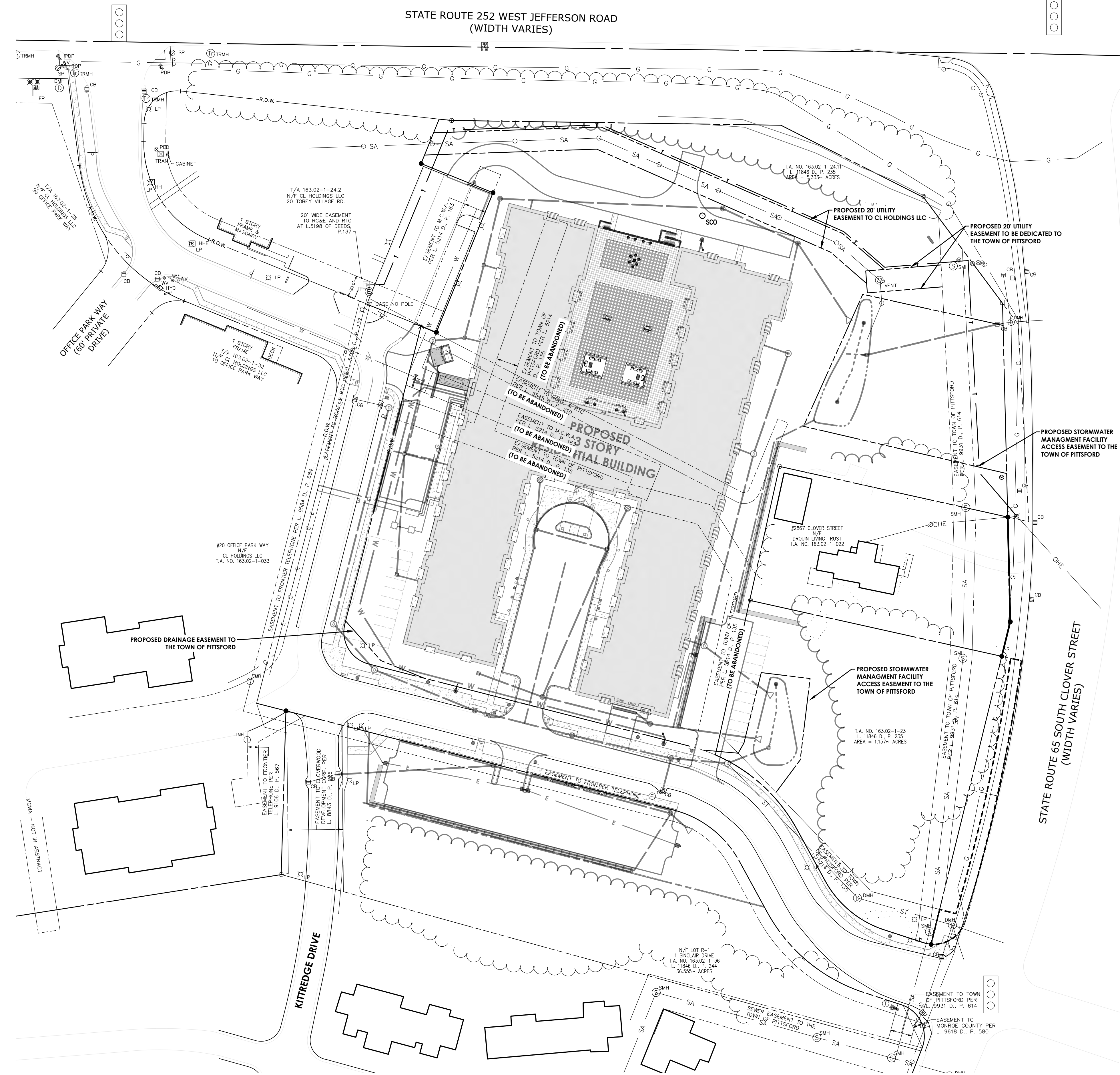
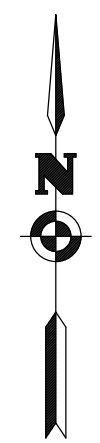
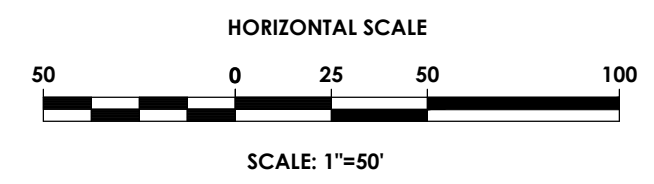
**DA-1 - DA-9 PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'



**DD-1 - DD-7 STORM PROFILE**  
SCALE: HORIZONTAL - 1" = 50'  
VERTICAL - 1" = 5'

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER  
APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS

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Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

**EASEMENT PLAN**

**PITTSFORD OAKS**

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

Project No:  
**20233554.0001**

Drawing No.  
**C 106**

Scale:  
**1" = 50'**

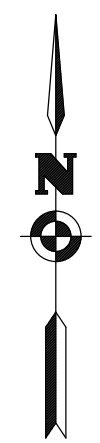
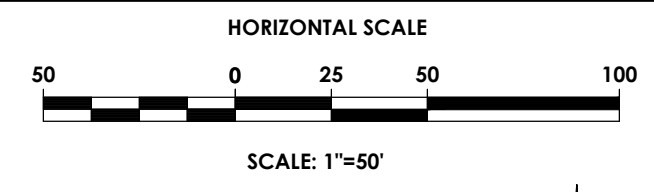
Date  
**JULY 18, 2024**

APPROVED BY: \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER

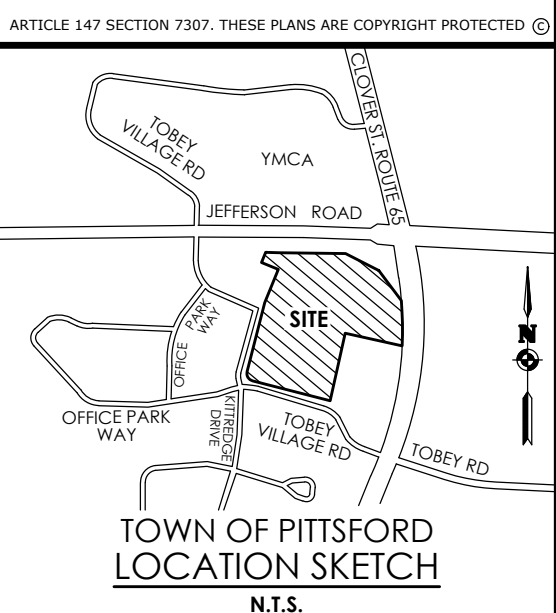
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COMMISSIONER OF PUBLIC WORKS

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Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

**GRADING & EROSION CONTROL PLAN**

**PITTSFORD OAKS**

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

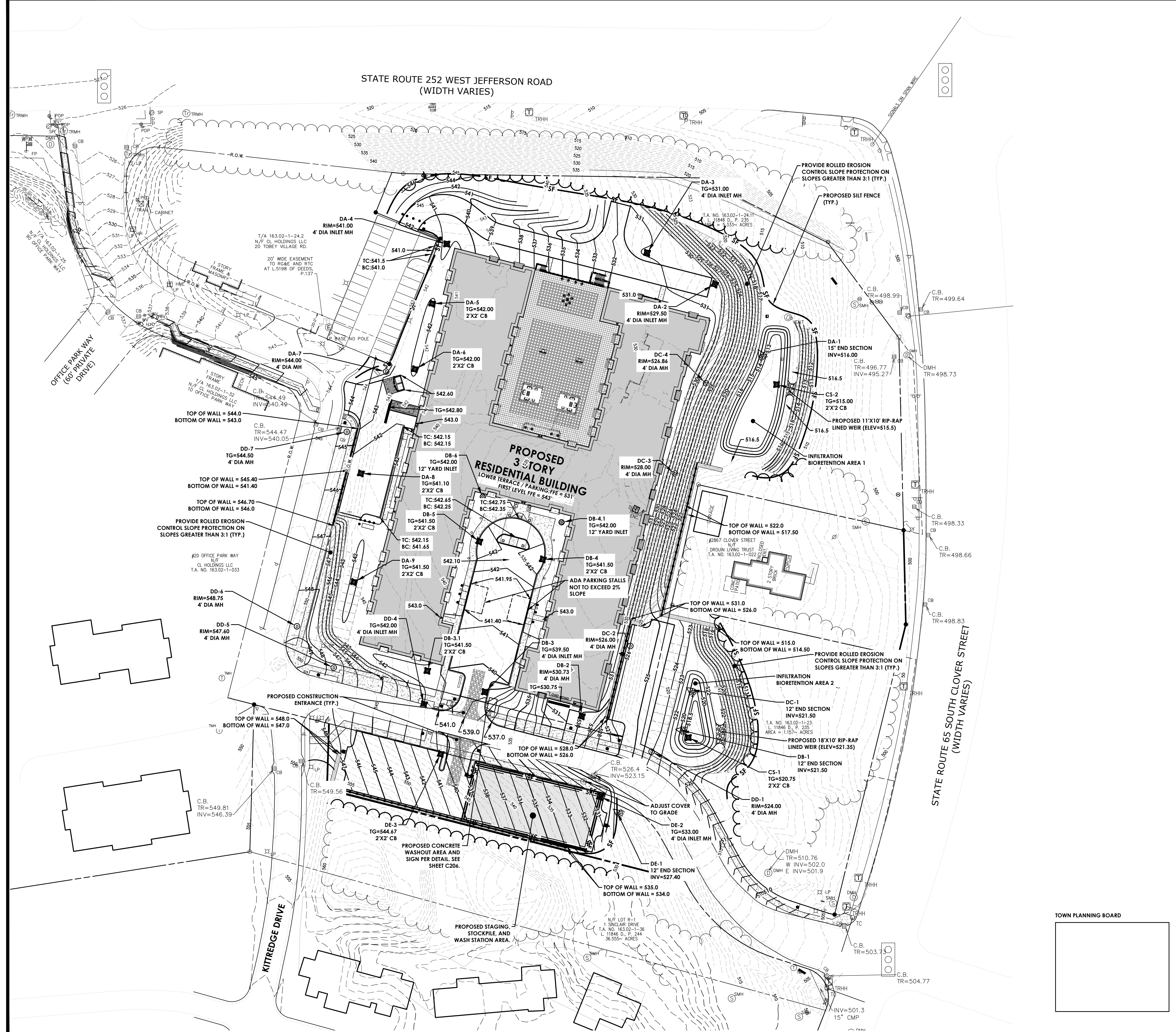
Project No: **20233554.0001**

Drawing No: **C 107**

Scale: **1" = 50'**

Date: **JULY 18, 2024**

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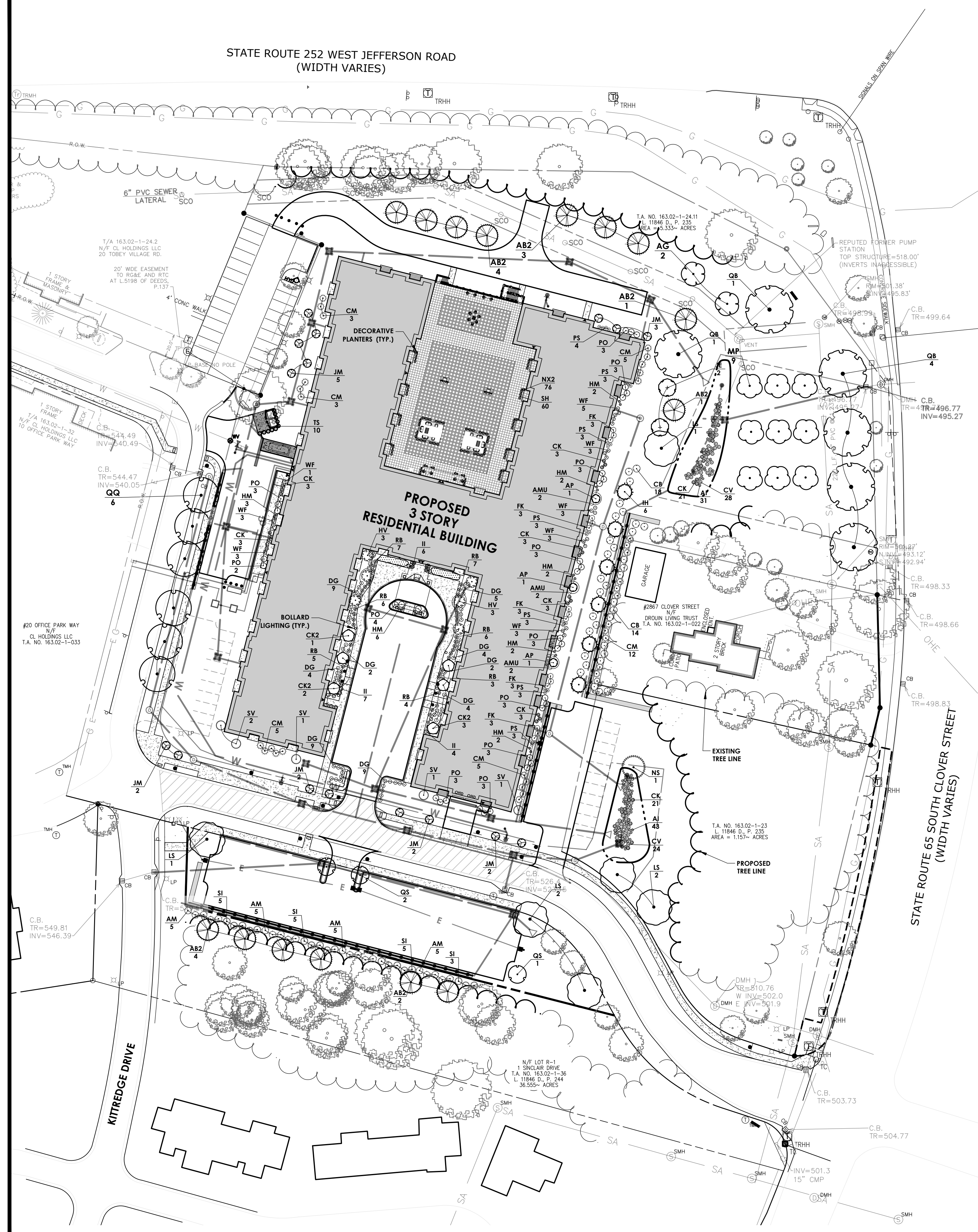
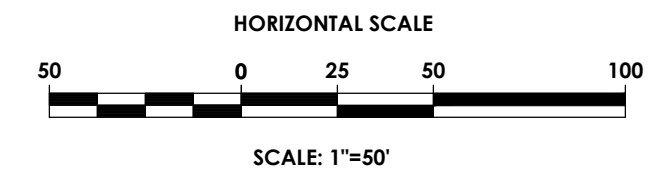


**LEGEND - GRADING:**

- R.O.W.
- PROPERTY BOUNDARY
- 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
- 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

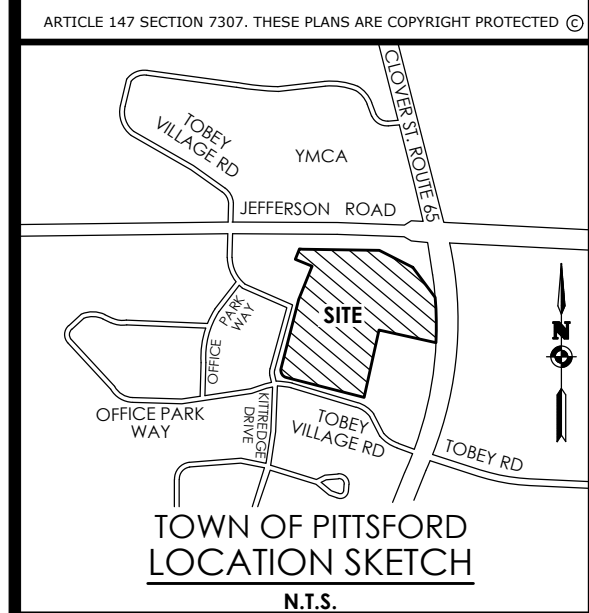
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STATE ROUTE 252 WEST JEFFERSON ROAD  
(WIDTH VARIES)



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE/HEIGHT	ROOT	MATURE HEIGHT	REMARKS
<b>TREES</b>								
	AP	3	ACER PALMATUM DISSECTUM 'MONFRICK'	VELVET VIKING™ JAPANESE MAPLE	2' H.	#5 CONT.	2-3'	FALL PLANTING HAZARD
	AG	2	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'	
	MP	9	MALUS 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.	B&B	30-60'	FALL PLANTING HAZARD
<b>EVERGREEN TREES</b>								
	AB2	15	ABIES BALSAMEA	BALSAM FIR	7-8' H'	B&B	50-75'	
	JE	2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7-8' H'	B&B	30-35'	FALL PLANTING HAZARD
	TS	10	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' H.	B&B	12-14'	FOR SCREENING
<b>SHRUBS</b>								
	AM	20	ARONIA MELANOCARPA	BLACK CHOKEBERRY	12-15"	#2 CONT.	3-6'	
	AMU	6	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	10-12"	#1 CONT.	18-36"	
	CB	32	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS® BUTTONBUSH	24"-30"	#3 CONT.	5-6'	
	CM	33	CHAMAECYPARIS OBTUSA 'MONYUR'	JADE WAVES™ HINKI FALSE CYPRESS	2' HT.	#3 CONT.	6-8'	
	FK	15	FORSYTHIA X INTERMEDIA 'KOLGOLD'	MAGICAL® GOLD FORSYTHIA	15-18"	#3 CONT.	3-6'	
	HV	6	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	30"-36"	B&B	10-20'	
	HM	19	HYDRANGEA MACROPHYLLA 'PIA'	PIA DWARF HYDRANGEA	12-15"	#3 CONT.	18-24"	
	II	17	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	30"-36"	#2 CONT.	3-4'	
	PO	36	PHYSOCARPUS OPULIFOLIUS 'ZLEYELZ'	RASPBERRY LEMONADE™ NINEBARK	2-3"	#3 CONT.	3-6'	
	SI	18	STEPHANANDRA INCISA	CUTLEAF STEPHANANDRA	18-21"	#3 CONT.	3-6'	
	SV	5	SYRINGA VULGARIS 'AGINCOURT BEAUTY'	AGINCOURT BEAUTY COMMON LILAC	3-4"	#5 CONT.	10-12'	
	WF	24	WEIGELA FLORIDA 'VARIEGATA NANA'	VARIEGATED DWARF WEIGELA	15-18"	#2 CONT.	3'	
<b>ORNAMENTAL GRASSES</b>								
	CK	60	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15-18" H	#2 CONT.	4-6'	
	CV	52	CAREX VULPINOIDEA	FOX SEDGE	12-15" H	#3 CONT.	2-4'	
	DG	48	DESCHAMPISIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	12-15" H	#1 CONT.	2'	
	PS	22	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	6-12"	#1 CONT.	18-36"	
	SH	76	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPS EED	12-15" H	#1 CONT.	2-3'	
<b>PERENNIALS</b>								
	AI	74	AMSONIA ILLUSTRIS	OZARK BLUESTAR	12-15" H	#1 CONT.	2-3'	
	NX2	60	NEPETA X 'CATS PAJAMAS'	CATS PAJAMAS CATMINT	8-12" H	#1 CONT.	12-14"	
	RB	39	RUDBECKIA FULGIDA 'EVOLUTION COLORIFIC'	EVOLUTION COLORIFIC CONEFLOWER	15-18" H	#1 CONT.	3-4'	



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: David Cox, P.E.  
Project Manager: Andrew Burns, P.E.  
Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

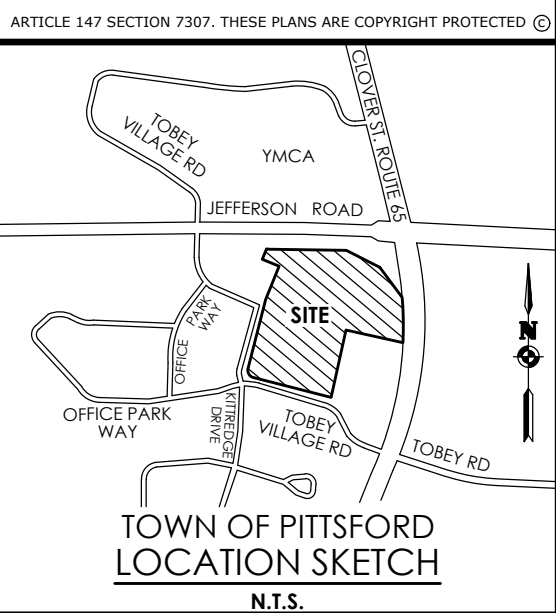
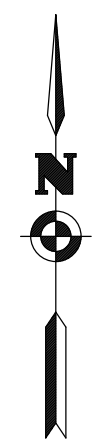
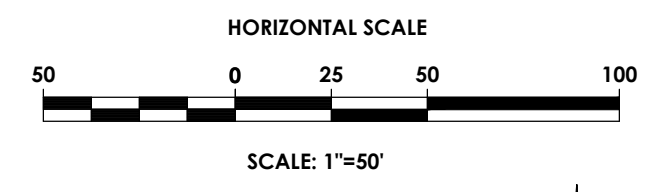
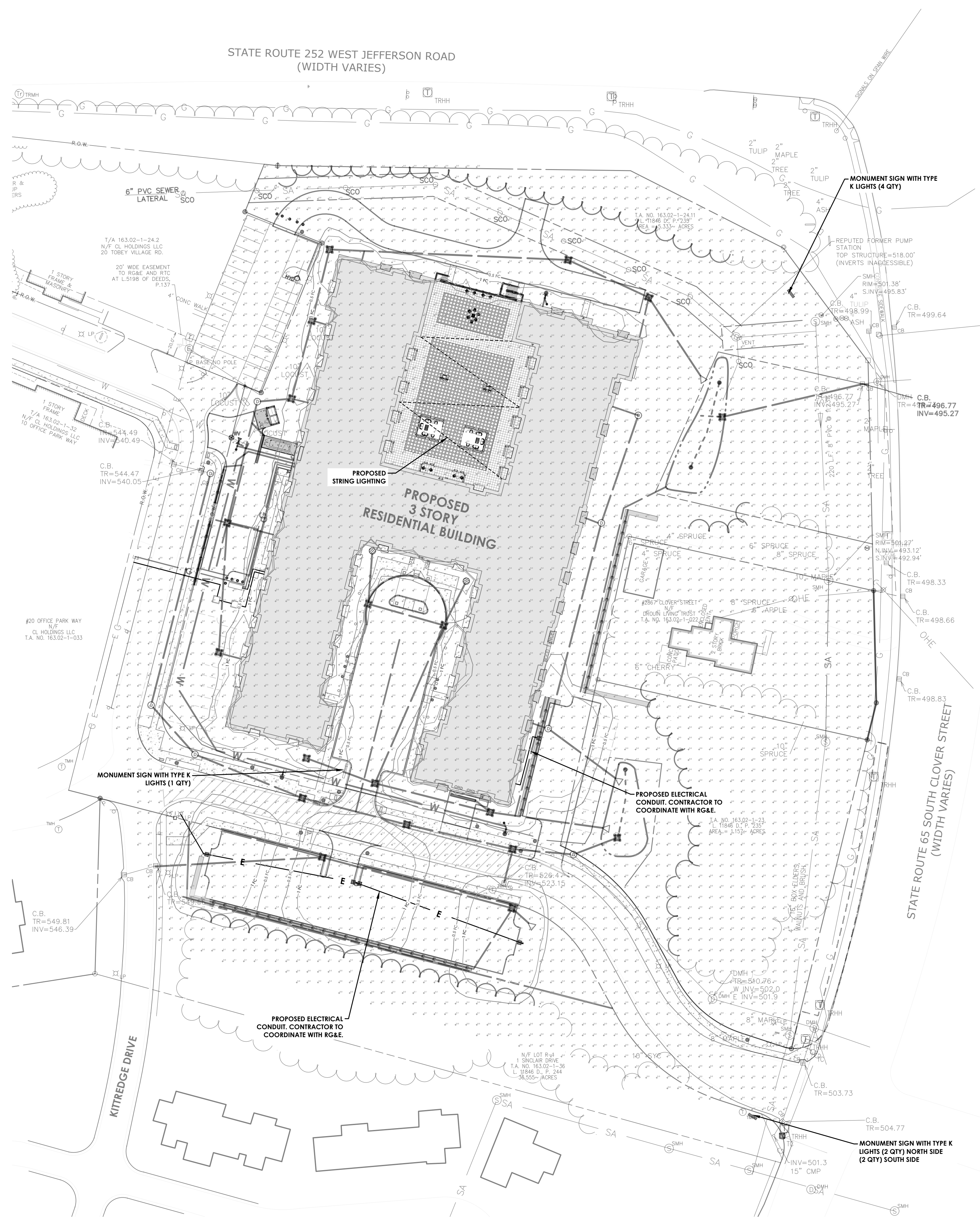
**LANDSCAPE PLAN**  
**PITTSFORD OAKS**

Town/City: PITTSFORD  
County: MONROE State: NEW YORK  
Project No.: **20233554.0001**  
Drawing No.: **C 108**  
Scale: **1" = 50'**  
Date: **JULY 18, 2024**

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN ENGINEER  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS

Y:\PROJECTS-NEW\2023\20233554\0001\_01\_CAD-BIM-MODELS\CIVIL\20233554\_01\_LANDSCAPE.DWG 7/18/2024 4:28 PM Shari Kleis

Y:\PROJECTS-NEW\2023\20233554\CAD-BIM-MODELS\CIVIL\20233554\_01\_LANDSCAPE.DWG 7/18/2024 4:27 PM Shari Kleis



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

**PASSERO ASSOCIATES**  
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Project Manager: Andrew Burns, P.E.  
Designed by: Shari Kleis

**LUMINAIRE SCHEDULE**

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
○	B		12	Luminaire	ELM810-120277- RICHMOND-0120-0-NO	Element ELM810 This file was created by Luminaire to reflect a different fixture configuration (4-30-2023).	1	217	1	20	
□	C		32	Lithonia Lighting	HEMI LED P1 SR2 30K	HEMI LED WITH P1 PERFORMANCE PACKAGE, 3000K, AND SR2 OPTIC TYPE	1	2111	1	19.56	
□	C		3	Lithonia Lighting	DSX2 LED P1 30K 70CRI TSM HS	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium House-side Shield	1	14185	1	134.5029	
□	D		1	Lithonia Lighting	DSX2 LED P1 30K 70CRI TSM HS	D-Series Size 2 Area Luminaire P1 Performance Package 3000K CCT 70 CRI Type 3 Medium House-side Shield	1	14185	1	269.0058	

- GENERAL NOTE:**
- SIGNAGE SHALL NOT BE INTERNALLY LIT. EXTERNAL SIGNAGE LIGHTING SHALL BE DOWN-LIGHTING AND DARK SKY COMPLIANT.
  - 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.

— 1 FC —  
— 0.5 FC —

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
TOWN ENGINEER

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_  
COMMISSIONER OF PUBLIC WORKS

**Revisions**

No.	Date	By	Description
1	07/18/24	SAK	DRC COMMENTS

**LIGHTING PLAN**

**PITTSFORD OAKS**

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

Project No.  
**20233554.0001**

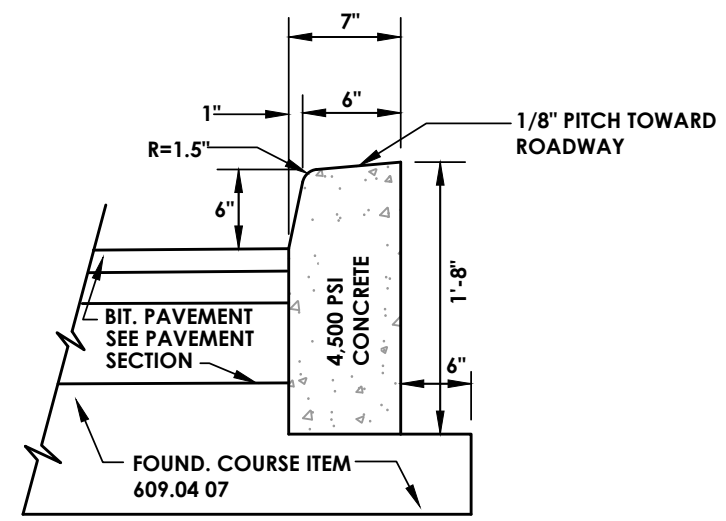
Drawing No.  
**C 109**

Scale:  
**1" = 50'**

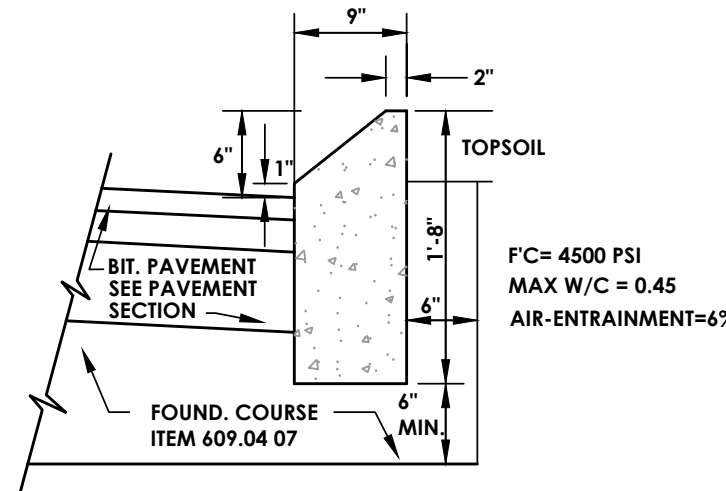
Date  
**JULY 18, 2024**



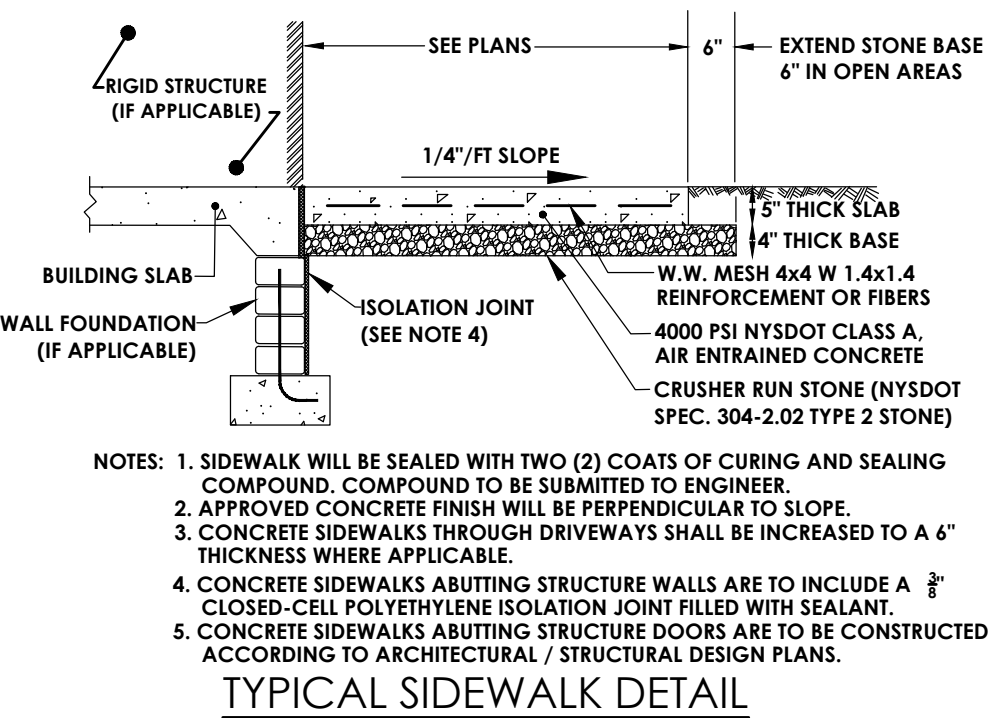
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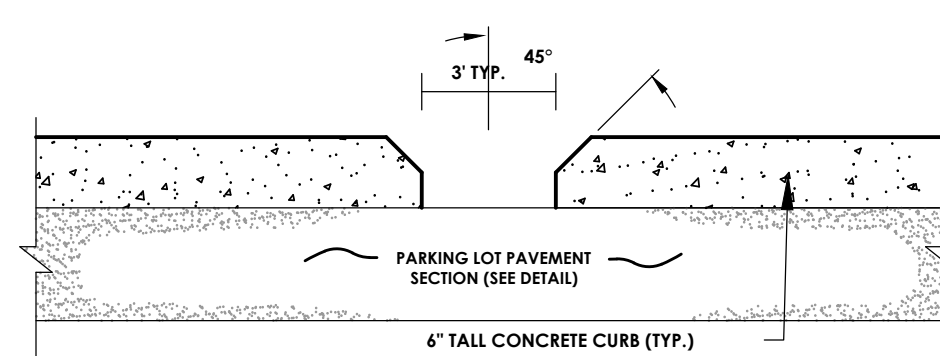
**CONCRETE CURB DETAIL**  
N.T.S.



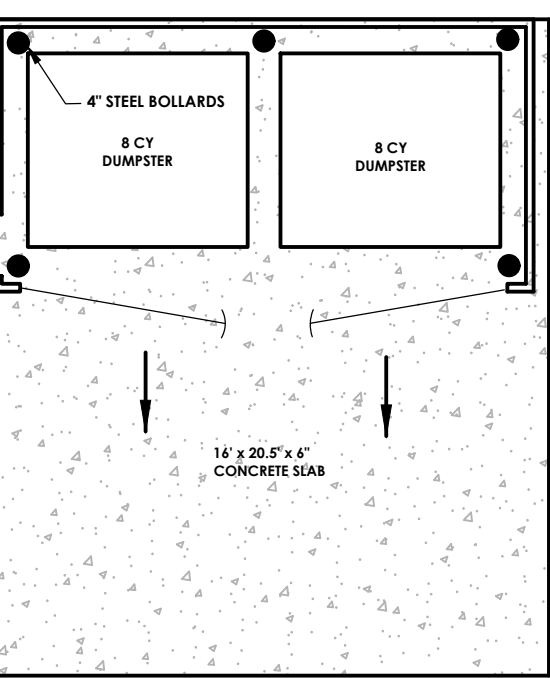
**MOUNTABLE CONCRETE CURB DETAIL**  
N.T.S.



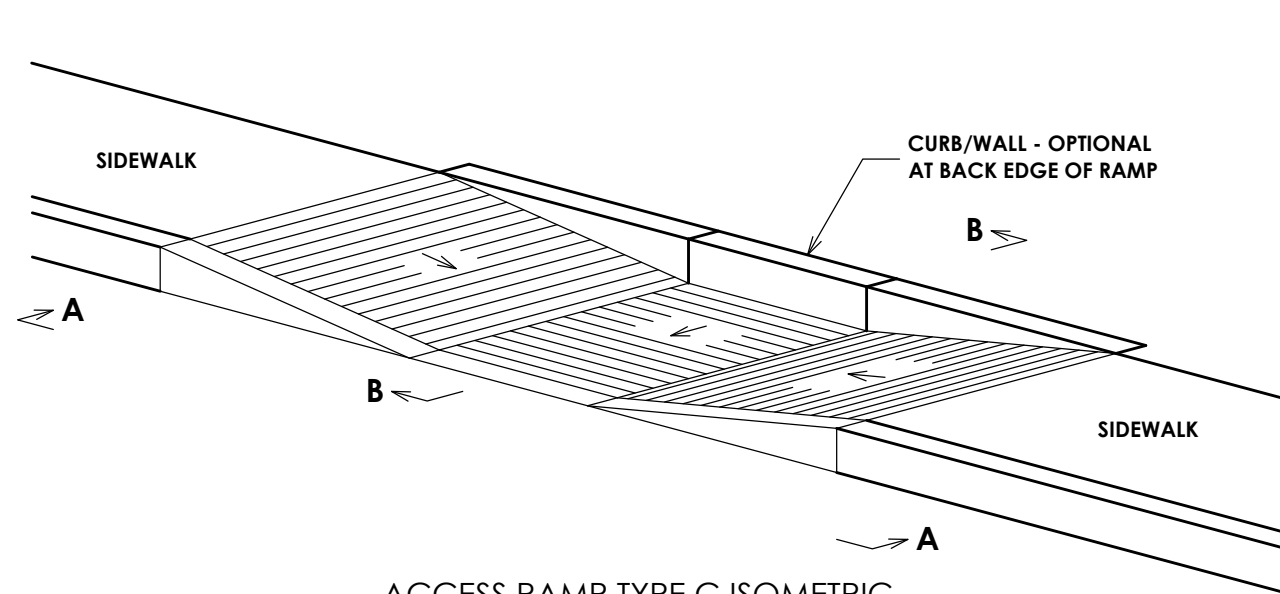
**TYPICAL SIDEWALK DETAIL**  
N.T.S.



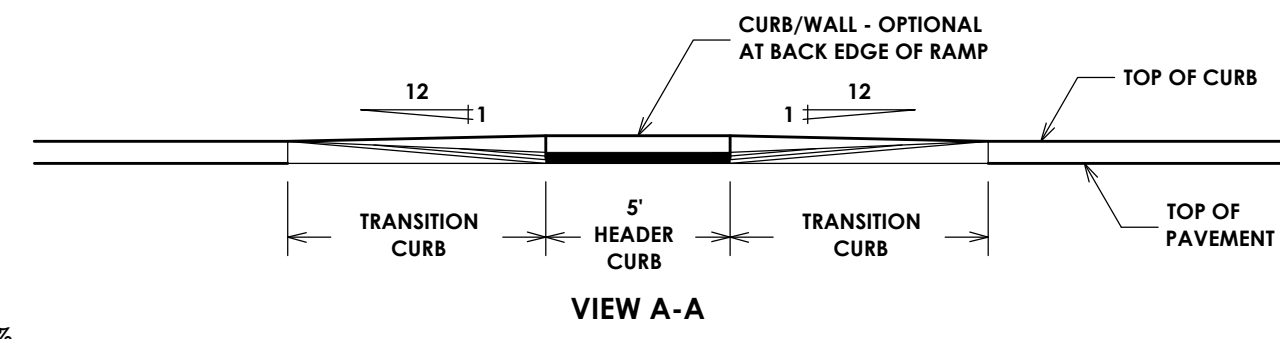
**DRAINAGE RELIEF IN CURB**  
N.T.S.



**DUMPSTER ENCLOSURE**  
N.T.S.



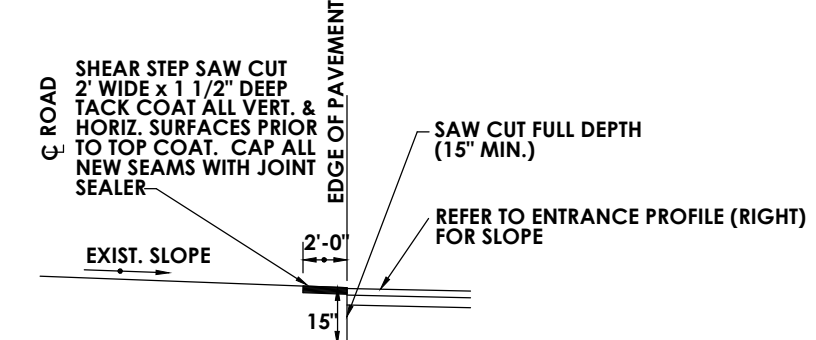
**ACCESS RAMP TYPE C ISOMETRIC**



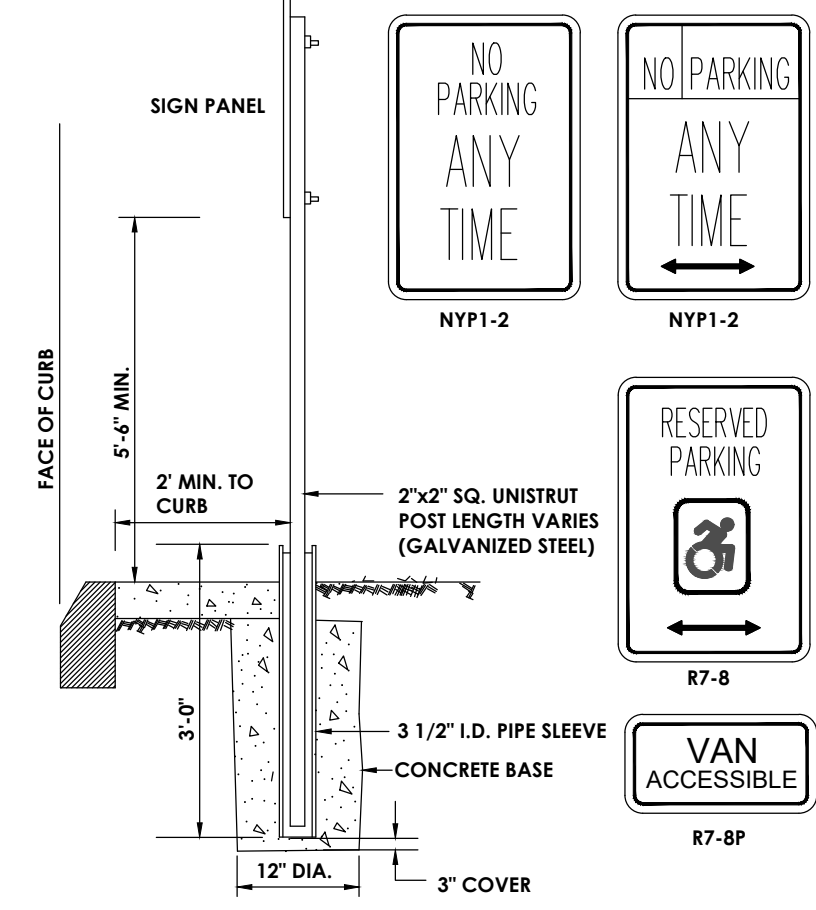
**VIEW A-A**

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

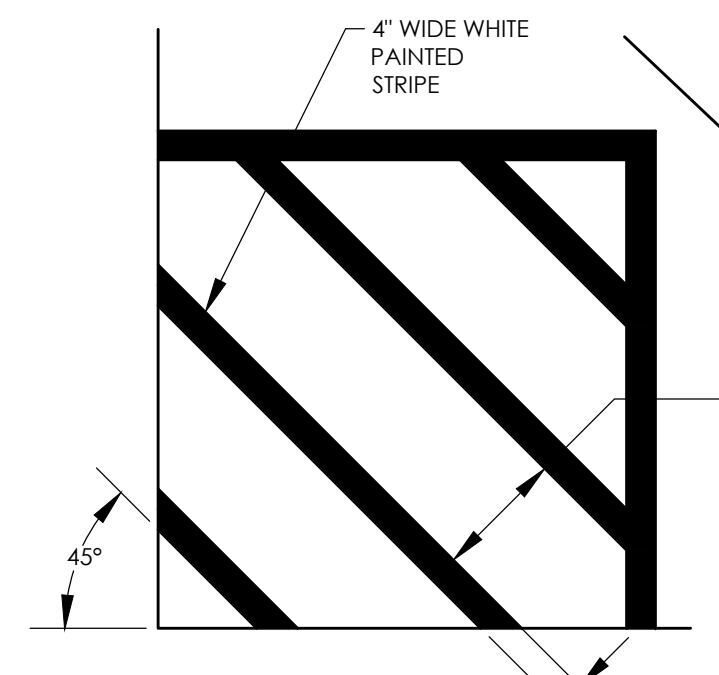
**SIDEWALK ACCESS RAMP**  
N.T.S.



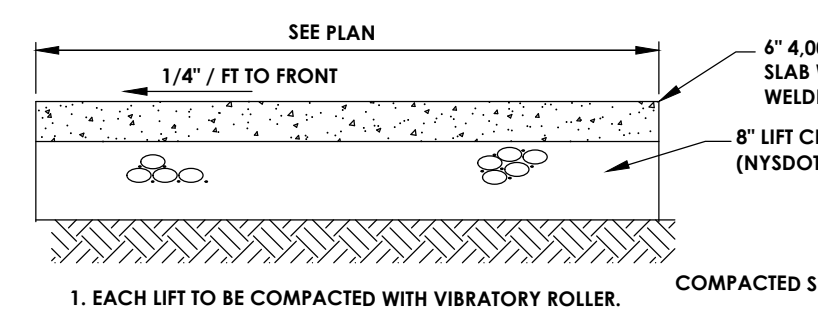
**PAVEMENT KEY DETAIL**  
(FOR CONNECTION TO EXISTING PAVEMENT)  
N.T.S.



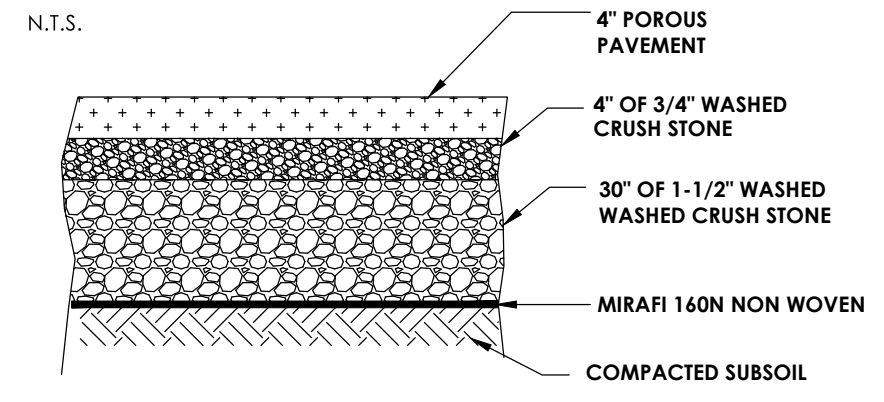
**TYPICAL POST MOUNT HANDICAP SIGN INSTALLATION**  
(SIGN IN LANDSCAPE AREA OR SIDEWALK)  
N.T.S.



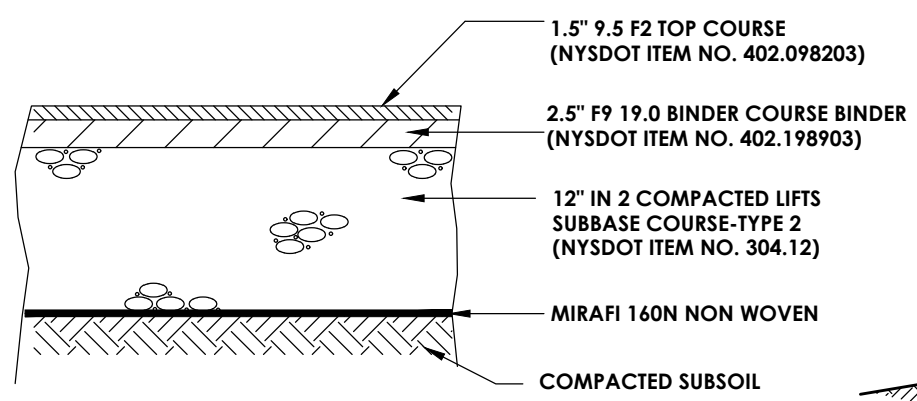
**TYPICAL PARKING PAVEMENT MARKING LAYOUT**  
N.T.S.



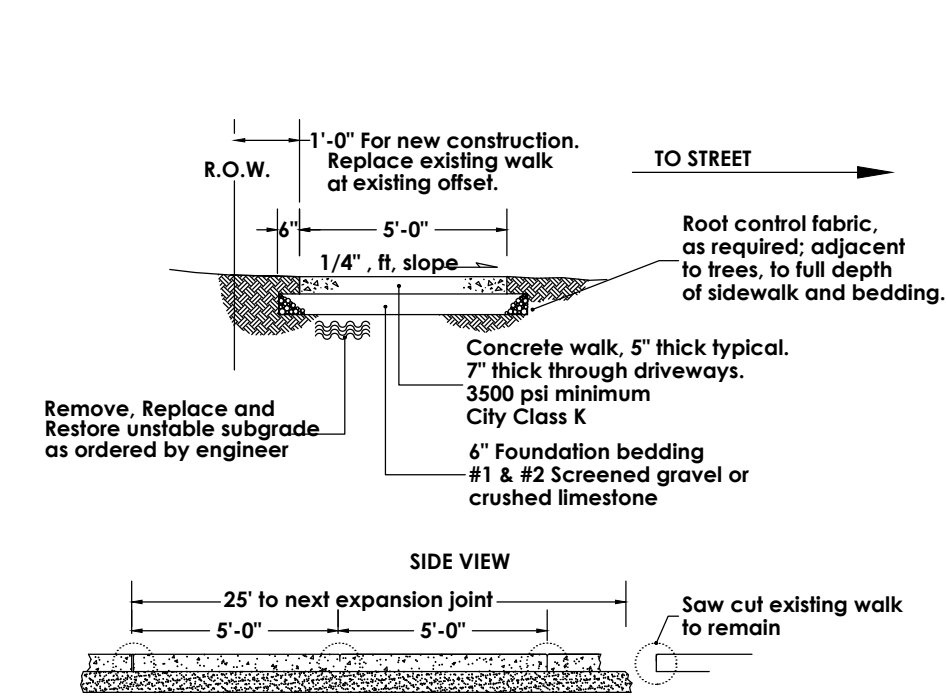
**CONCRETE PAD**  
N.T.S.



**POROUS PAVEMENT SECTION**  
N.T.S.



**PAVEMENT SECTION**  
N.T.S.

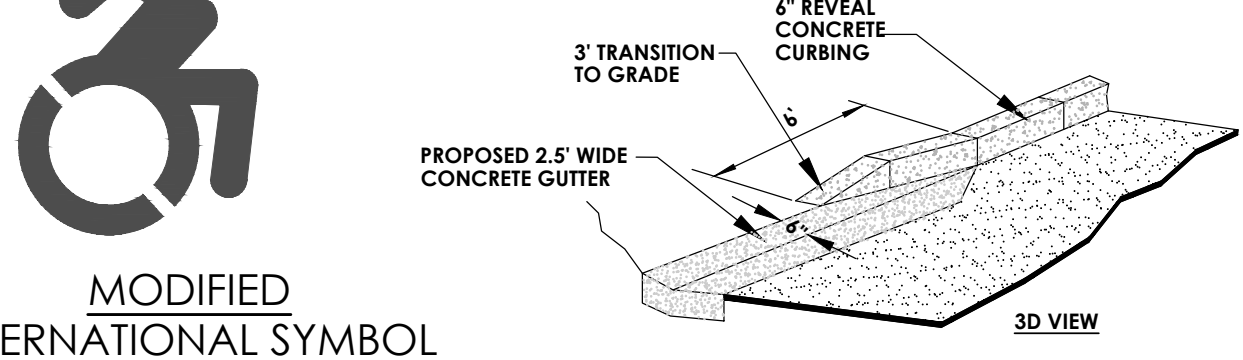


**TYPICAL SIDEWALK DETAIL**  
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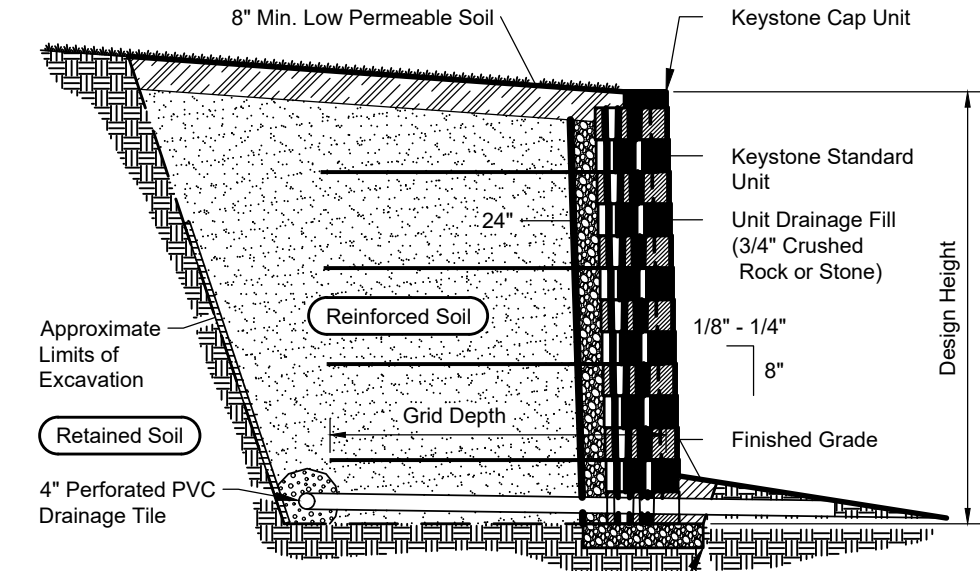
- NOTES:**
- 1) The gravel or stone base shall be placed on a well graded and compacted subgrade. The gravel or stone base shall be thoroughly compacted.
  - 2) All exposed surfaces shall be broomed and edges finished with a 1.4" radius edging tool. The finished concrete surface shall be treated with a clear, non-yellowing curing compound.
  - 3) No concrete shall be placed before April 20th, or after October 31st. No concrete shall be placed unless the ambient air surface temperature is above 40 degrees.
  - 4) All work shall meet these specifications.
  - 5) All work shall conform to ADA requirements.



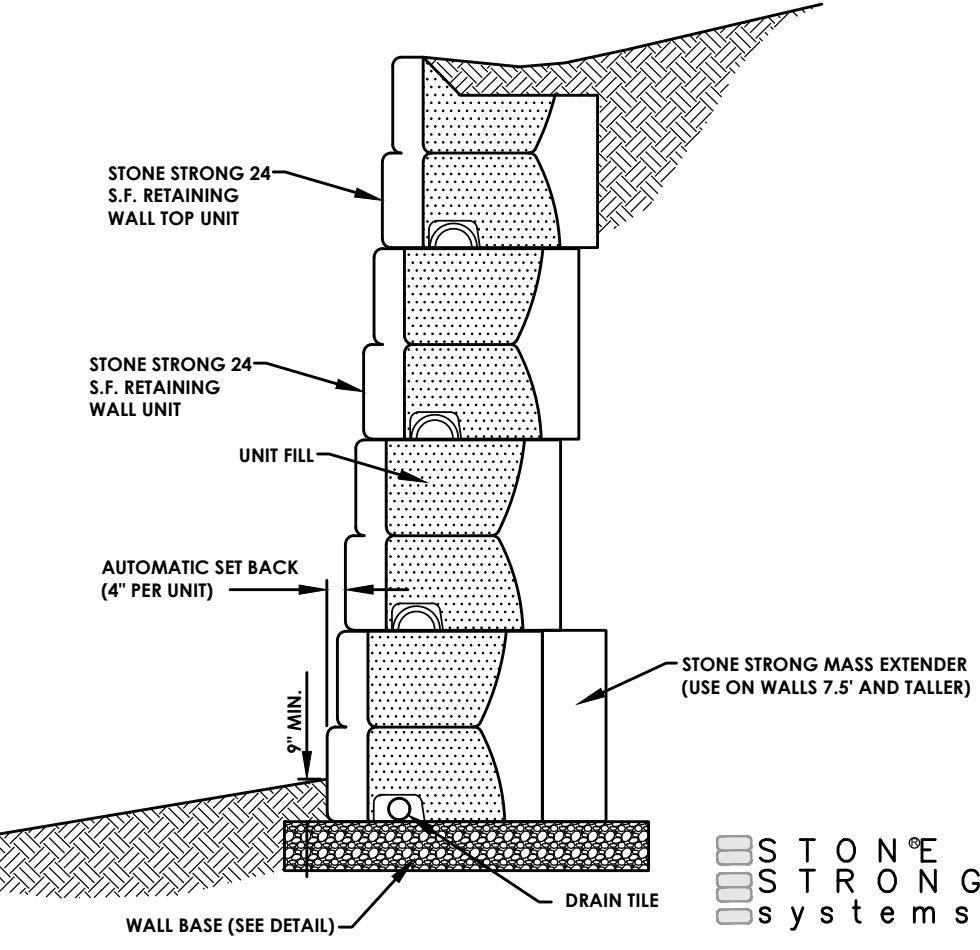
**MODIFIED INTERNATIONAL SYMBOL OF ACCESS**  
N.T.S.



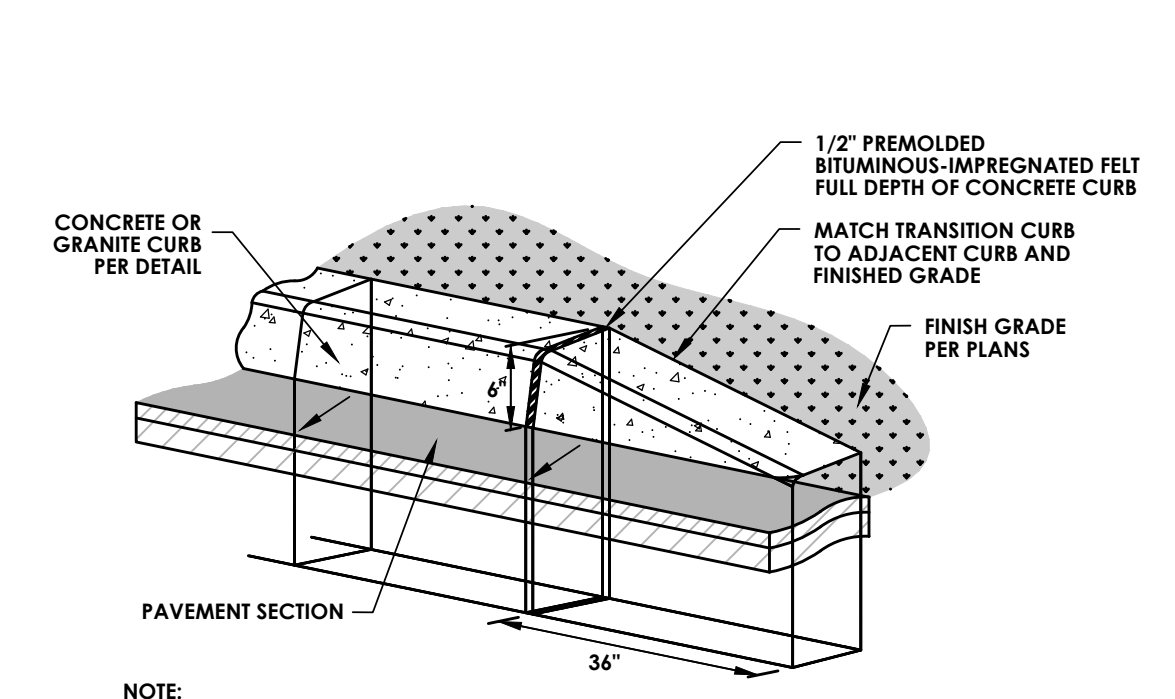
**GUTTER CONNECTION TO CURBING**  
N.T.S.



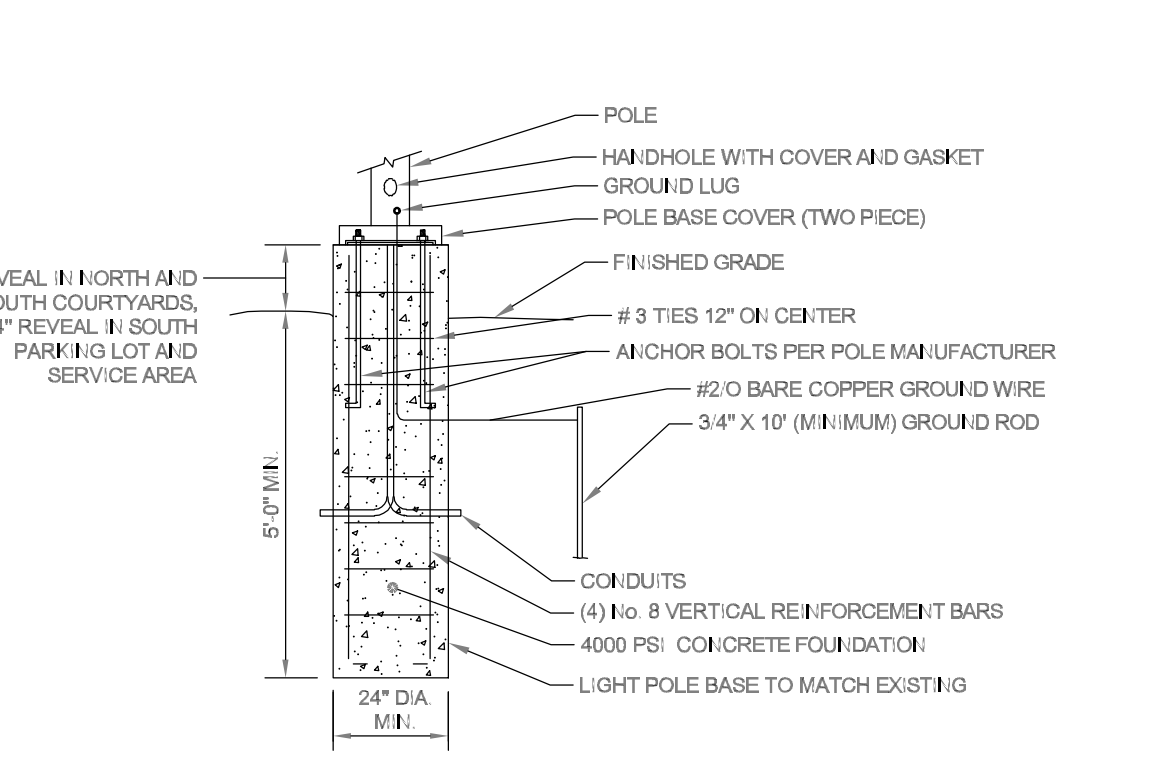
**TYPICAL KEYSTONE WALL SECTION**  
Standard Unit - Near Vertical Setback



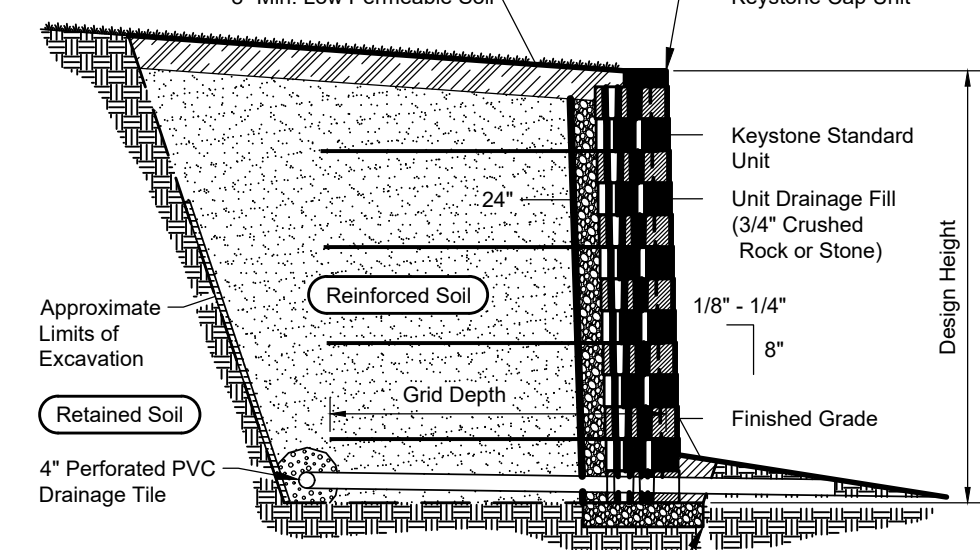
**24 S.F. GRAVITY WALL TYPICAL STONE STRONG WALL SECTION**  
N.T.S.



**TRANSITION CURB TO GRADE**  
N.T.S.



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

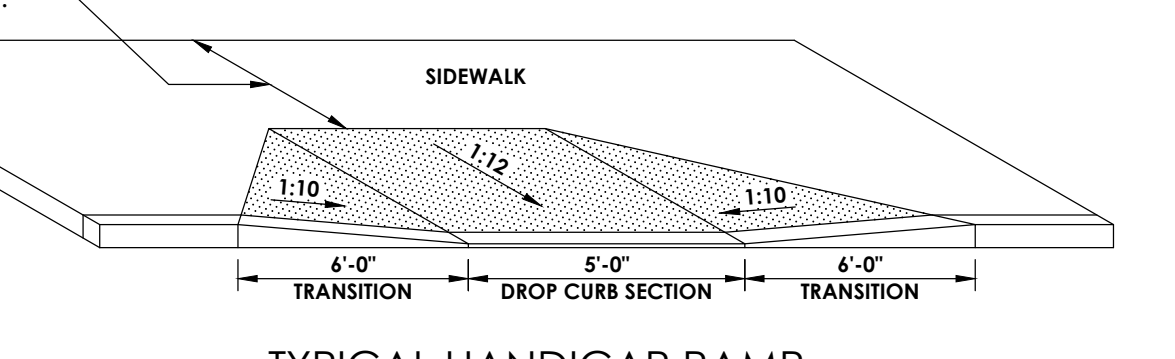
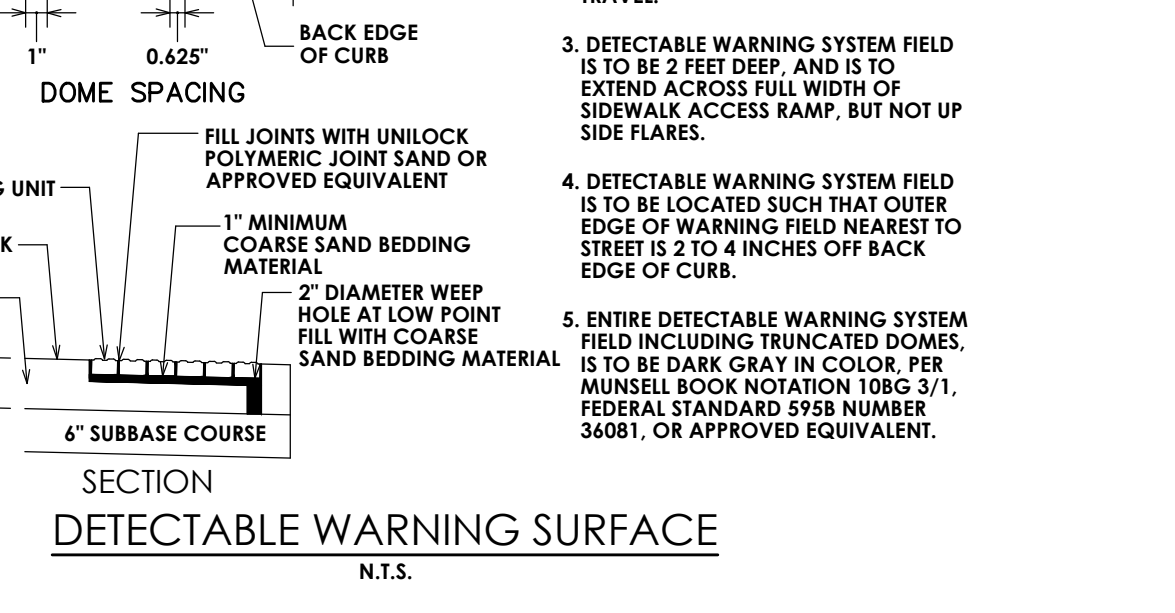


**DOMES SECTION**

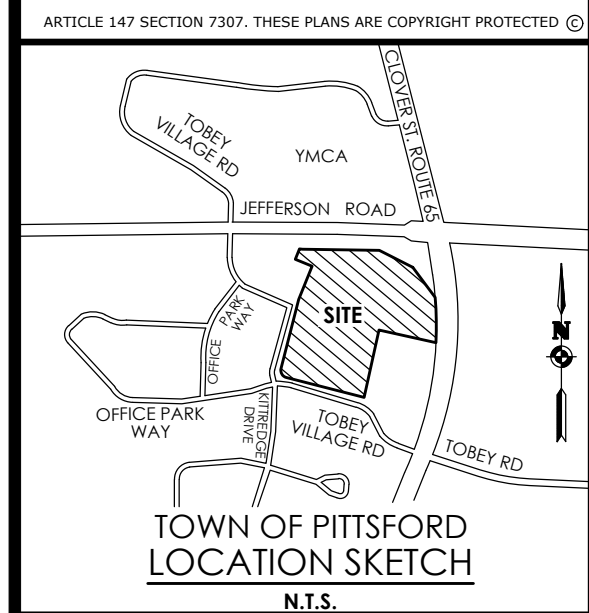
**ISOMETRIC**

**DOMES SPACING**

**SECTION DETECTABLE WARNING SURFACE**  
N.T.S.



**TYPICAL HANDICAP RAMP**  
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: David Cox, P.E.  
Project Manager: Andrew Burns, P.E.  
Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SKM	DRC COMMENTS

**DETAILS**

**PITTSFORD OAKS**

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

Project No.: 20233554.0001

Drawing No.: C 202

Scale: N.T.S.

Date: JULY 18, 2024



# SITE

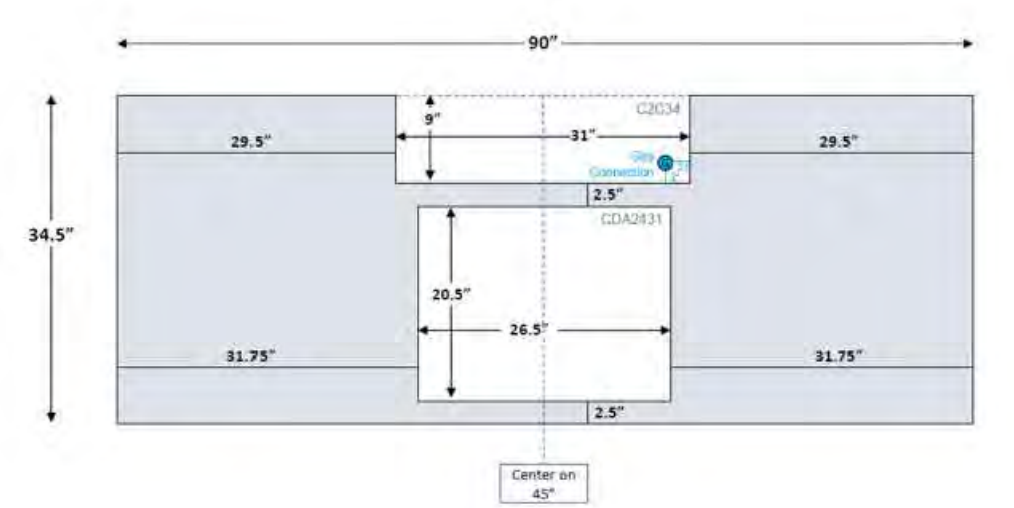
Selected Counters: 1.25" Chiseled Edge | Gray  
 Selected Surround: Stacked Stone | Stone Gray

Island Type: Straight | Base Length - 90" | Base Height - 34.5"

Appliance List:  
 SKU: C2034NG, Quantity: 2, Description: Coyote 34" Grill Built-in; NG w/ Infinity Burners  
 SKU: CDA2431, Quantity: 2, Description: Coyote 31" Double Access Door

Non-Standard Changes: Qty-2 Islands

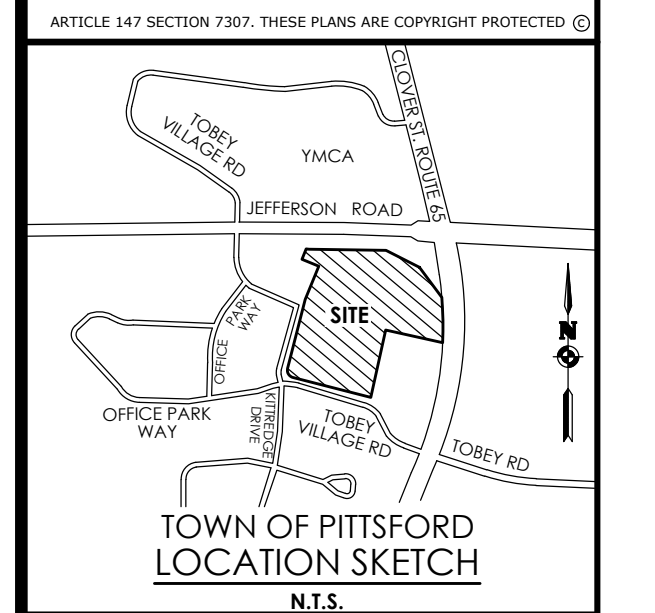
**RTA outdoor living**  
 8FT GRILL ISLAND  
 DANIELE  
 ENG: MM  
 SALES REP: JAMES KING  
 CREATION DATE: 04/06/21  
 SPEC SHEET



## The Outdoor Plus 60" Unity Round Fire Pit

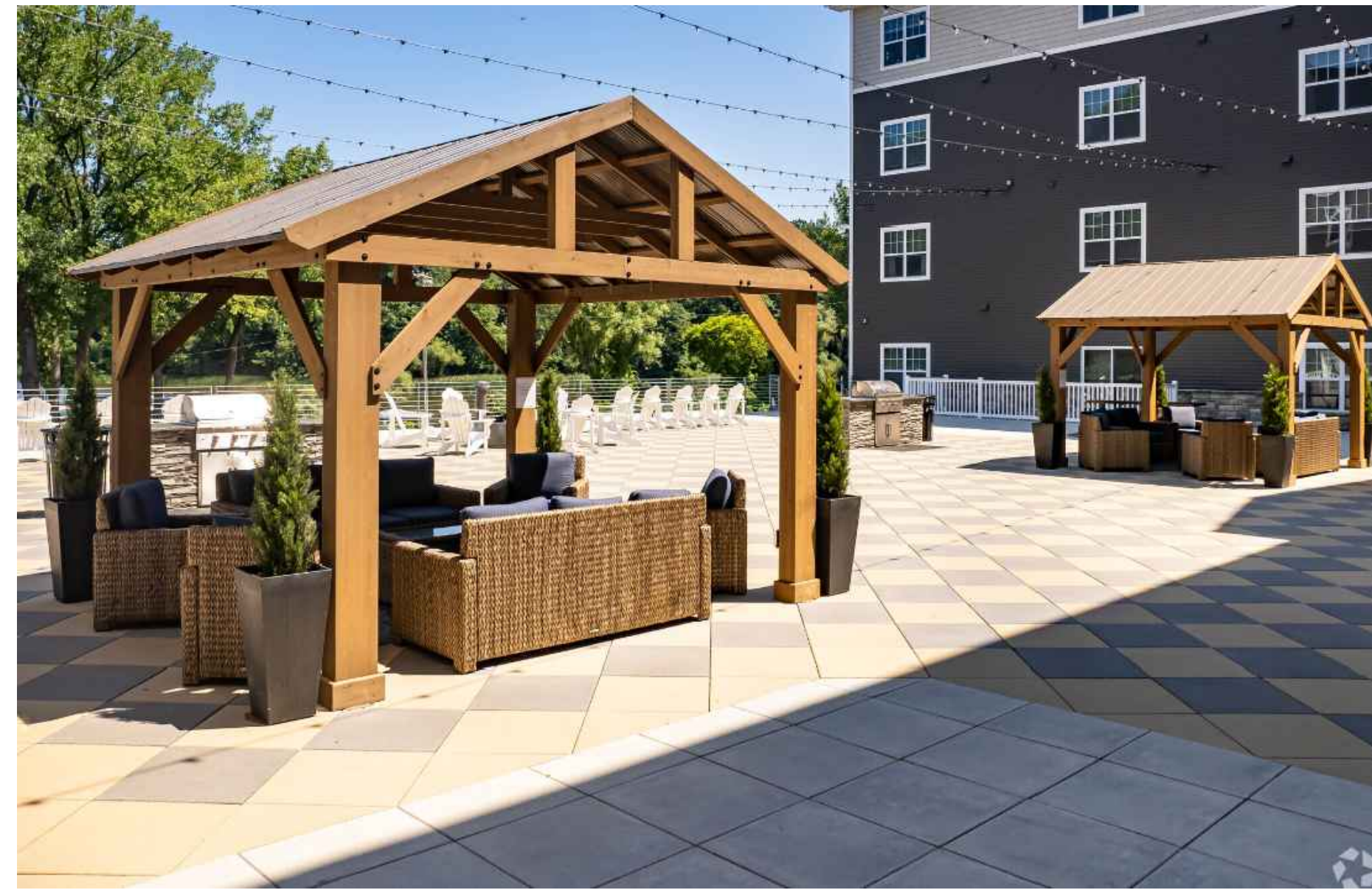
by The Outdoor Plus  
 Natural gas with emergency stop/gas cut off switch.

- 60" model
  - Dimensions: Diameter: 60", Height: 24", Burning Area: 36" x 2".
  - Weight: 205 lbs.
  - Heat Output: 95K BTU/hr.
  - Holds 100 lbs. of Fire Glass.
  - 38" Round Glass Wind Guard - sold separately.



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

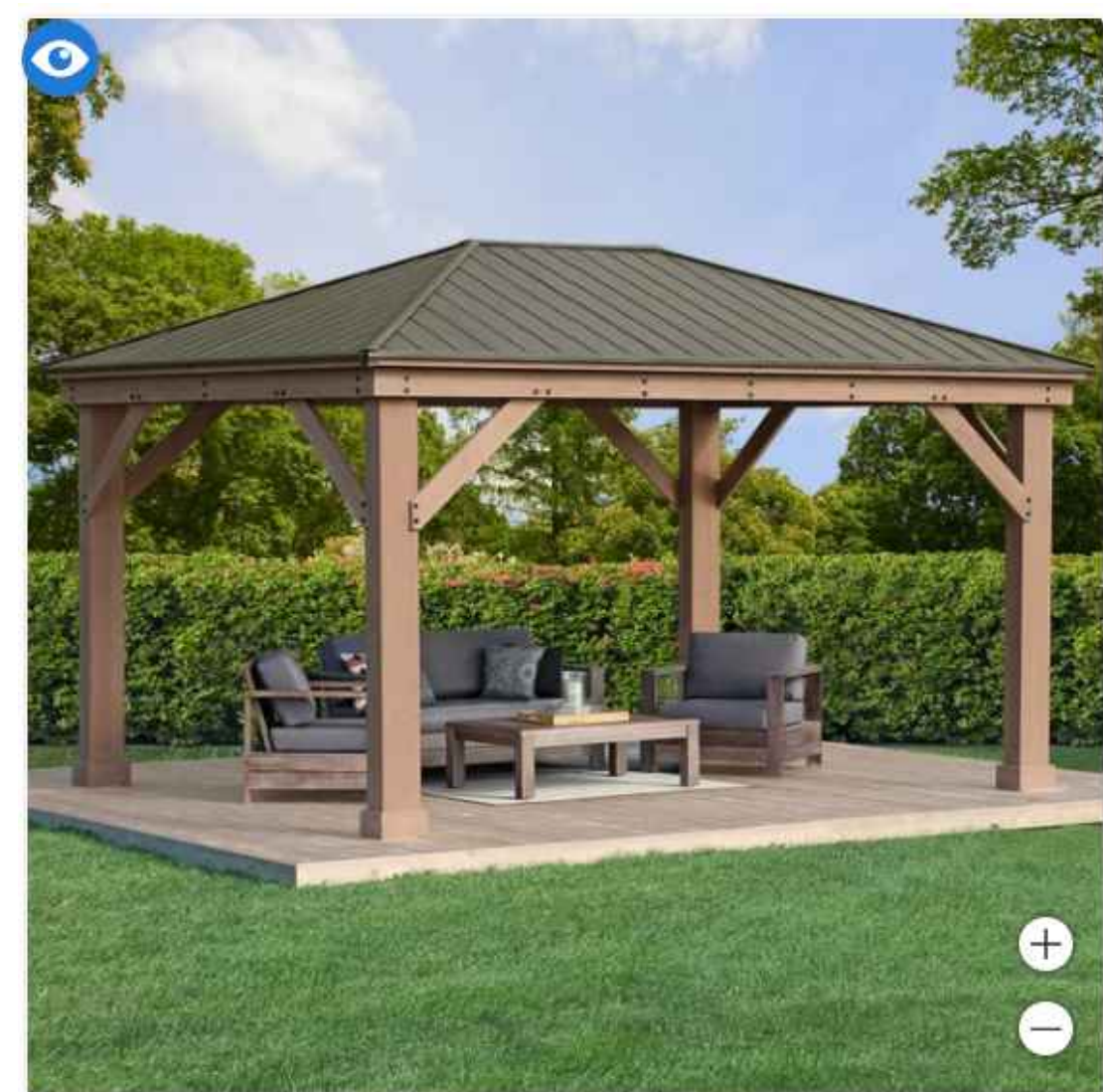
**PASSERO ASSOCIATES**  
 242 West Main Street Suite 100 (585) 325-1000  
 Rochester, New York 14614 Fax: (585) 325-1691  
 Principal-in-Charge: David Cox, P.E.  
 Project Manager: Andrew Burns, P.E.  
 Designed by: Shari Kleis



CLOVER/JEFFERSON SIGN RENDER  
 N.T.S.



TOBEY VILLAGE/CLOVER AND ENTRANCE SIGN RENDER  
 N.T.S.



- Dimensions**
- Overall Dimensions (L x W x H): 12' 1" x 16' 1" x 10' 4"
  - Base Dimensions (outside of post): 10' 10 3/8" x 14' 10 3/8"
  - Base Dimensions (inside of post): 9' 8 1/2" x 13' 2 1/2"
  - Product Weight: 880 LBS

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

**DETAILS**

**PITTSFORD OAKS**

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

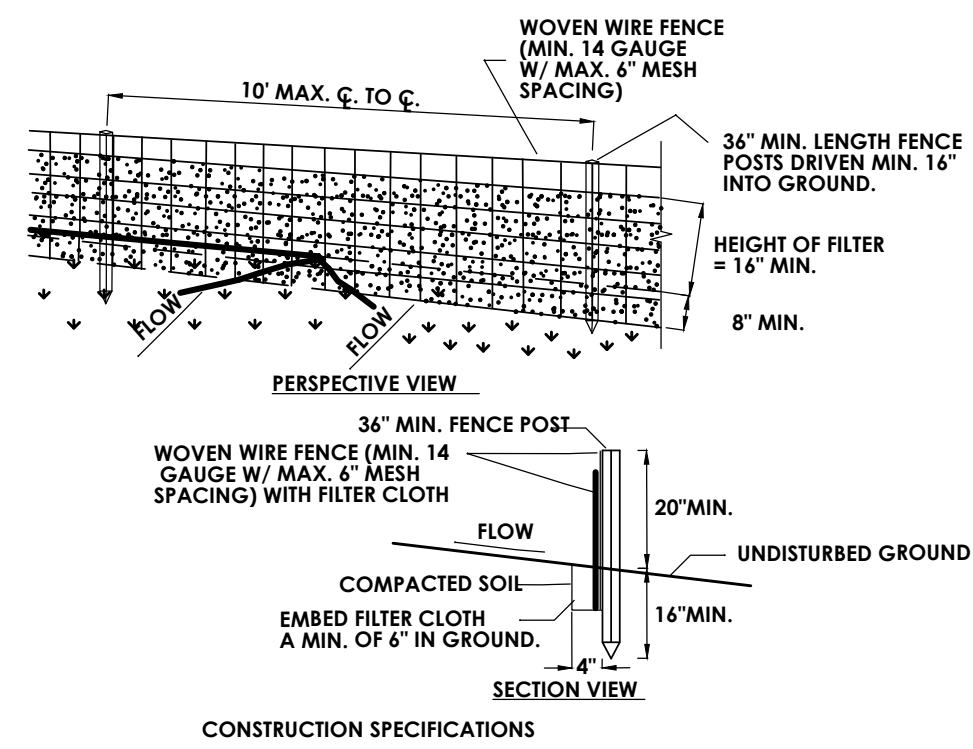
Project No.  
 20233554.0001

Drawing No.  
 C 204

Scale:  
 N.T.S.

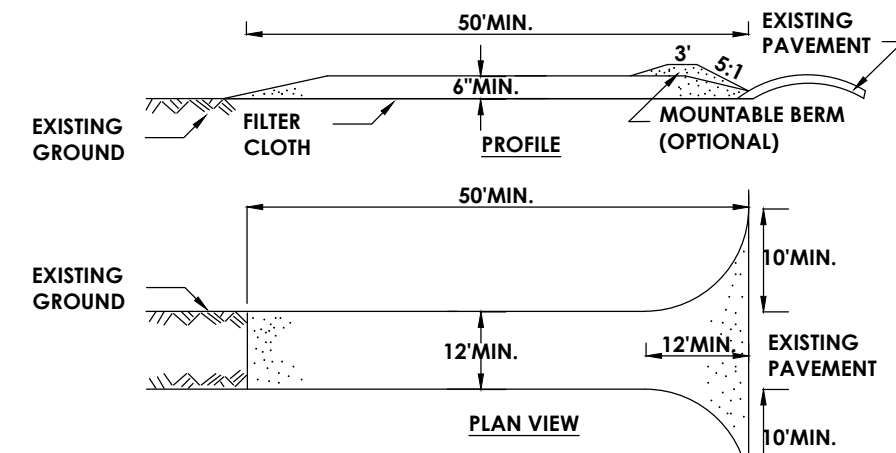
Date  
 JULY 18, 2024

# GRADING AND EROSION CONTROL



- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
  - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 14 GAUGE, 6" MAXIMUM MESH OPENING.
  - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
  - PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
  - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

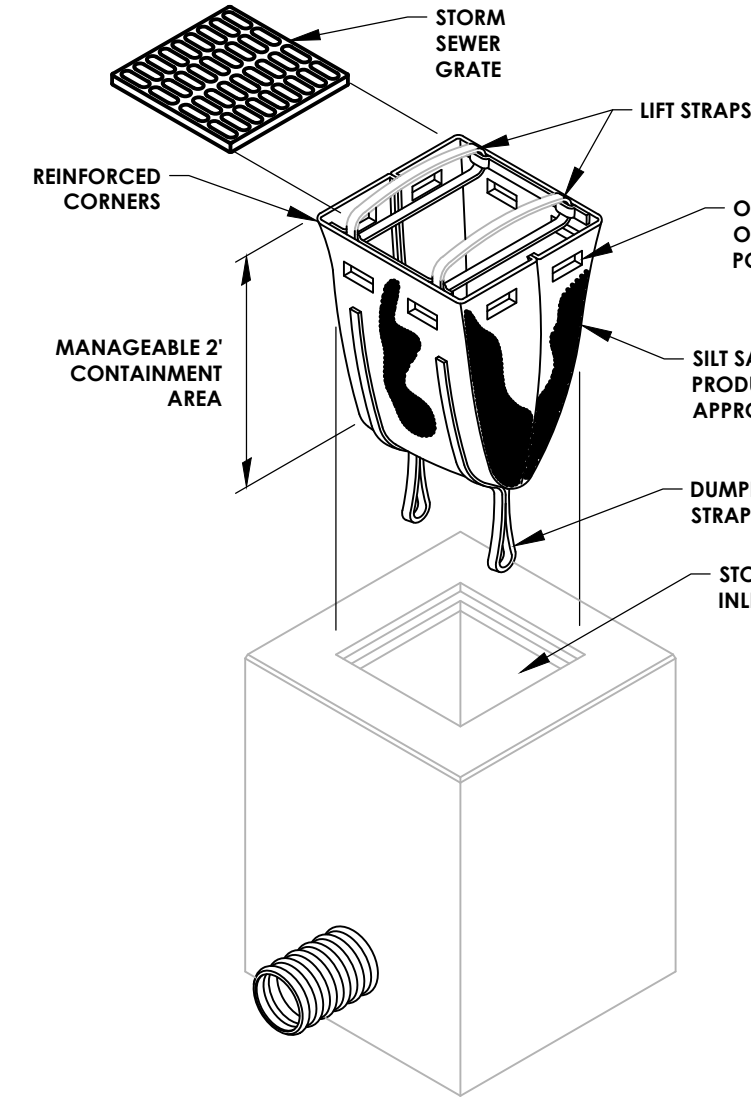
**SILT FENCE DETAIL**  
N.T.S.



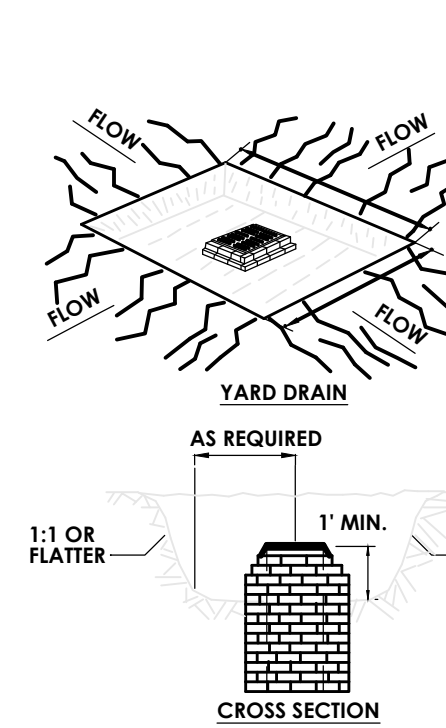
**CONSTRUCTION SPECIFICATIONS**

- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- LENGTH - NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
- WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN

**STABILIZED CONSTRUCTION ENTRANCE**  
N.T.S.



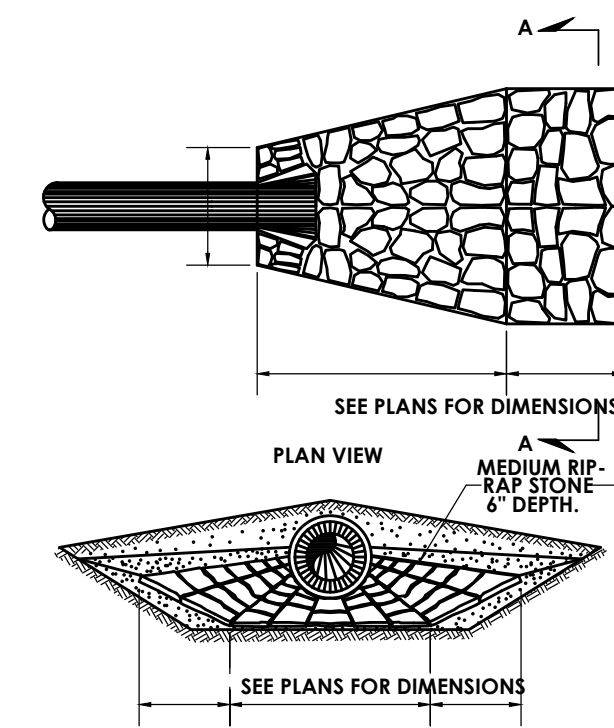
**SILT SACK DETAIL**  
N.T.S.



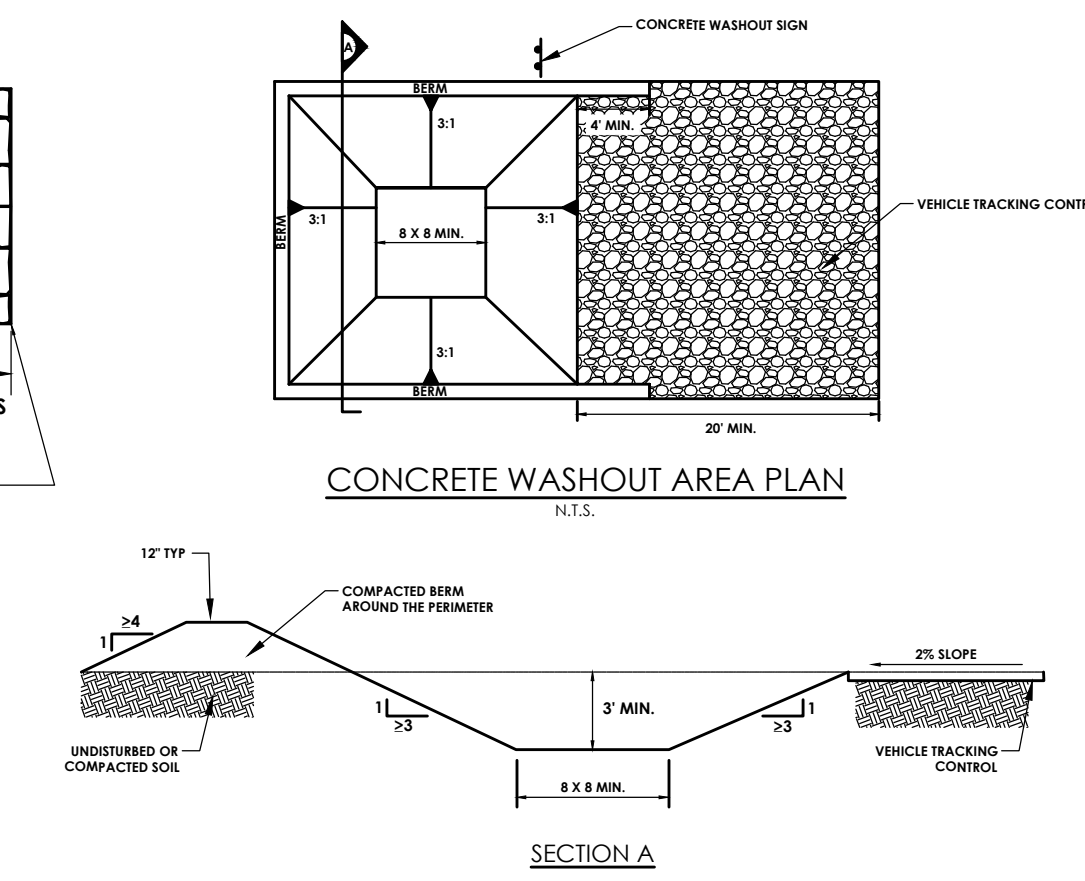
**CONSTRUCTION SPECIFICATIONS**

- SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO 1/2 THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.
- THE VOLUME OF SEDIMENT STORAGE SHALL BE 1800 CUBIC FEET PER ACRE OF CONTRIBUTORY DRAINAGE.
- THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.
- CONSTRUCTION OPERATIONS SHALL BE CARRIED OUT IN SUCH A MANNER THAT EROSION AND WATER POLLUTION SHALL BE MINIMIZED.
- THE SEDIMENT TRAP SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE CONSTRUCTED DRAINAGE AREA HAS BEEN PROPERLY STABILIZED.
- ALL CUT SLOPES SHALL BE 1:1 OR FLATTER.

**CATCH BASIN SEDIMENT TRAP**  
N.T.S.



**STONE RIP-RAP DETAIL**  
N.T.S.

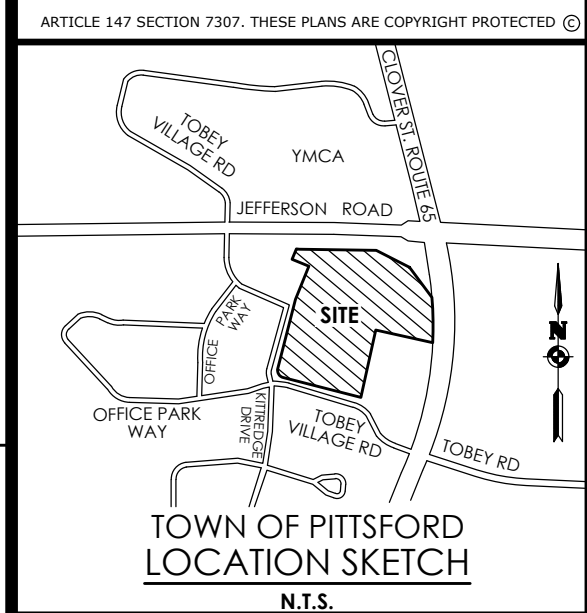


**CONCRETE WASHOUT AREA PLAN**  
N.T.S.

**CONCRETE WASHOUT AREA**  
N.T.S.

**CWA INSTALLATION NOTES**

- SEE PLAN FOR CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNBERMED CWA WITHIN 40' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS UNDESIRABLE, OR IF HIGHLY REMEDIATED SOILS EXIST ON THE CWA, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT TRAYS OR A SUMP UNDER STORAGE SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE POURING ON THE CWA.
- CWA SHALL INCLUDE A FLAT SURFACE FIT THAT IS AT LEAST 8" IF SLOPES LEADING OUT OF THE SUBSIDIARY SHALL BE 1:1 OR FLATTER. THE FIT SHALL BE AT LEAST 4" DEEP.
- BERM UNDERDRAINING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.
- VEHICLE TRACKING PAD SHALL BE SLOPED TO TOWARD THE CWA.
- SHOULDS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
- USE EXCAVATED MATERIAL FOR THE PERMITTED BERM CONSTRUCTION.



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: David Cox, P.E.  
Project Manager: Andrew Burns, P.E.  
Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

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**DETAILS**

**PITTSFORD OAKS**

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

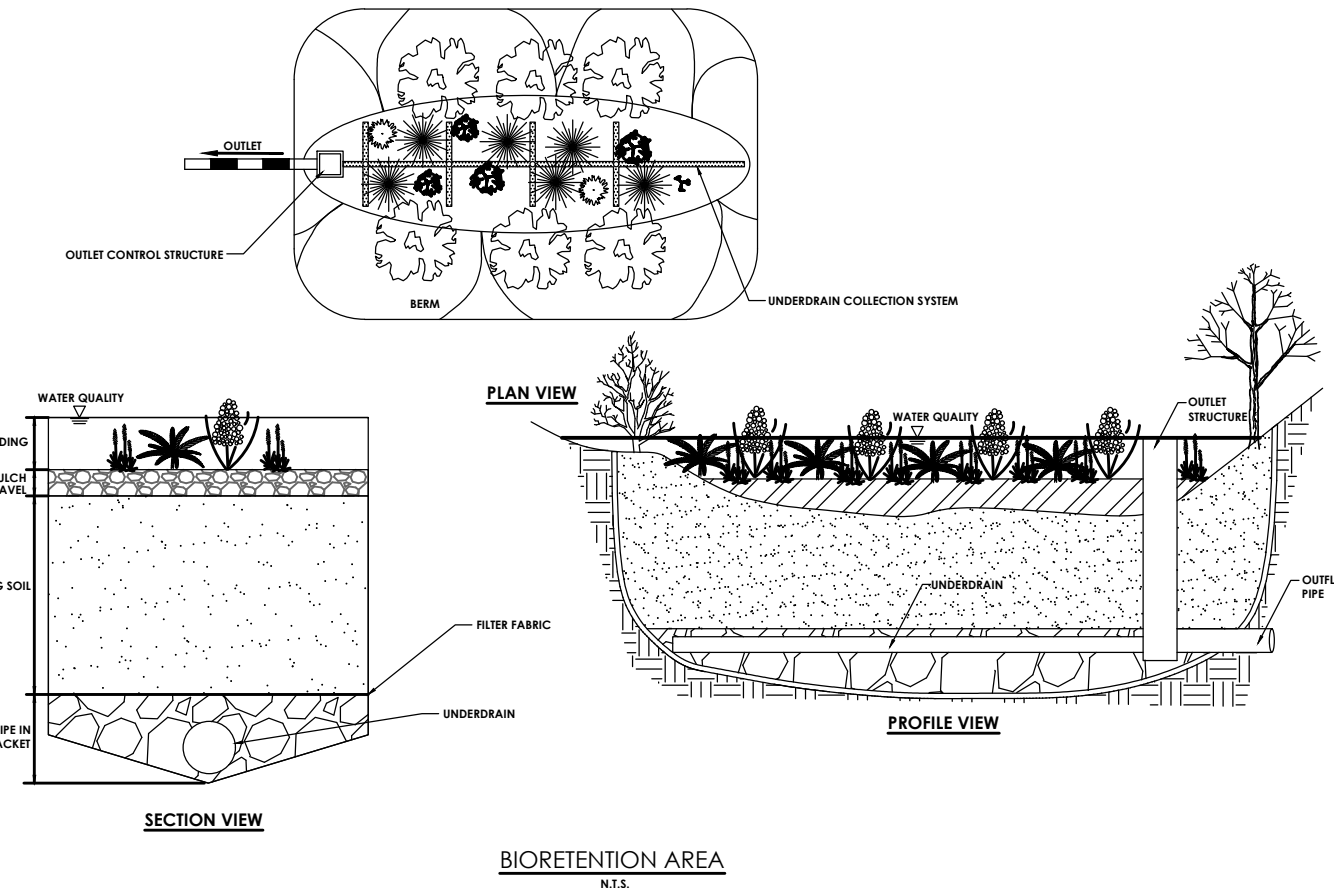
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Drawing No.: **C 205**

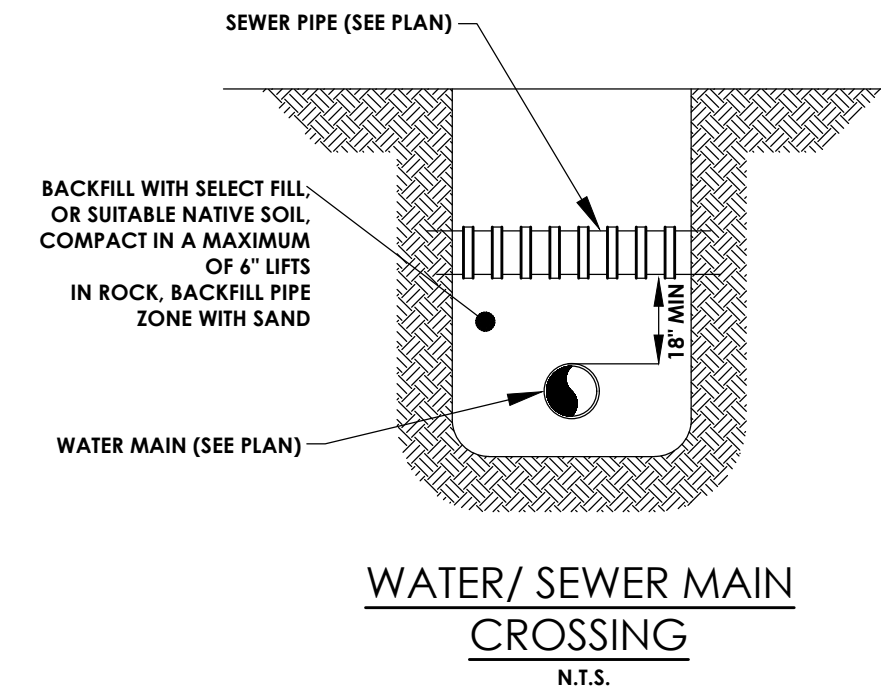
Scale: **N.T.S.**

Date: **JULY 18, 2024**

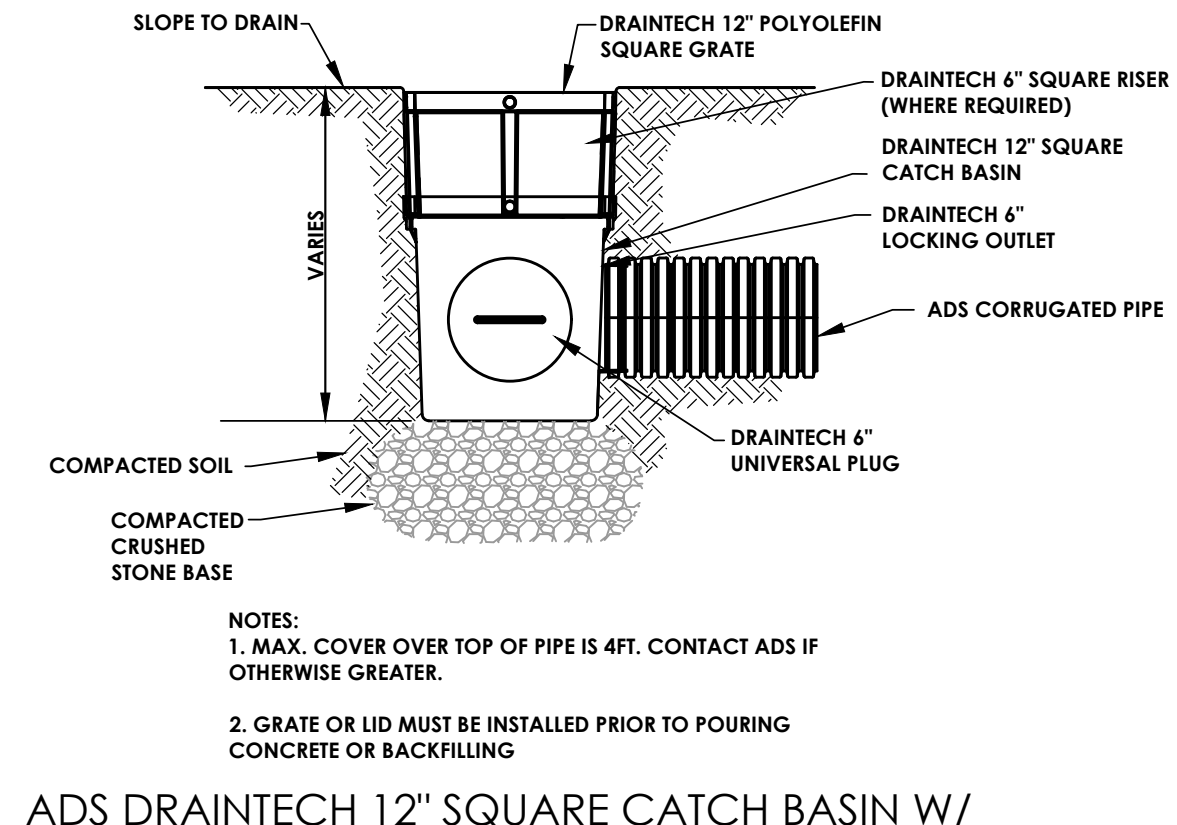
# UTILITIES



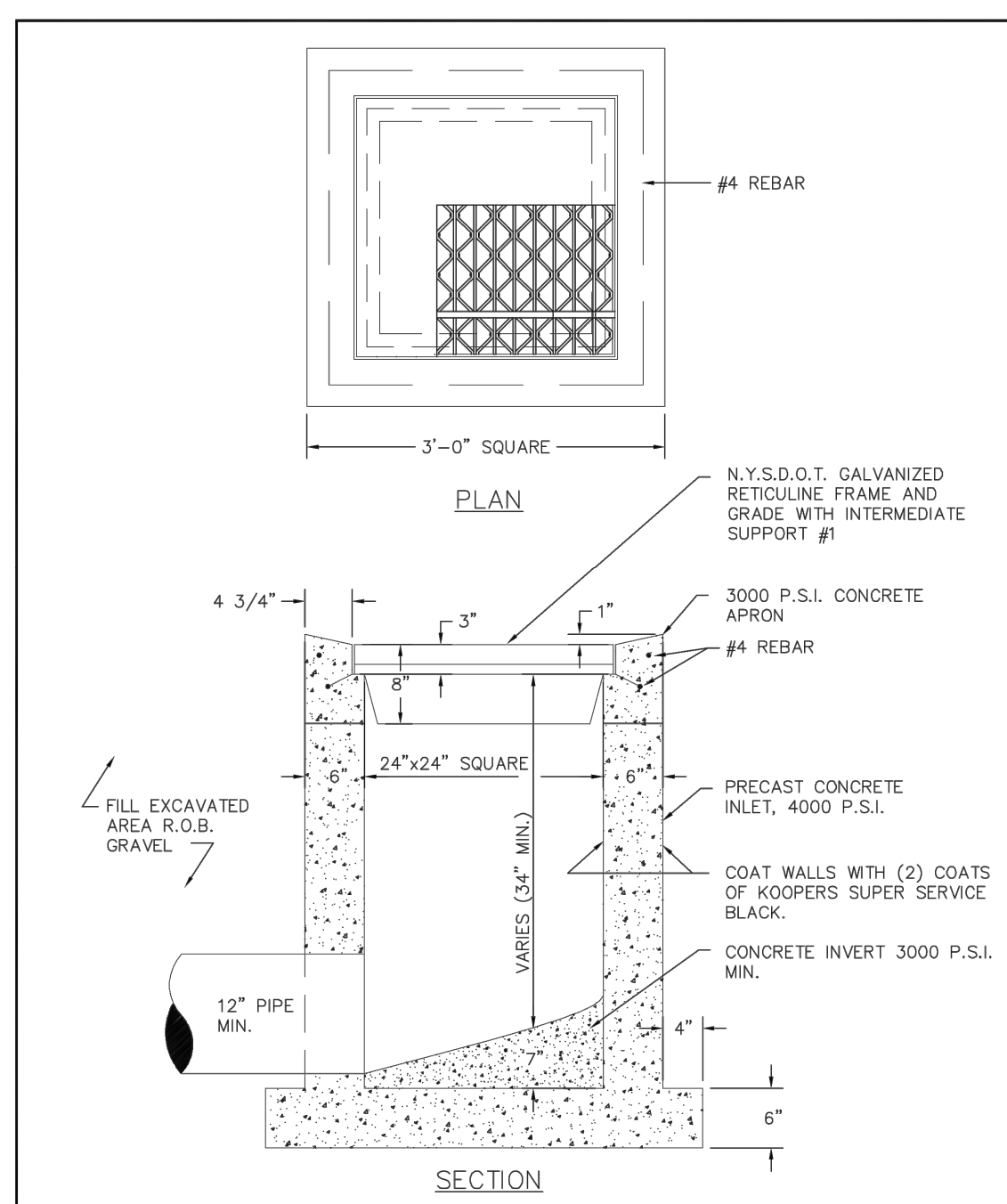
**BIORETENTION AREA**  
N.T.S.



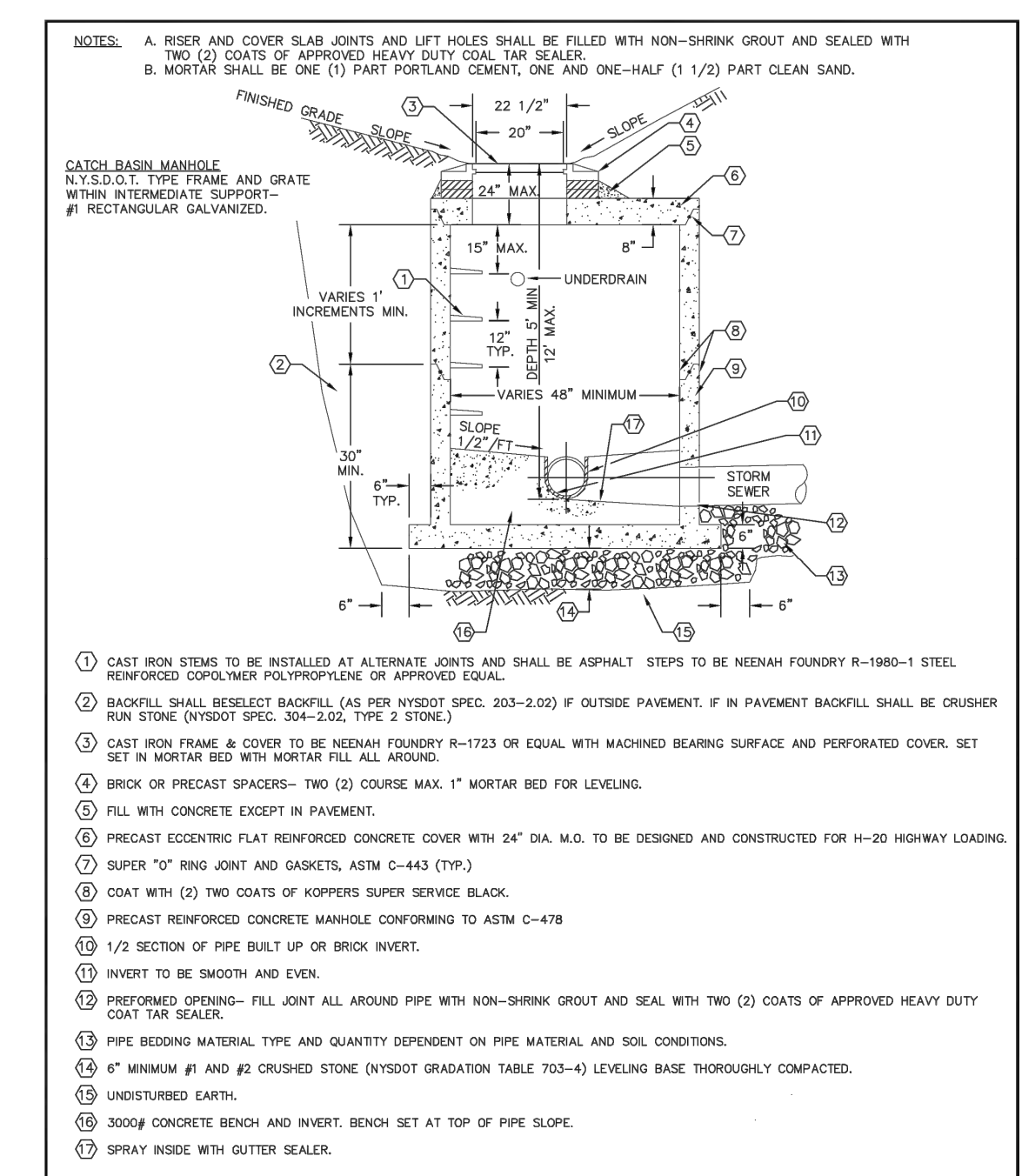
**WATER/SEWER MAIN CROSSING**  
N.T.S.



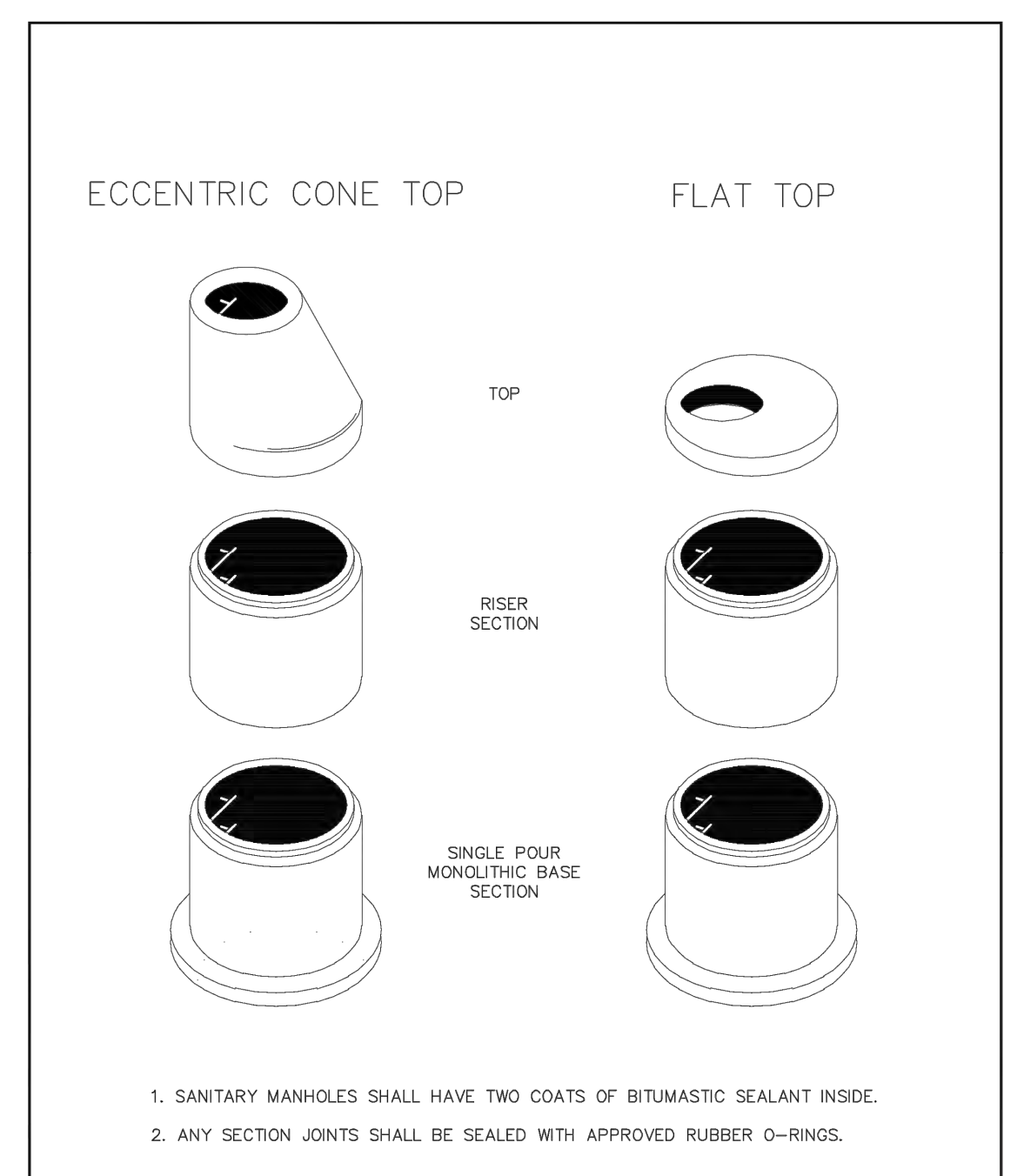
**ADS DRAINTECH 12" SQUARE CATCH BASIN W/ CORRUGATED PIPE AND SQUARE GRATE**  
N.T.S.



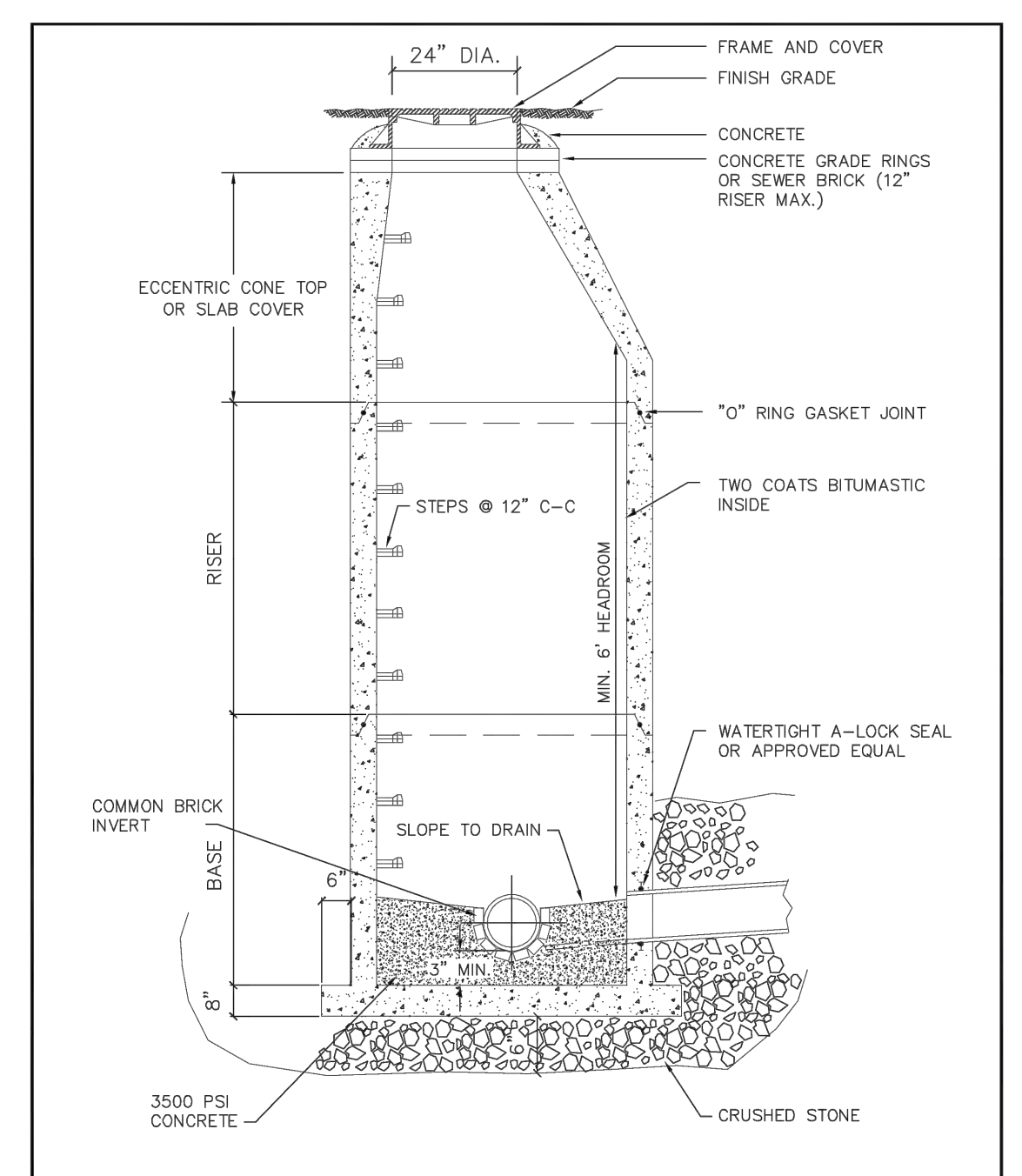
**STANDARD FIELD INLET**  
N.T.S.



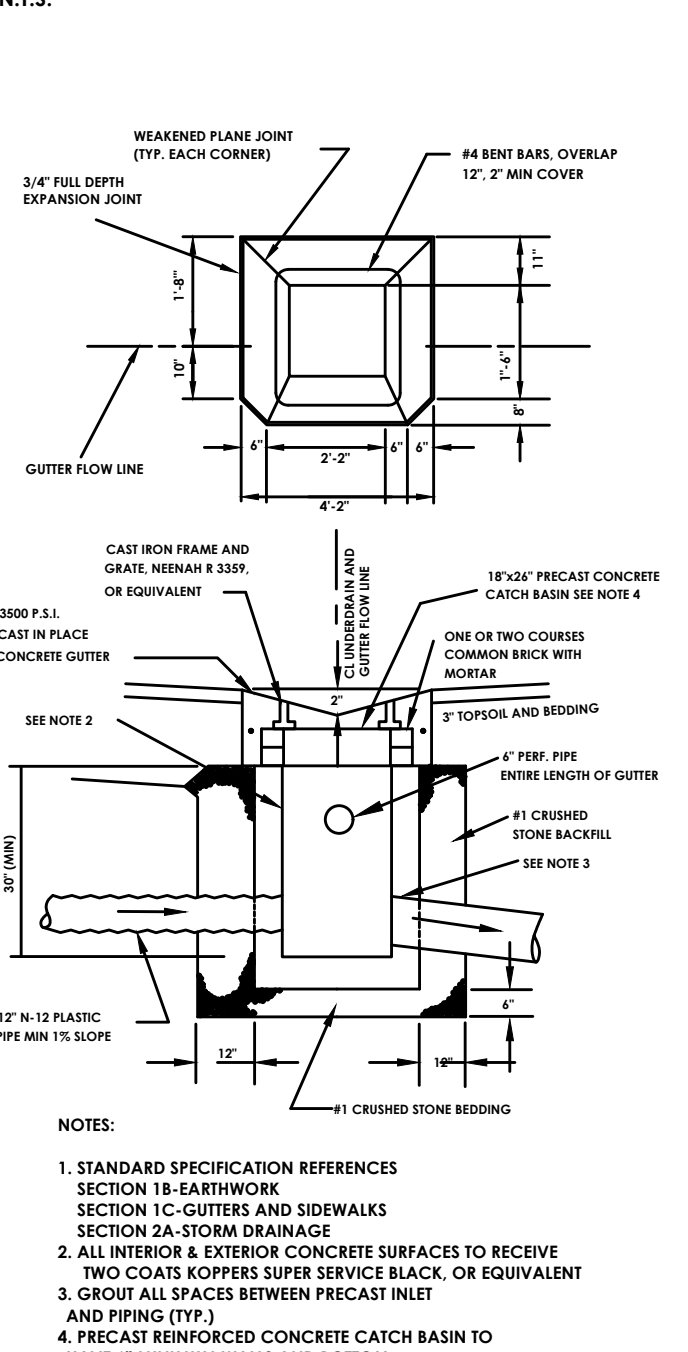
**STANDARD STORM AND CATCH BASIN MANHOLE**  
N.T.S.



**STANDARD 4' DIA. MANHOLES**  
N.T.S.



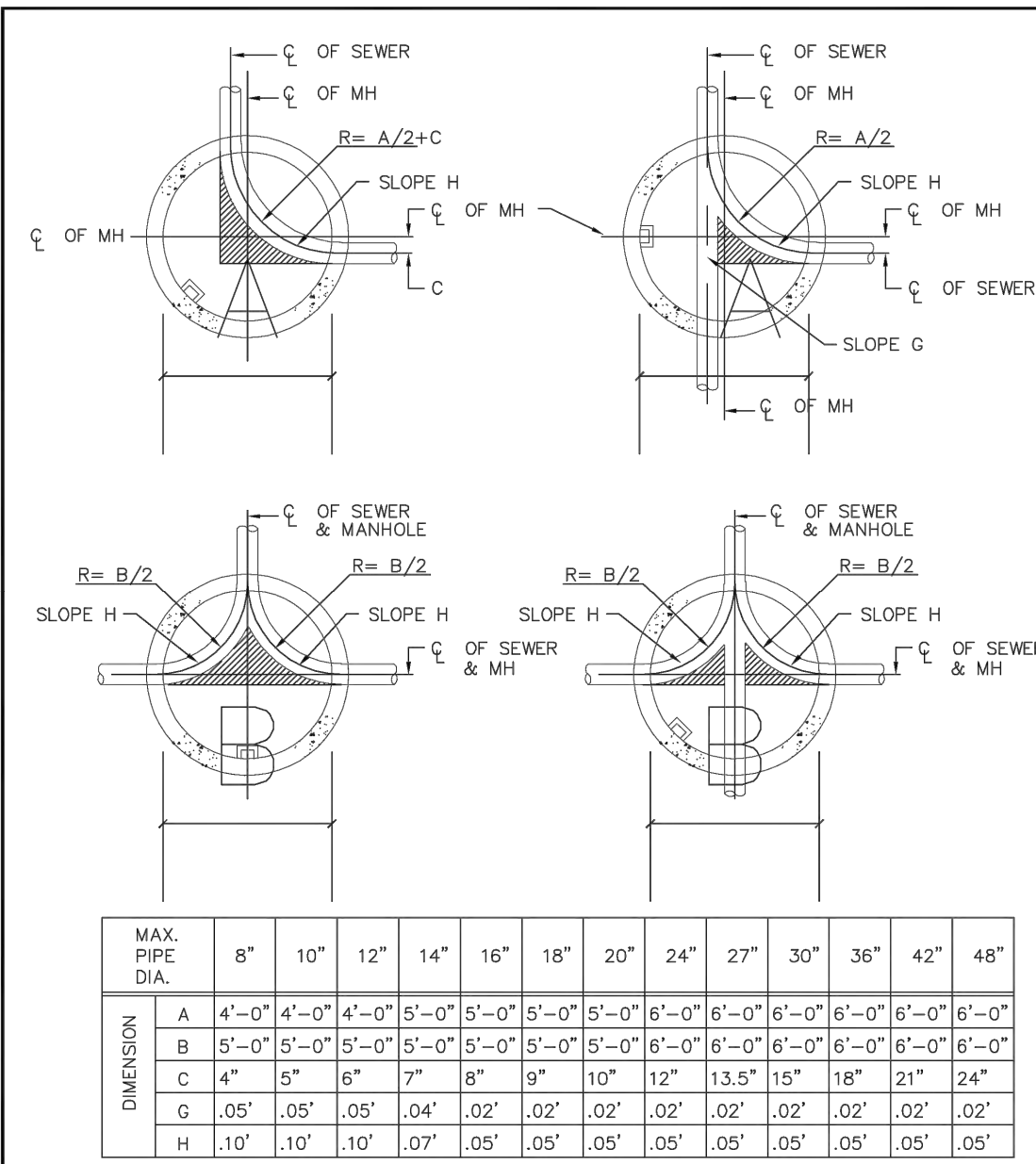
**4' DIA. REINFORCED PRECAST CONCRETE MANHOLE**  
N.T.S.



**GUTTER INLET**  
N.T.S.



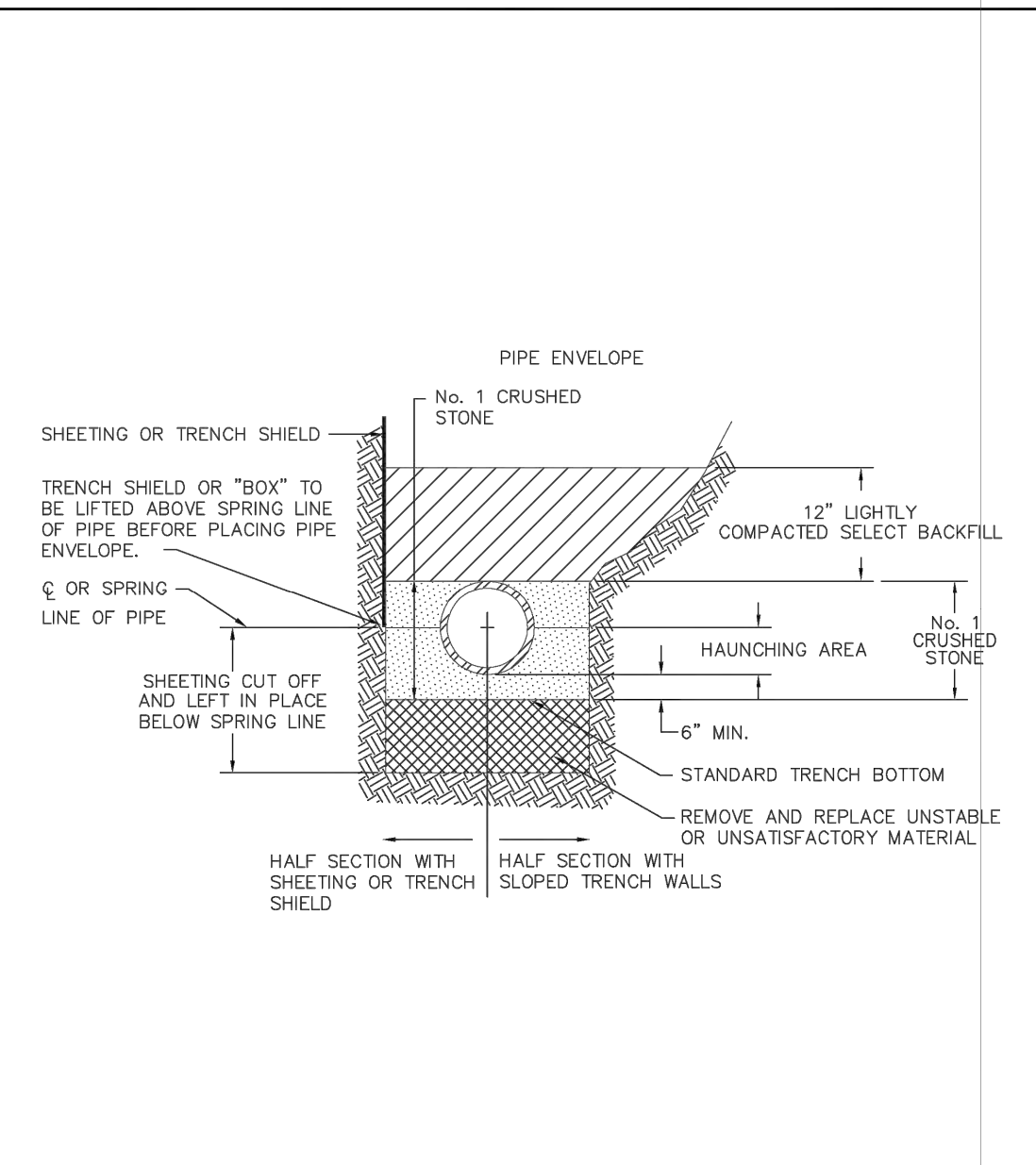
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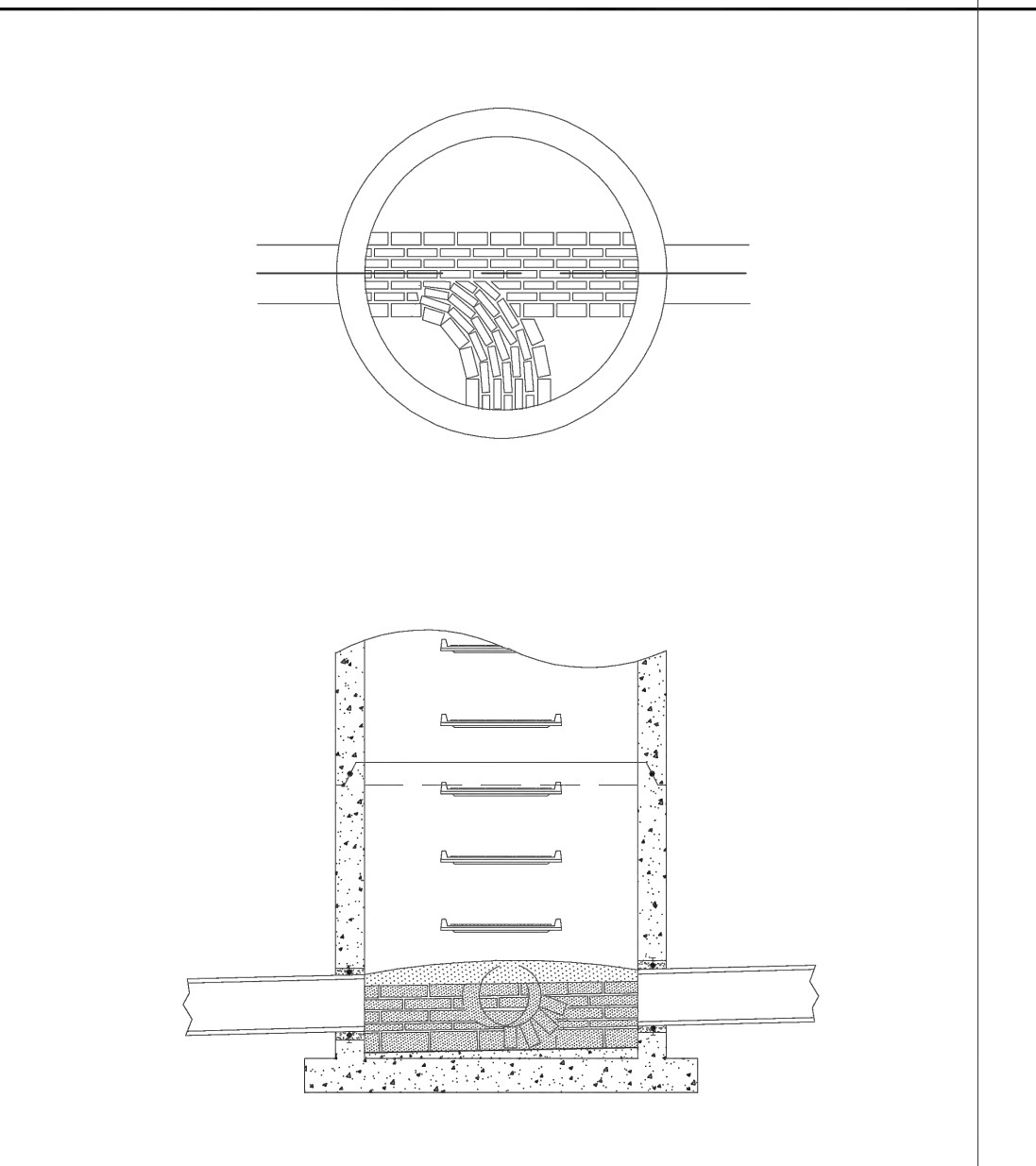
MAX. PIPE DIA.	8"	10"	12"	14"	16"	18"	20"	24"	27"	30"	36"	42"	48"
A	4'-0"	4'-0"	4'-0"	5'-0"	5'-0"	5'-0"	5'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
B	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"	6'-0"
C	4"	5"	6"	7"	8"	9"	10"	12"	13.5"	15"	16"	21"	24"
G	.05'	.05'	.05'	.04'	.02'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

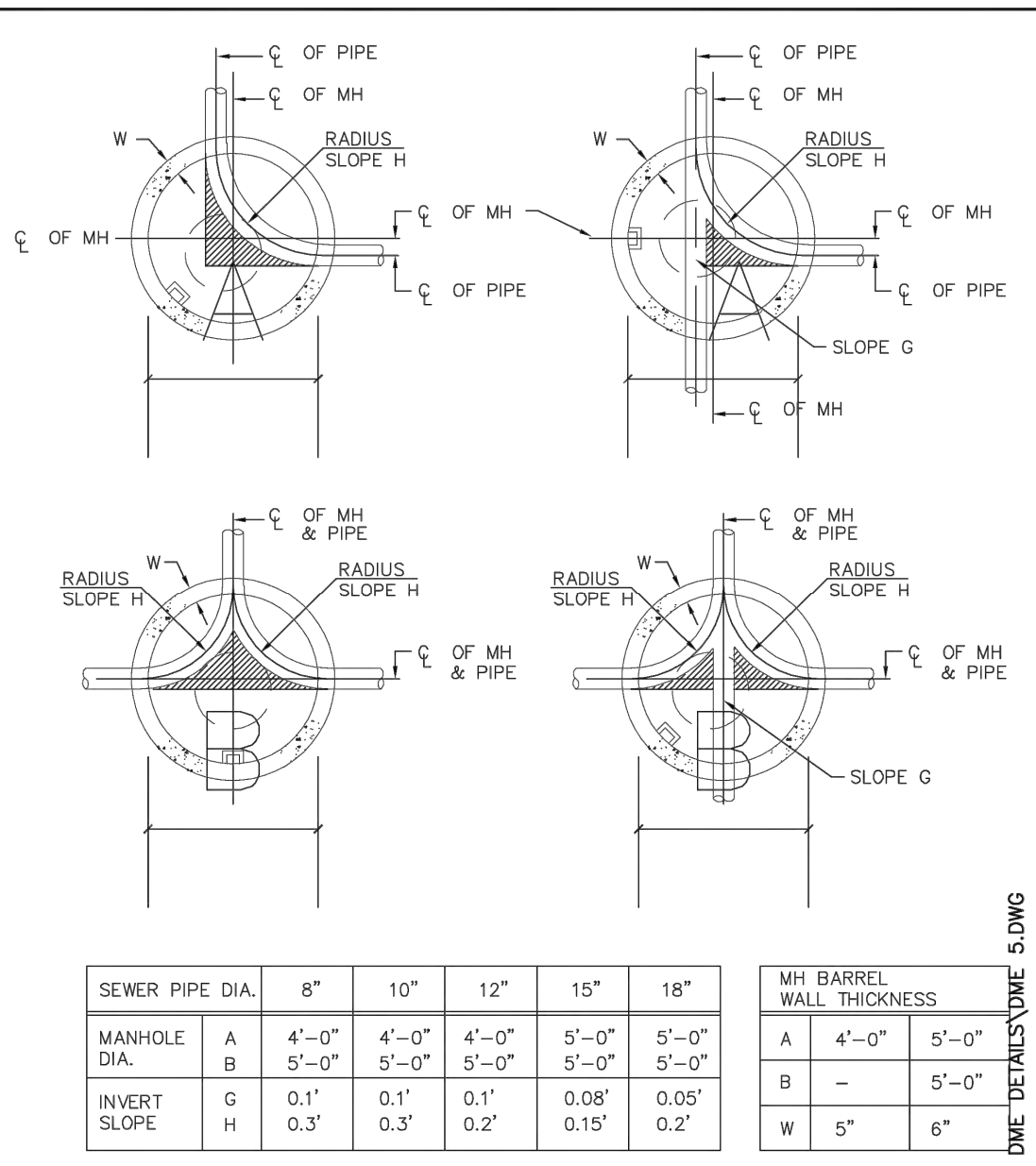
DETAIL No. **ST-5**  
**STANDARD MANHOLE DIMENSIONS**  
 N.T.S.



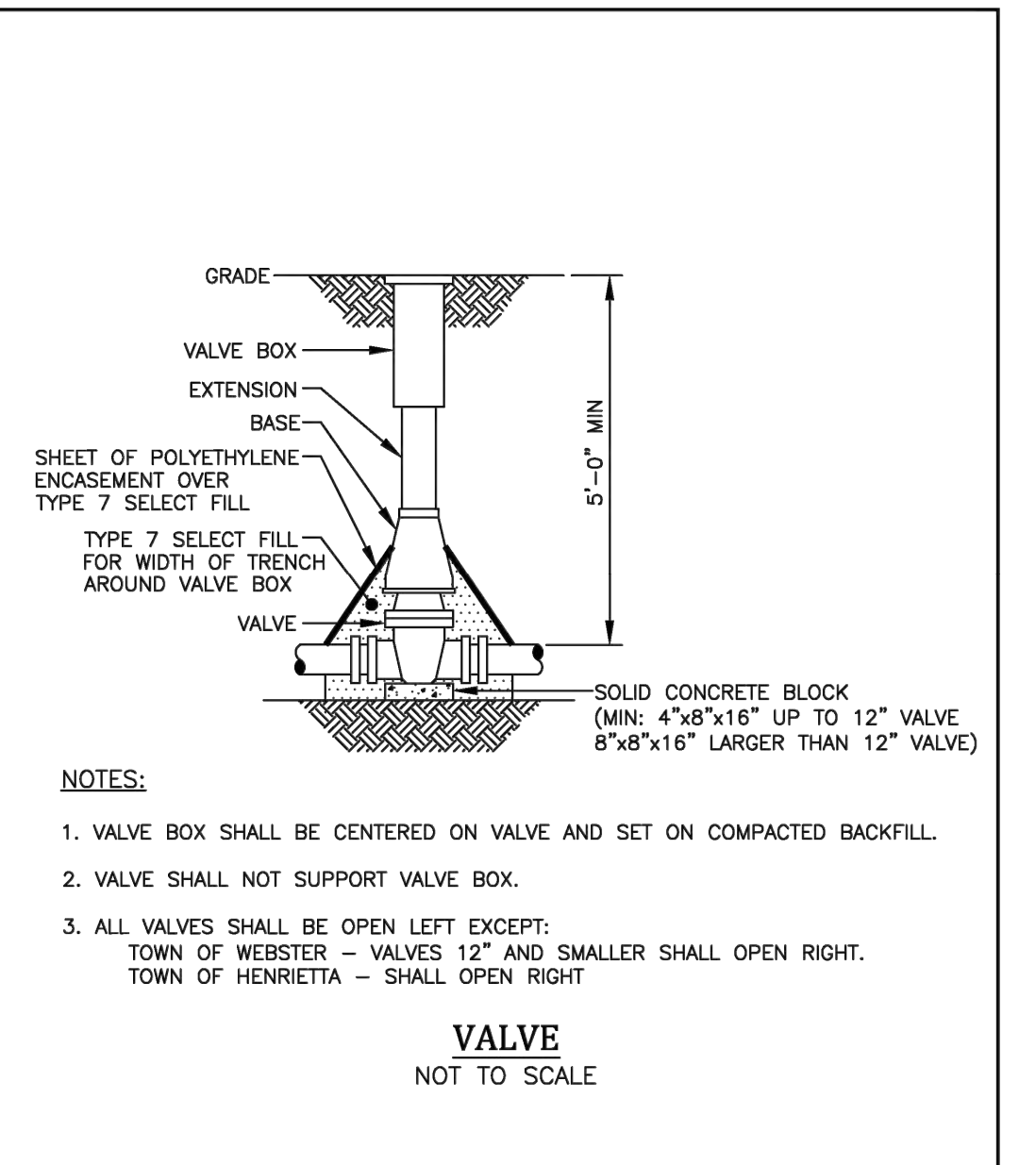
DETAIL No. **S-12**  
**TYPICAL PIPE TRENCH SECTION**  
 N.T.S.



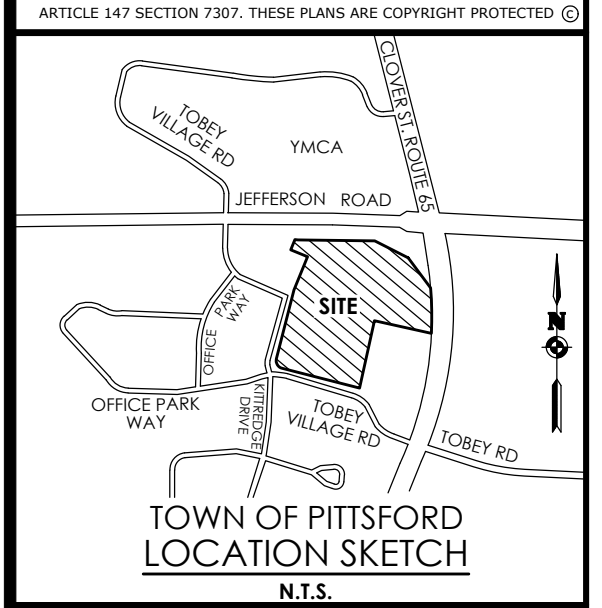
DETAIL No. **S-5**  
**STANDARD MANHOLE BRICK INVERT (TYPICAL)**  
 N.T.S.



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



DETAIL No. **VALVE**  
**VALVE**  
 NOT TO SCALE

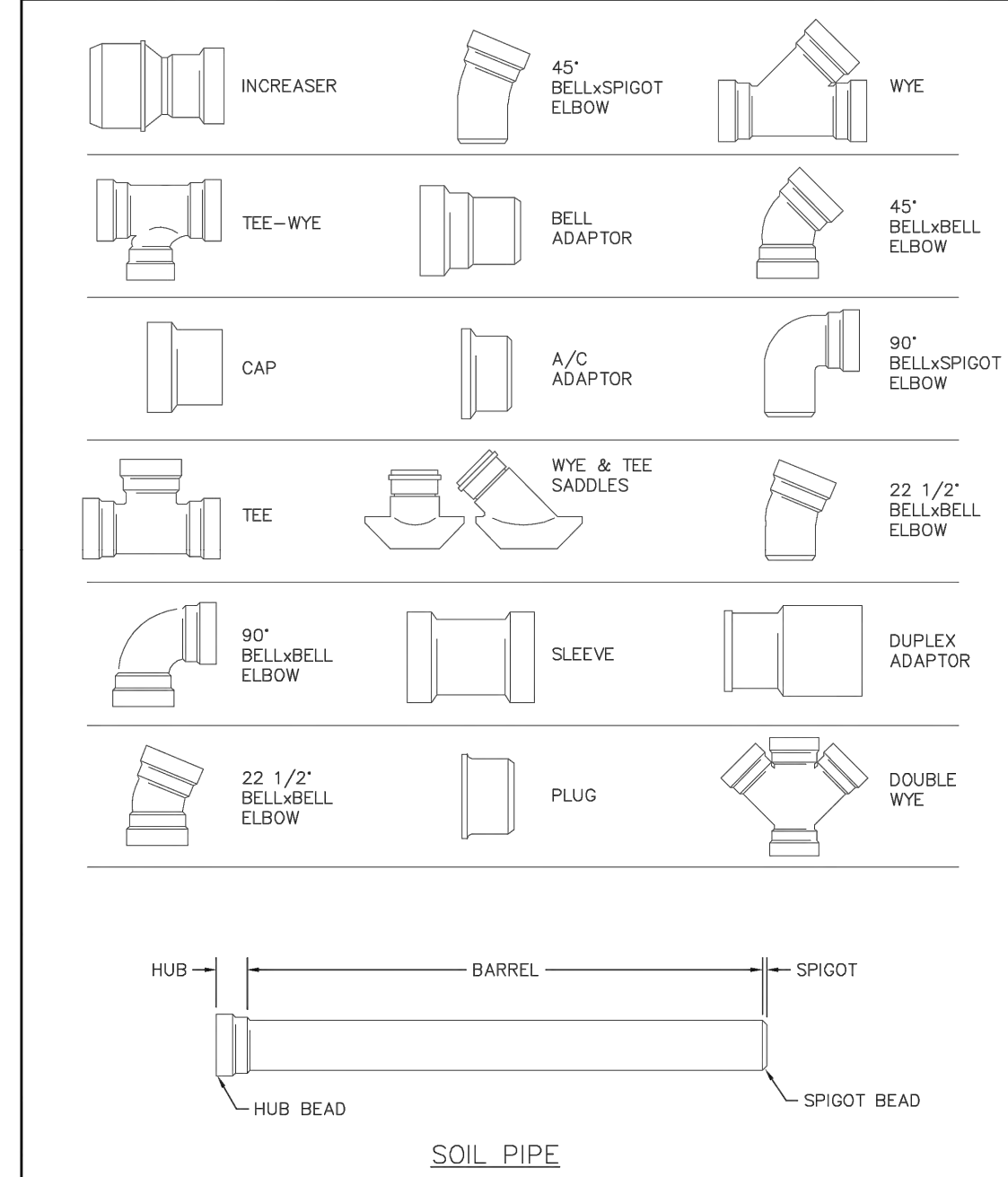


Client:  
 2851 Clover, LLC  
 2851 Monroe Avenue  
 Rochester, NY 14618  
 Phone: (585)-271-1111

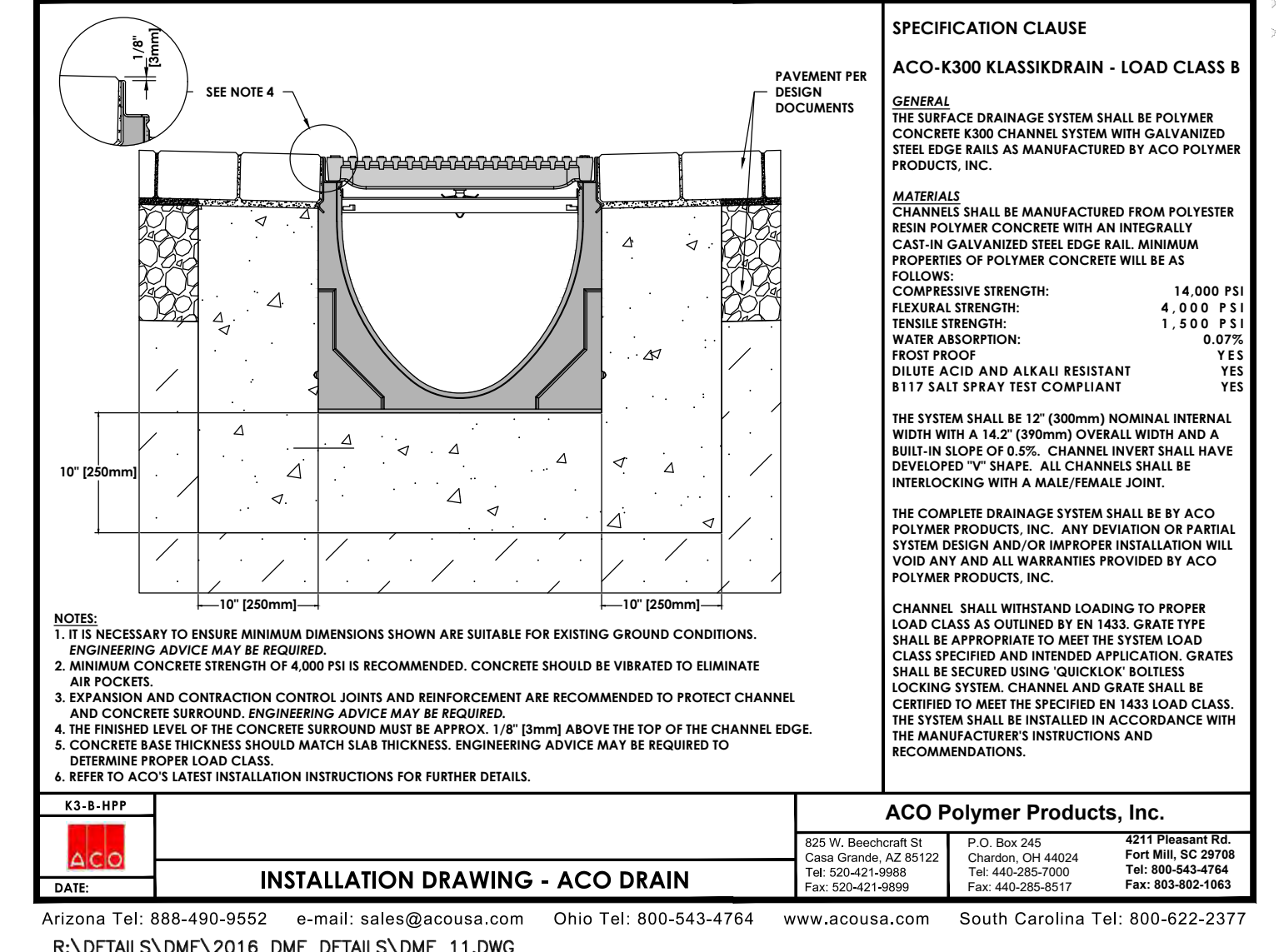
**PASSERO ASSOCIATES**  
 242 West Main Street Suite 100  
 Rochester, New York 14614  
 Principal-in-Charge: David Cox, P.E.  
 Project Manager: Andrew Burns, P.E.  
 Designed by: Shari Kleis

No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

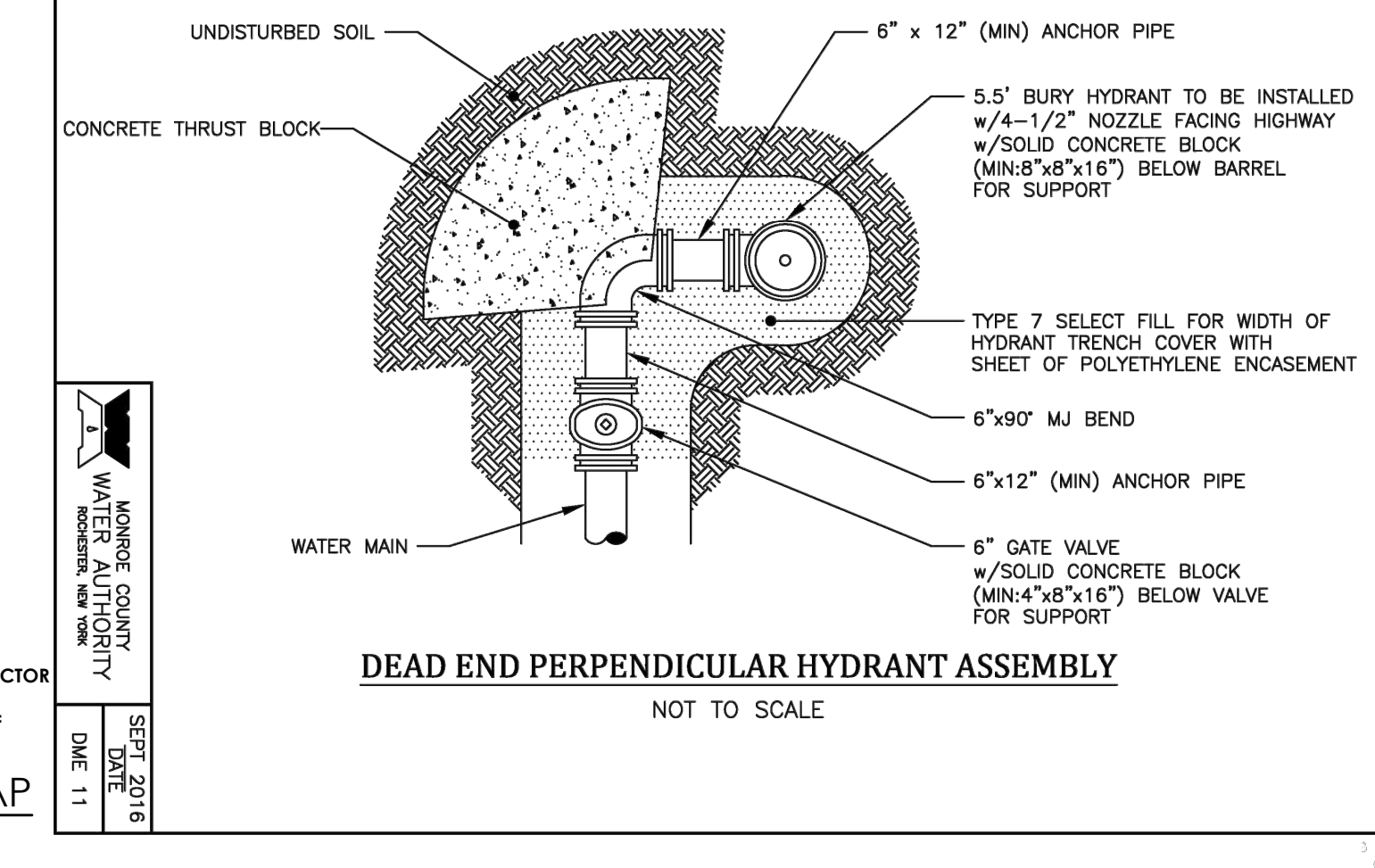
**DETAILS**  
**PITTSFORD OAKS**  
 Town/City: PITTSFORD  
 County: MONROE State: NEW YORK  
 Project No. **20233554.0001**  
 Drawing No. **C 206**  
 Scale: **N.T.S.**  
 Date **JULY 18, 2024**



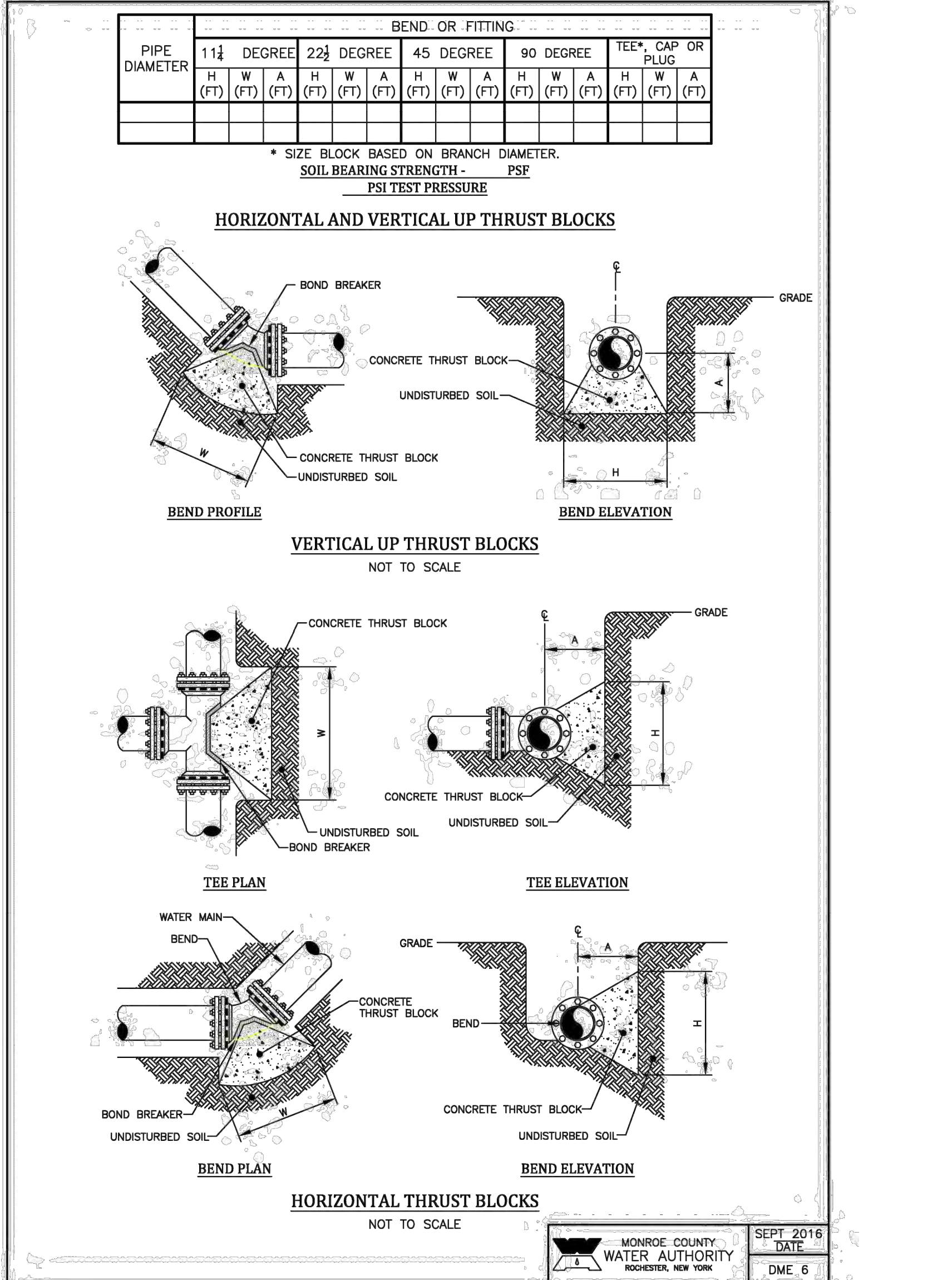
DETAIL No. **S-14**  
**STANDARD PVC PIPE FITTINGS**  
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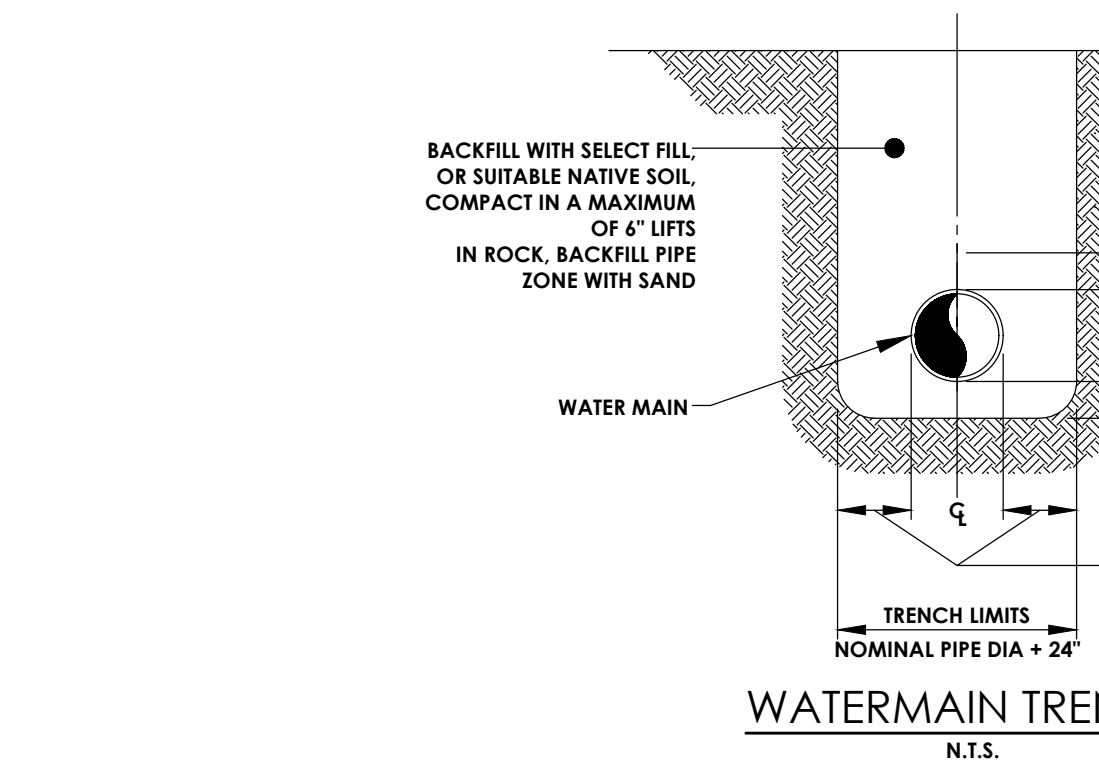
ACO Polymer Products, Inc.  
**INSTALLATION DRAWING - ACO DRAIN**  
 Arizona Tel: 888-490-9552 e-mail: sales@acousa.com Ohio Tel: 800-543-4764 www.acousa.com South Carolina Tel: 800-622-2377



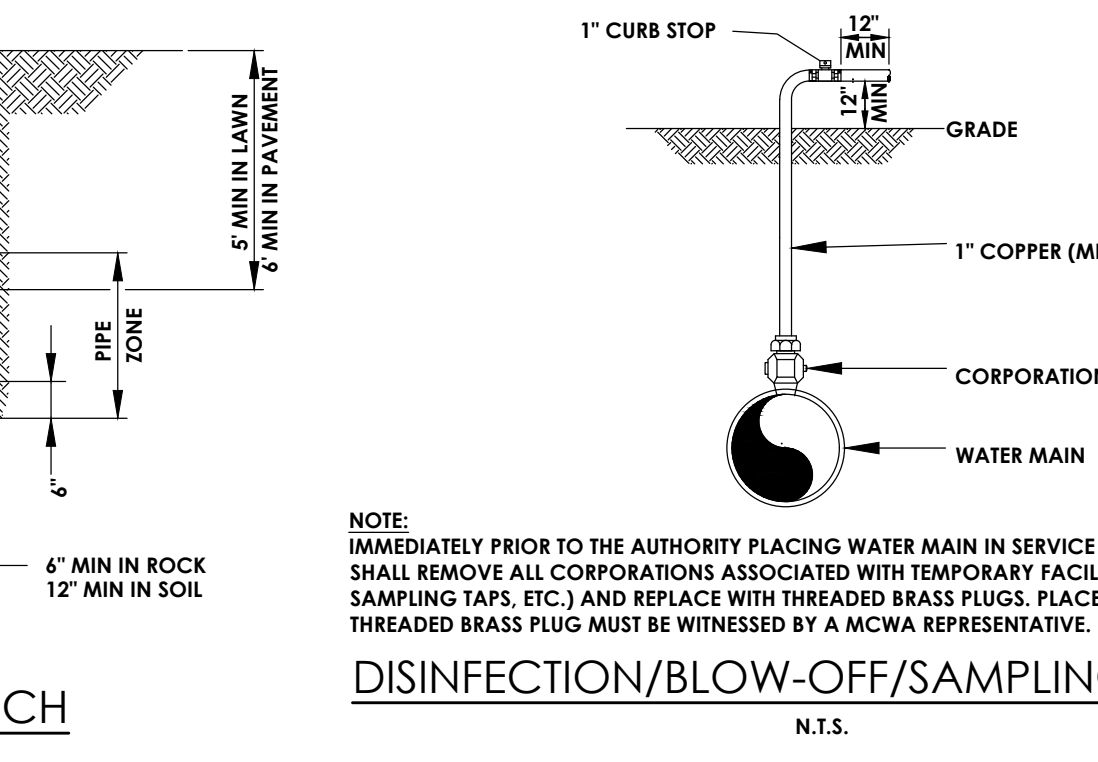
DETAIL No. **DME 11**  
**DEAD END PERPENDICULAR HYDRANT ASSEMBLY**  
 NOT TO SCALE



DETAIL No. **DME 6**  
**HORIZONTAL AND VERTICAL UP THRUST BLOCKS**  
 NOT TO SCALE



DETAIL No. **WATERMAIN TRENCH**  
**WATERMAIN TRENCH**  
 N.T.S.

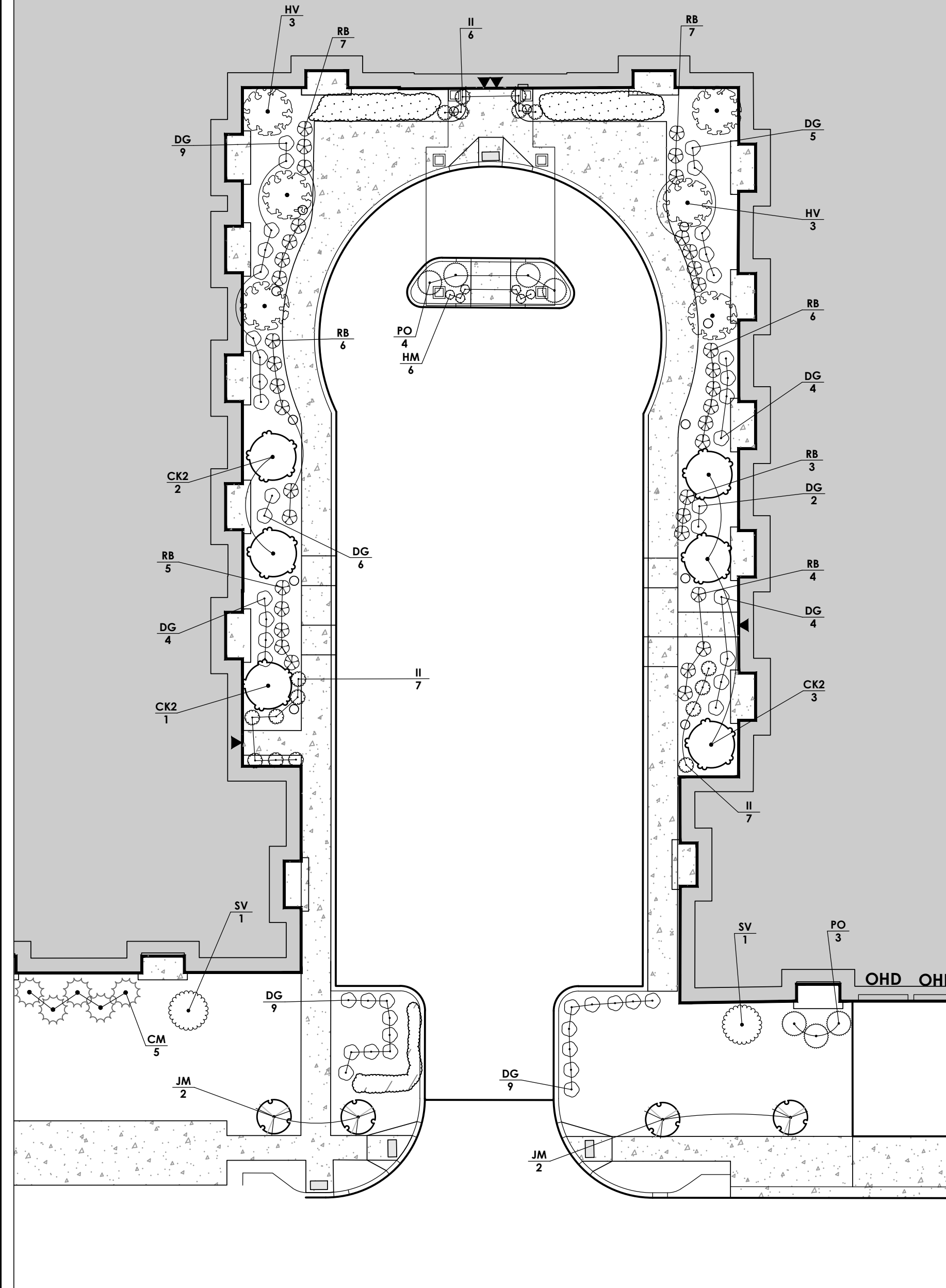


DETAIL No. **DISINFECTION/BLOW-OFF/SAMPLING TAP**  
**DISINFECTION/BLOW-OFF/SAMPLING TAP**  
 N.T.S.

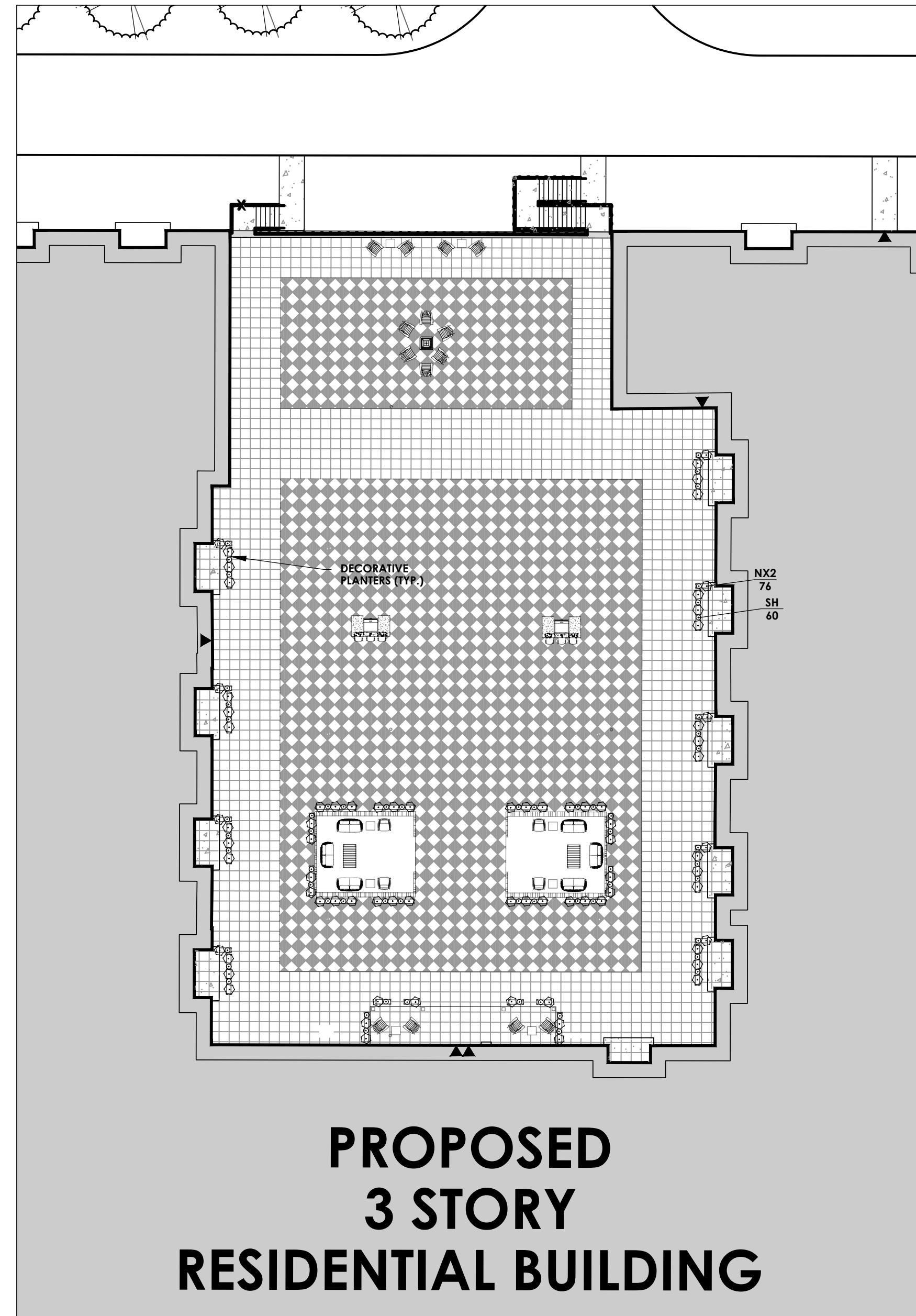
# COURTYARD AND FOUNDATION PLANTINGS

REFER TO SHEET C 108,  
LANDSCAPING PLAN FOR  
DETAILED PLANT SCHEDULE

## PROPOSED 3 STORY RESIDENTIAL BUILDING

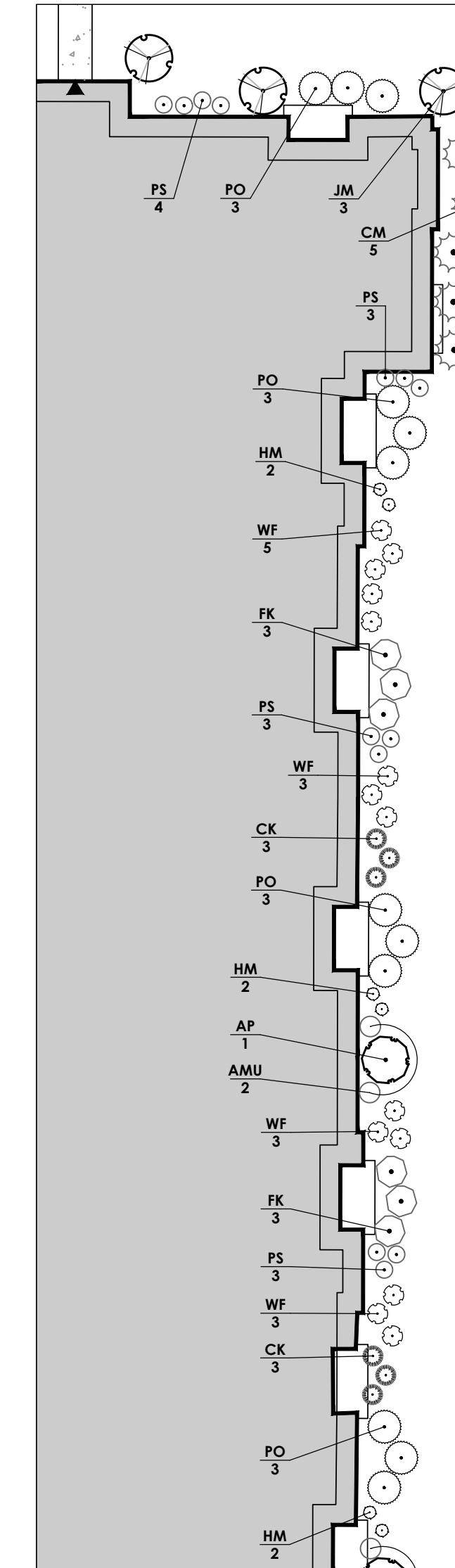


SOUTH COURTYARD  
N.T.S.

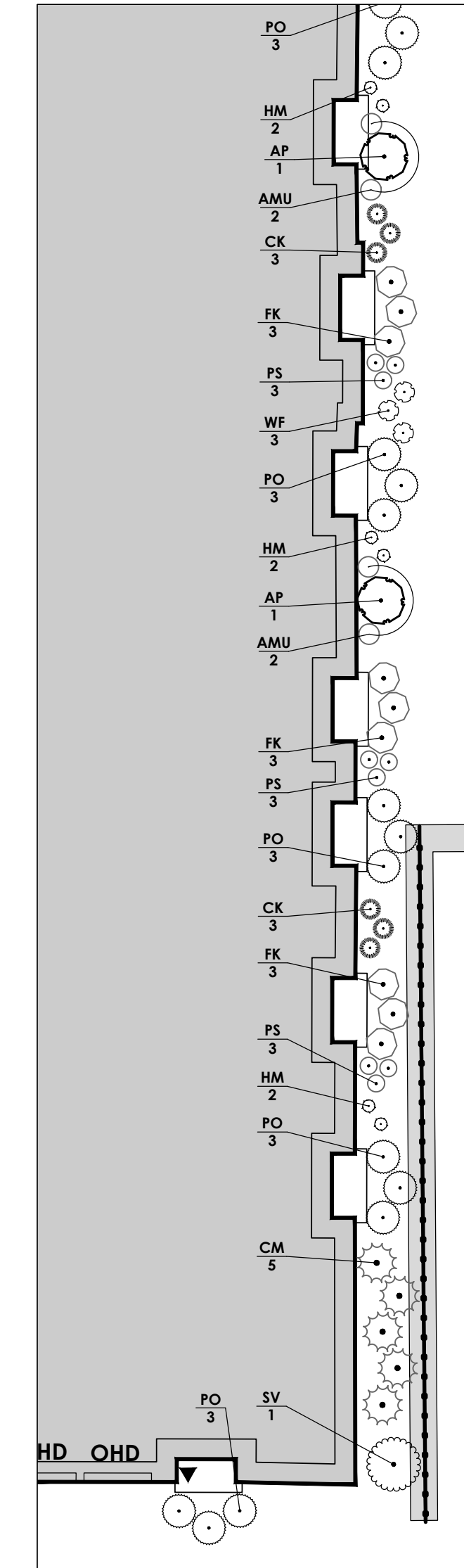


## PROPOSED 3 STORY RESIDENTIAL BUILDING

NORTH COURTYARD  
N.T.S.

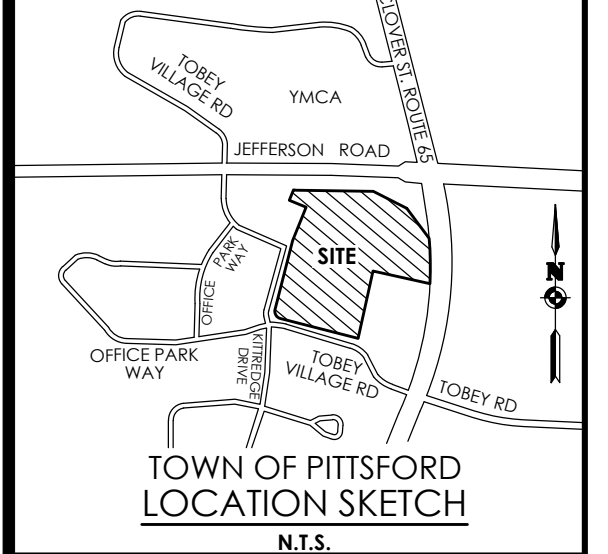


EAST SIDE BUILDING, NORTH  
N.T.S.



EAST SIDE BUILDING, SOUTH  
N.T.S.

ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©



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: David Cox, P.E.  
Project Manager: Andrew Burns, P.E.  
Designed by: Shari Kleis

Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

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### DETAILS

### PITTSFORD OAKS

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

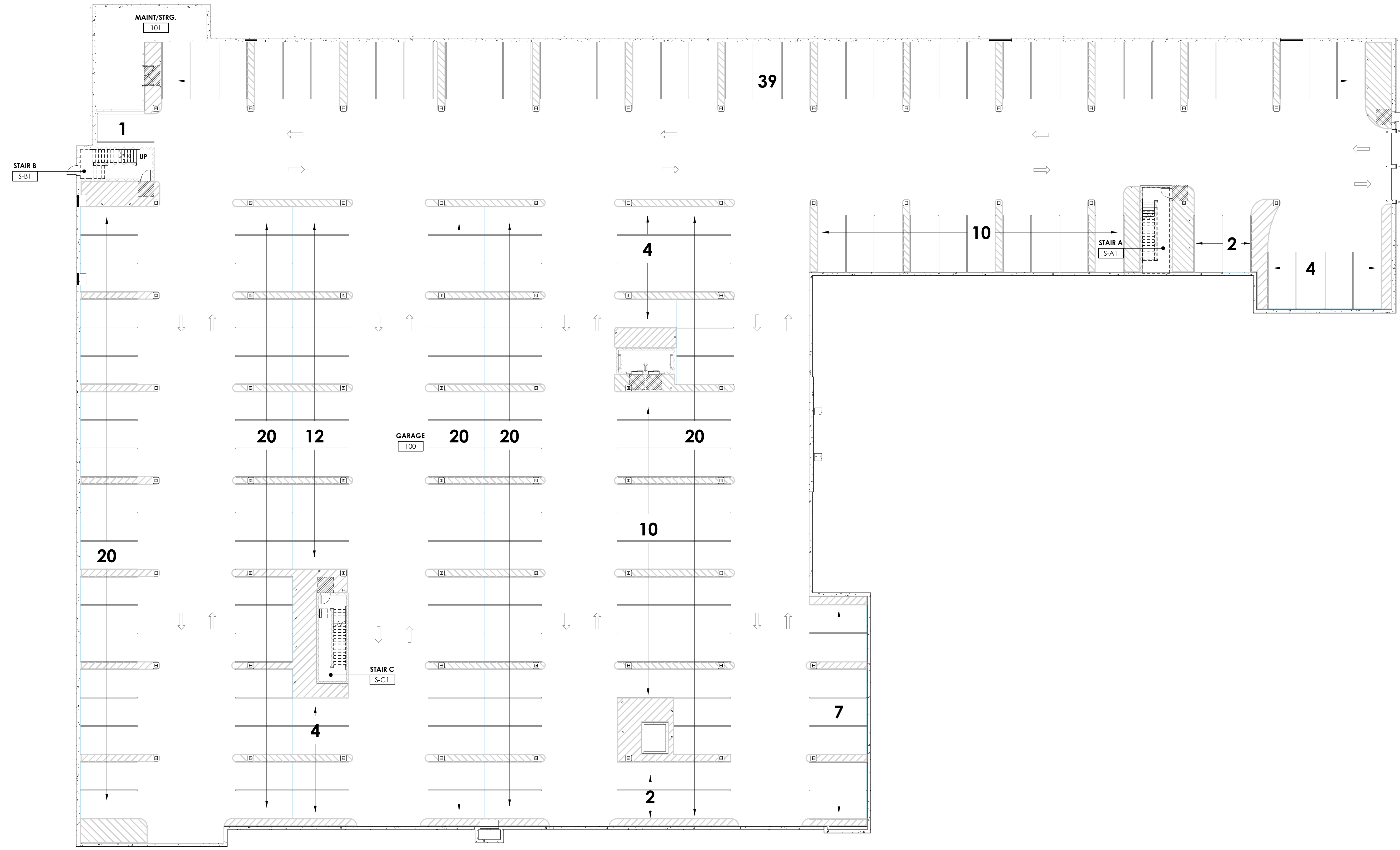
Project No.  
**20233554.0001**

Drawing No.  
**C 207**

Scale:  
**1"=20'**

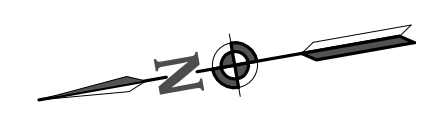
Date  
**JULY 18, 2024**





**1 GARAGE FLOOR PLAN**  
0' 4' 8' 16' 32'  
1/16" = 1'-0"

195 PARKING SPACES



STAMP:

CLIENT:  
2851 CLOVER, LLC

2851 MONROE AVE.  
ROCHESTER, N.Y. 14618

**Passero Associates**  
240 WEST HANCOCK SQUARE SUITE 200  
ROCHESTER, NY 14614 TEL: (585) 325-1898  
FAX: (585) 325-1891

PROJECT MANAGER: DUSTIN WECHEL, AIA  
PROJECT ARCHITECT: THOMAS SHERRE, AIA  
DESIGNER: JACOB DEVIRES

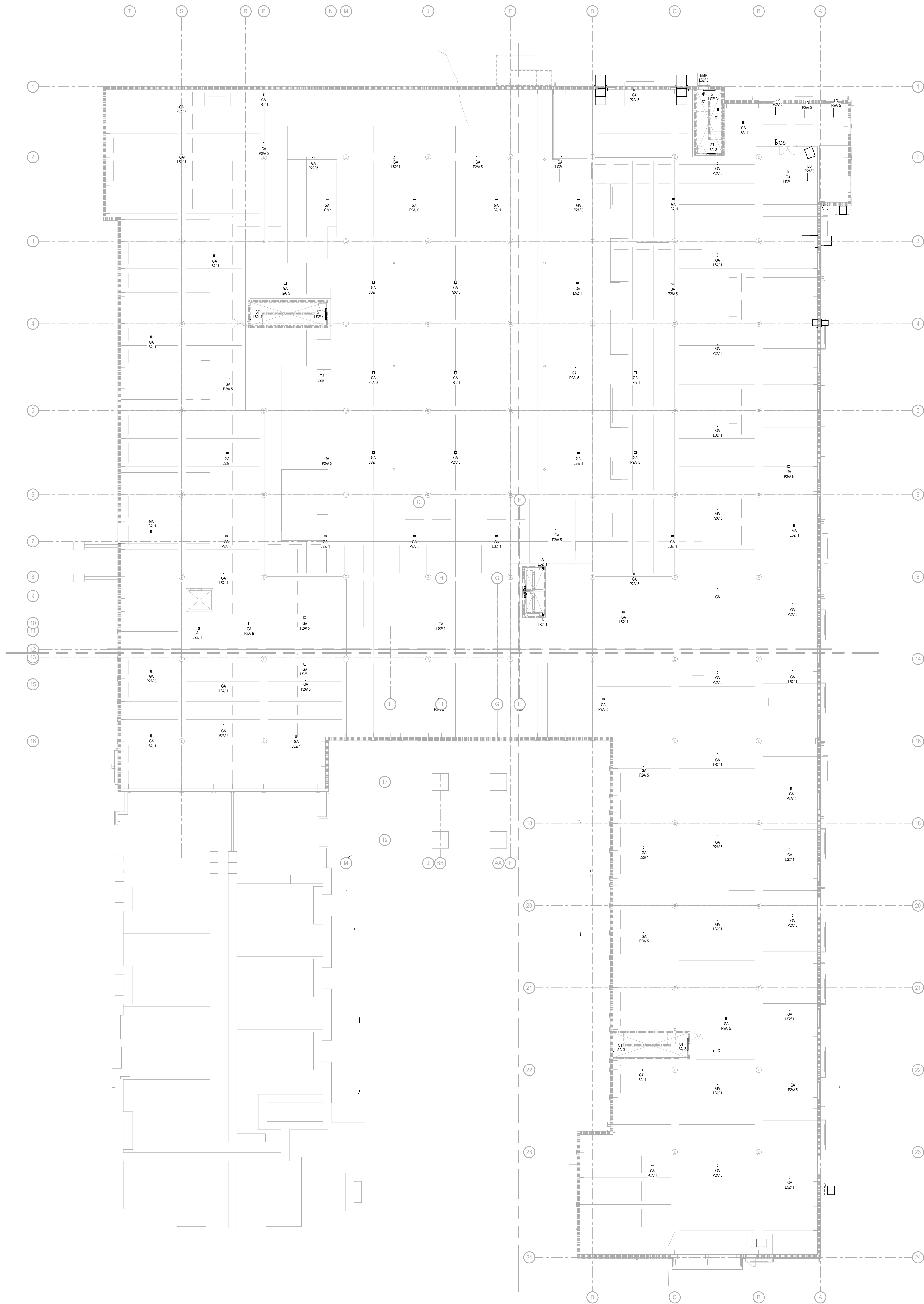
NO.	DATE	BY	DESCRIPTION

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**GARAGE FLOOR PLAN**

300 TOBEY VILLAGE ROAD  
PITTSFORD OAKS  
TOWN/CITY: PITTSFORD  
COUNTY: MONROE STATE: NY

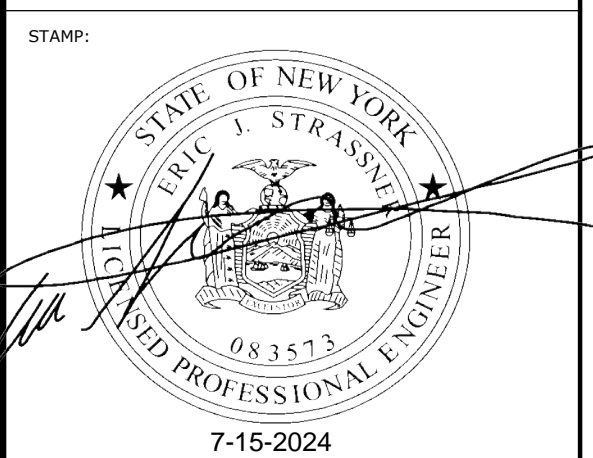
PROJECT NO.: 20233554.0002  
DRAWING NO.: A-100  
DATE: JULY 15, 2024



1 TOSL GARAGE  
SCALE: 1/16" = 1'-0"

**GENERAL LIGHTING NOTES**

1. ALL EM AND EXIT LIGHTING FIXTURES TO BE WIRED AHEAD OF SWITCHING.
2. ALL EXTERIOR WALL MOUNTED FIXTURES ARE TO BE CONTROLLED BY PHOTOCELL.
3. REFER TO SITE DRAWING FOR LOCATIONS AND CIRCUITING OF SITE LIGHTING POLES.
4. ALL CORRIDOR FIXTURES TO BE CONTROLLED VIA LOCAL CEILING OCCUPANCY SENSORS.
5. CONNECT EXIT SIGNS TO PANEL LS2 OR LS3 USING (2)W12, (1)W12EG TO A 20A/1P CIRCUIT. LOCK CIRCUIT BREAKER IN 'ON' POSITION. REFER TO PANEL SCHEDULES FOR CIRCUITING.
6. ALL EMERGENCY FIXTURES TO CONNECT TO 20A/1P BREAKER IN PANEL LS2 OR LS3 AHEAD OF ALL SWITCHING TO SERVE AS EMERGENCY EGRESS AND NIGHT LIGHTING. REFER TO PANEL SCHEDULES FOR CIRCUITING.
7. ALL INSTALLATIONS TO BE PER 2017 NEC.
8. ALL INSTALLATIONS TO COMPLY WITH 2017 ECCCNY.



CLIENT:  
FRIENDLY SENIOR LIVING  
COMMONS, LLC C/O OF  
ROCHESTER FRIENDLY HOME  
3156 MONROE AVE.  
ROCHESTER, N.Y. 14618

**Passero Associates**  
240 WEST HANCOCK SQUARE 200  
ROCHESTER, NY 14614  
PHONE: (585) 325-1891  
FAX: (585) 325-1891  
PROJECT MANAGER: DAVID WECHEL, AIA  
PROJECT ARCHITECT: THOMAS SHREVE, AIA  
DESIGNER:

NO.	DATE	BY	DESCRIPTION

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**GARAGE - LIGHTING**

PITTSFORD OAKS

TOWN/CITY: PITTSFORD  
COUNTY: MONROE STATE: NY

PROJECT NO.: 20233554.0002

DRAWING NO.: E-200

DATE: JULY 12, 2024



EXISTING



EXISTING



RENDERING



RENDERING

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

Minutes of the Town of Pittsford Planning Board meeting held on July 8, 2024 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

**ABSENT:** Paul Alguire, John Halldow

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

**ATTENDANCE:** There were 33 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Morabito. Following a unanimous voice vote, the meeting opened at 6:31PM, none opposed.

**PENDING DECISION:**

**Moeller Sign and Crane Inc., 3349 Monroe Avenue (Citizens Bank)**  
Sign Plan Amendment

Phil Convertini, of Moeller Sign and Crane, Inc., and Devin Ehly, of AGI, introduced the application. The applicant is looking to increase the number of signs and alter sign locations on the existing outparcel building 2 in Pittsford Plaza. The interior of the building is being divided to accommodate an additional tenant.

Board Member Liebschutz stated that she was not in favor of the proposed new signage mounted on the roofline.

Board Member Buckley asked if there are any prospective tenants for the divided space. Ms. Ehly stated she is unaware, and the landlord would be able to answer.

Chairman Limbeck stated that this application is not subject to a public hearing.

Chairman Limbeck read the Sign Plan Amendment resolution, which was approved by the Board. The Board voted as follows:

Paul Alguire	Absent
David Jefferson	Aye
Paula Liebschutz	No
Hali Buckley	Aye
Kevin Morabito	Aye
John Halldow	Absent
John Limbeck	Aye

**NEW HEARINGS:**

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

Neil Goldstein, owner of 7 and 8 Windscape Park, introduced his application. He owns both parcels and is looking to combine them into one parcel.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Buckley, all ayes, none opposed. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Morabito, all ayes, none opposed.

Chairman Limbeck read the Preliminary/Final Subdivision resolution, which was unanimously approved by the Board.

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

Jerry Goldman, of Woods Oviatt Gilman, LLP; Anthony Daniele, of 2851 Clover, LLC; Danny Daniele, of 2851 Clover, LLC; and Andrew Burns, of Passero Associates; introduced the application.

Mr. Goldman stated that 2851 Clover Street, formerly known as the Barn Bazaar property, has been vacant for many years. Friendly Senior Living (Cloverwood) purchased the property and was previously approved for a senior living facility in 2019. Since this time, COVID and supply chain issues have made their proposal not feasible. When the property went up for sale, the members of Daniele Family Companies purchased it as 2851 Clover, LLC.

The owners then applied to the Town Board for a change to the Tobey PUD to allow an alternative number of units, parking ratio, and use. Mr. Goldman stated that the Planning Board reviewed the Tobey PUD change and submitted an advisory report to the Town Board with recommendations. Following the Planning Board's suggestions, the Town Board reduced the number of units allowed and increased the required parking ratio.

Mr. Goldman stated that this project includes approximately seven acres and multiple parcels in the Tobey PUD. Neighbor notifications were sent by the applicant and the Town to address the Town Board application and another notification for the Planning Board public hearing was sent out by the Town. Outside agencies have reviewed this application and submitted comments through Monroe County Department of Planning and Development. The Town Board has completed SEQRA review. The DRC report was received and is being reviewed by the applicant and its team.

Demolition must be addressed as part of this process, and it is requested to be approved as part of the Preliminary Site Plan approval. Mr. Goldman stated that the applicant would like to begin demolition of the Barn Bazaar structures while working towards Final Site Plan approval.

Chairman Limbeck asked the Board to address comments with the applicant.

Board member Buckley stated that the Board will await DRC report responses.

Chairman Limbeck addressed concerns with traffic impacts. The applicant submitted a Traffic Impact Study completed by Passero Associates to the Town Board during the rezoning stage. Chairman Limbeck asked if the traffic study could be extended to consider impacts at a wider range of times and at a wider location range. Mr. Goldman stated that he will discuss this request with Passero Associates. Chairman Limbeck stated that a Traffic Impact Study was submitted when the Board considered the YMCA at the same intersection and that the reality of traffic impacts seen today were not what was shown in the traffic study.

Board Member Liebschutz stated her concern for impacts to neighboring intersections, such as at Sinclair Drive and Clover Street. The speed limit along that section of Clover Street is 50MPH. Mr. Goldman stated that this speed limit is set by New York State Department of Transportation (NYSDOT). Board Member Liebschutz



asked the applicant to speak with NYSDOT about the possibility of lowering the speed limit in this area. Mr. Goldman stated that NYSDOT rarely changes speed limits on a project basis, but the applicant will look into it.

Chairman Limbeck stated that the maximum number of units, required parking ratio, maximum building height, etc. has been approved by the Town Board. The Planning Board will focus on site specifics, like landscaping, lighting, clearing limits, etc. The DRC report contains comments from staff and other review boards to help the Planning Board with their consideration. This report can be found on the Town's website in the Planning Board agenda packet for this meeting.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Morabito, all ayes, none opposed. Chairman Limbeck stated that the Board received three email comments, two against the project and one in favor. Chairman Limbeck asked for additional public comment.

William Robischon, of 4 Stone Creek Lane, stated his concerns about traffic. On weekday mornings, cars are backed up on Tobey Road attempting to make a right-hand turn to head north on Clover Street. He stated that with 175 units, one could assume there will be at least 175 additional cars.

Herb Feinstein, of 3 Bridge Water Court and as Park Square Homeowners Association President, shared comments on behalf of the HOA. He claimed residents were not notified. He shared concerns about traffic and that the traffic study was completed by the applicant's engineer and not by NYSDOT. The study submitted by the applicant stated that the accident rate is four times that of the state. Several accidents, some fatal, have occurred recently due to speed and visibility issues. The West Jefferson Road and Clover Street intersection is surrounded by neighborhoods filled with senior citizens. NYSDOT has started a new safety study because of residents' requests. Mr. Feinstein stated that he and his neighbors would like to see a section of this housing to be dedicated to seniors. He emphasized the importance of creating safe multi-modal transportation opportunities in the area.

Philip DiNicola, of 23 Park Square Lane, suggested the Planning Board review pedestrian connectivity, lighting at the intersection, and traffic safety. His son was recently hit on his bicycle by a senior pulling into the YMCA. He suggested NYSDOT should add lighting to the intersection to promote safety. Intersection improvements should be made to be ADA accessible and accommodate seniors. He suggested the Planning Board consider additional sidewalks at the intersection, connecting to the YMCA and possibly King's Bend Park.

Robert Boone, a resident from the Park Square neighborhood, reinforced ideas stated in the Tobey PUD regulations, specifically concerning rural open space and pedestrian connectivity. He urged the Board to walk from his house, along West Jefferson, through the intersection, and to King's Bend Park. It would be an unsafe walk. He asked the Board to consider ways to improve pedestrian connectivity and safety.

Ted Weniger, of 12 Tobey Woods, shared his concerns about traffic. He stated agreed with Mr. Robischon about traffic backing up on Tobey Road. He observed that with today's traffic, it takes a car 2.5 light cycles to make a right on red to head north on Clover Street. He also commented on the rendering provided by the applicant at the intersection of West Jefferson Road and Clover Street. He believed that the building did not provide a rural atmosphere with greenspace, as emphasized in the Tobey PUD regulations.

Anthony Rossi, of 10 Connemara Drive, shared his concerns about traffic. He anticipated residents of the new development to cut through Sinclair Drive, a private drive, to get to Clover Street, an unsignalized intersection. He asked questions about a proposed gate at the intersection of Tobey Village Road and Sinclair Drive and recommended a gate sturdier than a swing-arm. He stated that he is not against the development but does have concerns.

Yvonne Colton, of 3 Fairway Crossing, stated that she is not a senior, but is a mom who will have a son driving soon. She shared her concerns for traffic. She asked if this project is happening regardless of public comment?

Chairman Limbeck confirmed. She requested that traffic is addressed. She asked if these apartments will be marketed towards seniors or low-income residents? Chairman Limbeck stated that these will be market-rate apartments.

Ed Dougherty, of 70 Tobey Court, stated that he previously addressed traffic during the Town Board rezoning process. He stated that the Town Board approval allows up to 175 units. He stated that less could be approved by the Planning Board.

Chairman Limbeck stated that this hearing will remain open at this time.

Mr. DeRue encouraged residents to call Town Hall or look online for the next meeting agenda and materials pertaining to this application.

**OTHER DISCUSSION:**

The minutes of June 24, 2024 were approved following a motion by Board Chairman Limbeck, seconded by Board Member Morabito. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:33PM, seconded by Board Member Morabito, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

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April Zurowski  
Planning Assistant

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