

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
JANUARY 13, 2025**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, January 13, 2025, 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.

CONTINUED HEARING

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

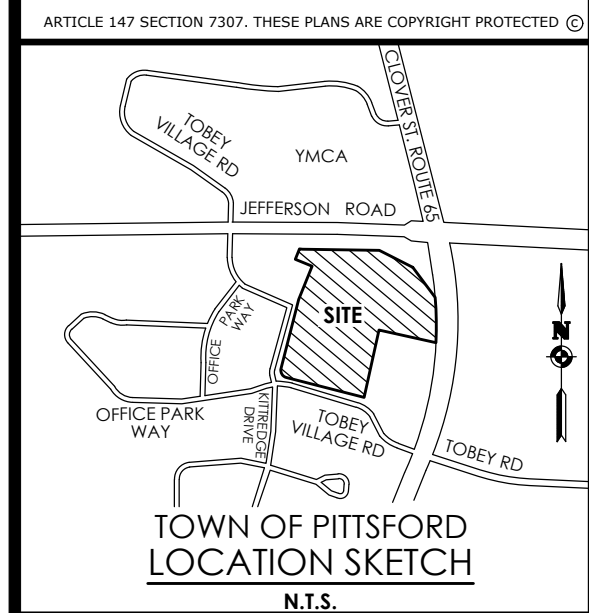
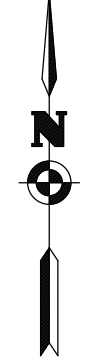
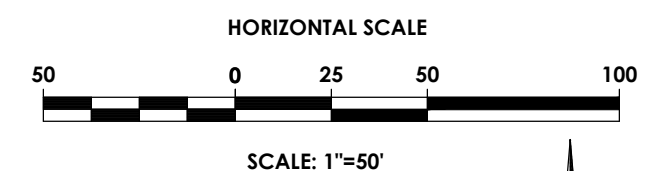
NEW HEARING

Thornton Engineering LLP, Warfle Subdivision
Preliminary/Final Subdivision

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, January 27, 2024.



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

SITE PLAN OVERLAY

PITTSFORD OAKS

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

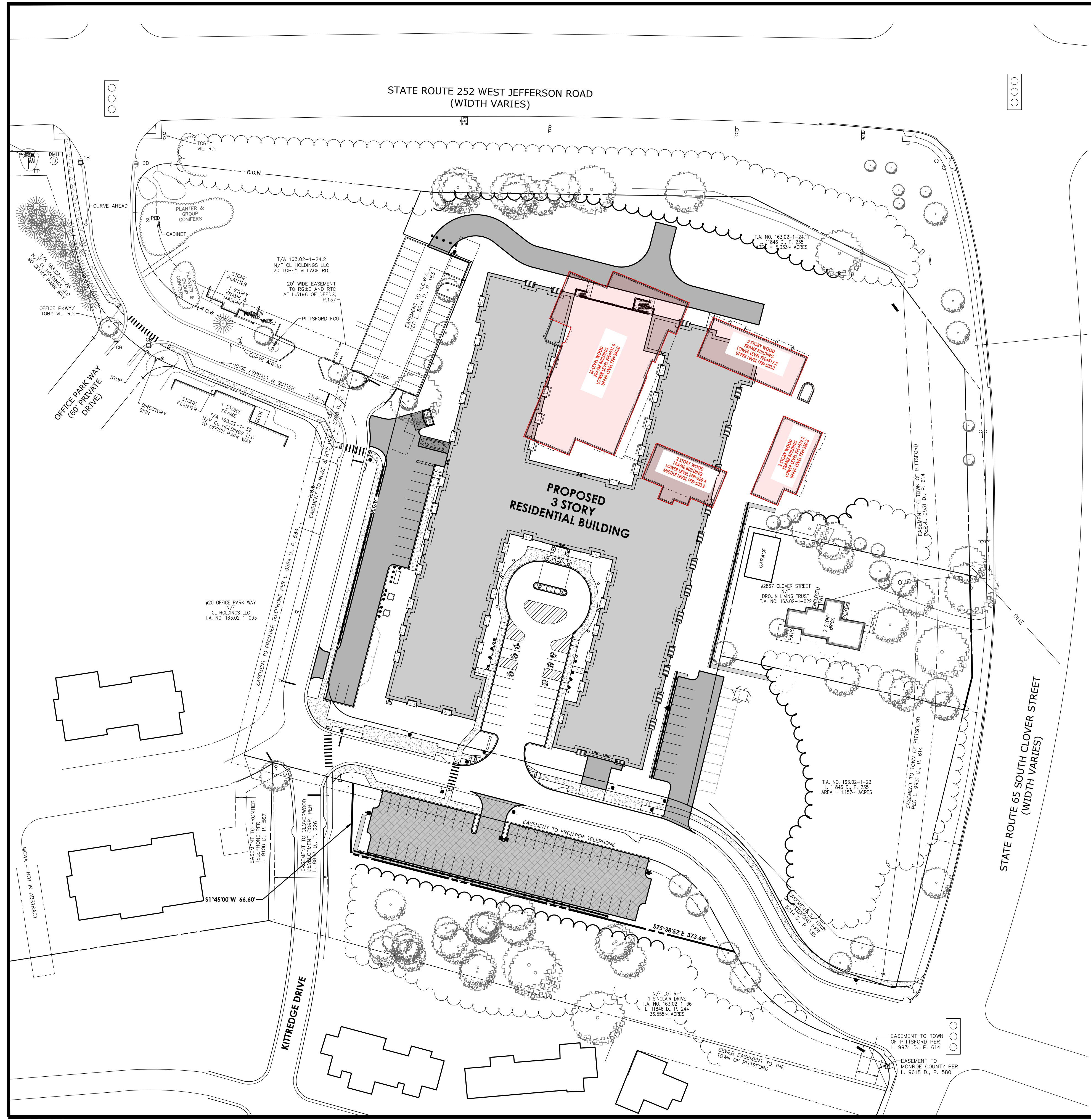
Project No:
20233554.0001

Drawing No.
C 001

Scale:
1" = 50'

Date
AUGUST 26, 2024

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 MILL AND RESURFACE LIMITS
- 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

Y:\PROJECTS-NEW\2023\20233554\CAD-BIM-MODELS\CIVIL\20233554.01_BUILDING_OVERLAY.DWG 10/17/2024 4:11 PM Shari Kleis

Pittsford Oaks – Design Reviews Progressions



July 19, 2023



September 1, 2023



November 8, 2023



December 6, 2023



March 21, 2024



April 24, 2024



October 15, 2024



November 18, 2024



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



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

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"
- GARAGE LEVEL -12'-0"



- 4TH FLOOR WALL HGT. +31' - 0 7/8"
- FOURTH FLOOR LEVEL +22' - 0 1/2"
- THIRD FLOOR LEVEL +11' - 0 5/8"
- SECOND FLOOR LEVEL +0' - 0"
- GARAGE LEVEL -12' - 0"

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

November 14th DRB submission



1 EAST ELEVATION
1/16" = 1'-0"



1 EAST ELEVATION
1/16" = 1'-0"

December 5th DRB submission



1 EAST ELEVATION
1/16" = 1'-0"

December 19th DRB submission



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



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

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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






- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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

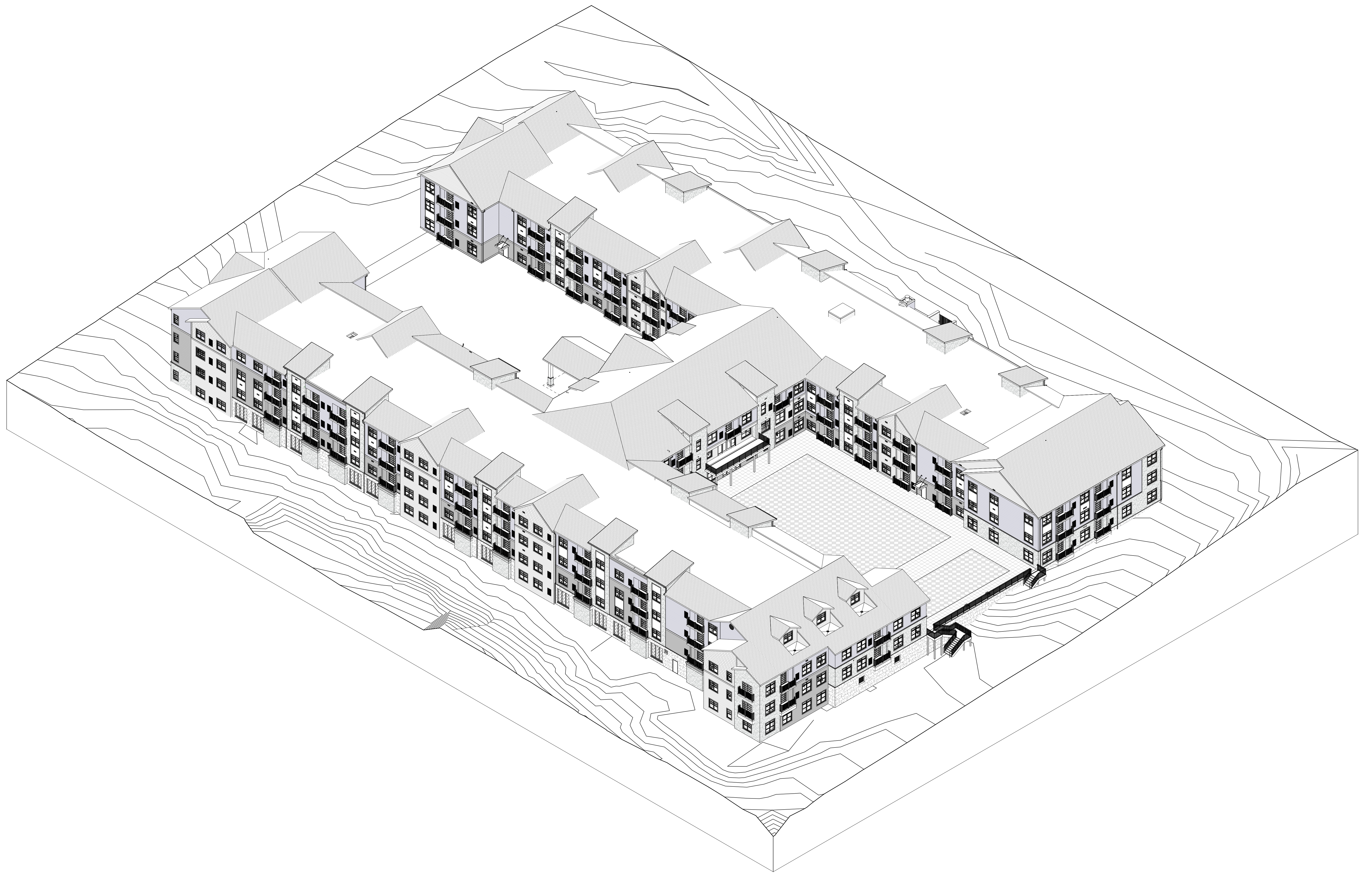
- 60'-0" MIN. REQUIRED HEIGHT REDUCTION
- ORIGINAL BUILDING HEIGHT
- +581'
- +573'
- 9'-5 67/128"
- 17'-4"
- 38'-0"
- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"
- GARAGE LEVEL -12'-0"



- 4TH FLOOR WALL HGT. +31' - 0 7/8" 
- FOURTH FLOOR LEVEL +22' - 0 1/2" 
- THIRD FLOOR LEVEL +11' - 0 5/8" 
- SECOND FLOOR LEVEL +0' - 0" 
- GARAGE LEVEL -12' - 0" 

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







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



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

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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






- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



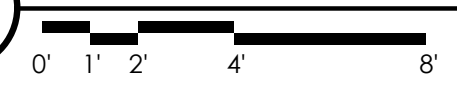
1 EAST ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"
- GARAGE LEVEL -12'-0"



- 4TH FLOOR WALL HGT. 
+31' - 0 7/8"
- FOURTH FLOOR LEVEL 
+22' - 0 1/2"
- THIRD FLOOR LEVEL 
+11' - 0 5/8"
- SECOND FLOOR LEVEL 
+0' - 0"
- GARAGE LEVEL 
-12' - 0"

1 SOUTH ELEVATION



1/16" = 1'-0"



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



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

- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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






- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"



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

- MIN. REQUIRED HEIGHT REDUCTION 60'-0"
- ORIGINAL BUILDING HEIGHT 38'-0"
- +581'
- +573'
- 9'-5 67/128"
- 4TH FLOOR WALL HGT. +31'-0 7/8"
- FOURTH FLOOR LEVEL +22'-0 1/2"
- THIRD FLOOR LEVEL +11'-0 5/8"
- SECOND FLOOR LEVEL +0'-0"
- GARAGE LEVEL -12'-0"

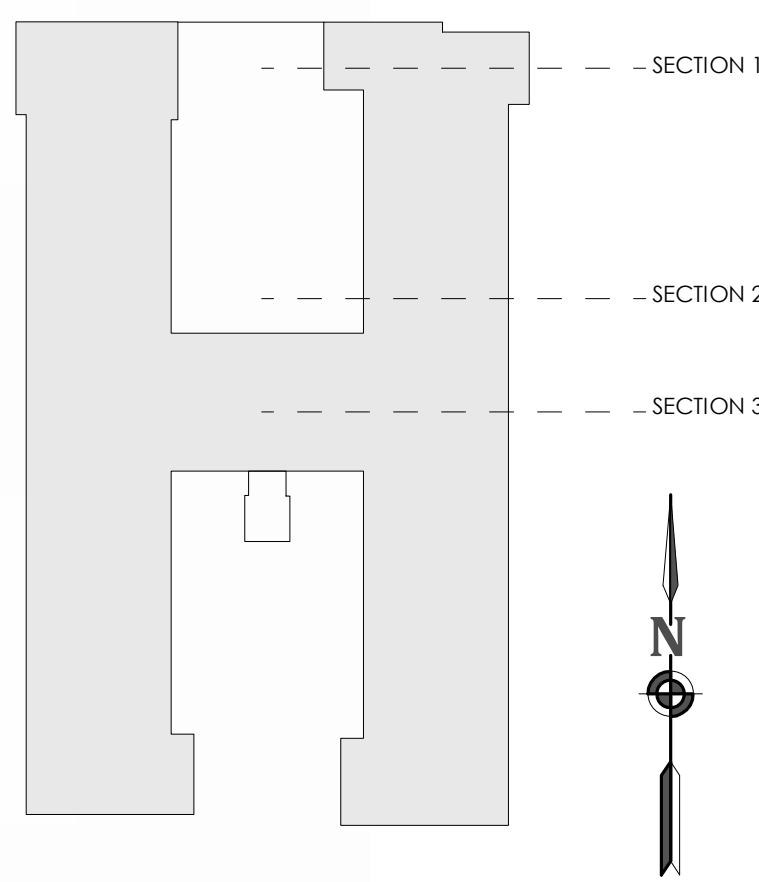


- 4TH FLOOR WALL HGT. +31' - 0 7/8" 
- FOURTH FLOOR LEVEL +22' - 0 1/2" 
- THIRD FLOOR LEVEL +11' - 0 5/8" 
- SECOND FLOOR LEVEL +0' - 0" 
- GARAGE LEVEL -12' - 0" 

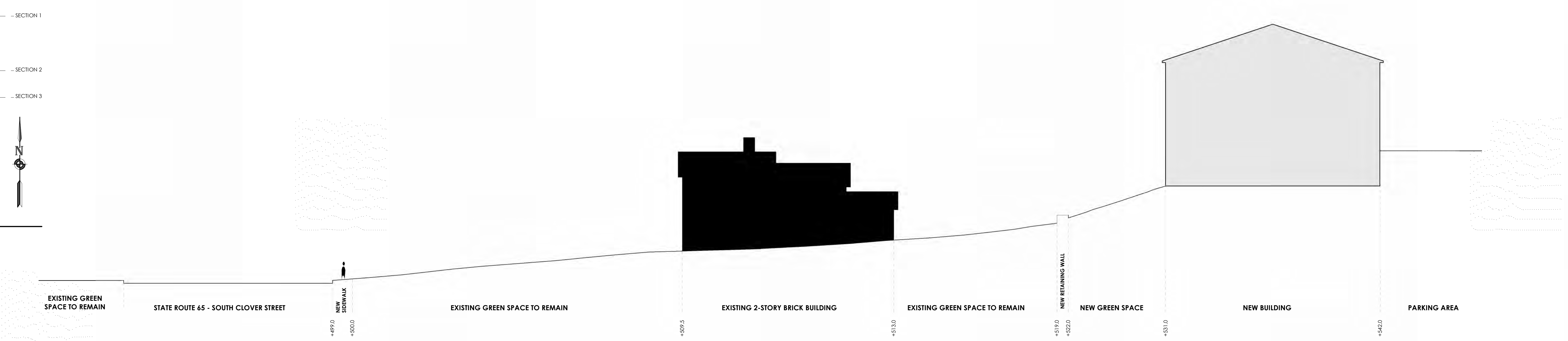
1 SOUTH ELEVATION
 0' 1' 2' 4' 8'
 1/16" = 1'-0"



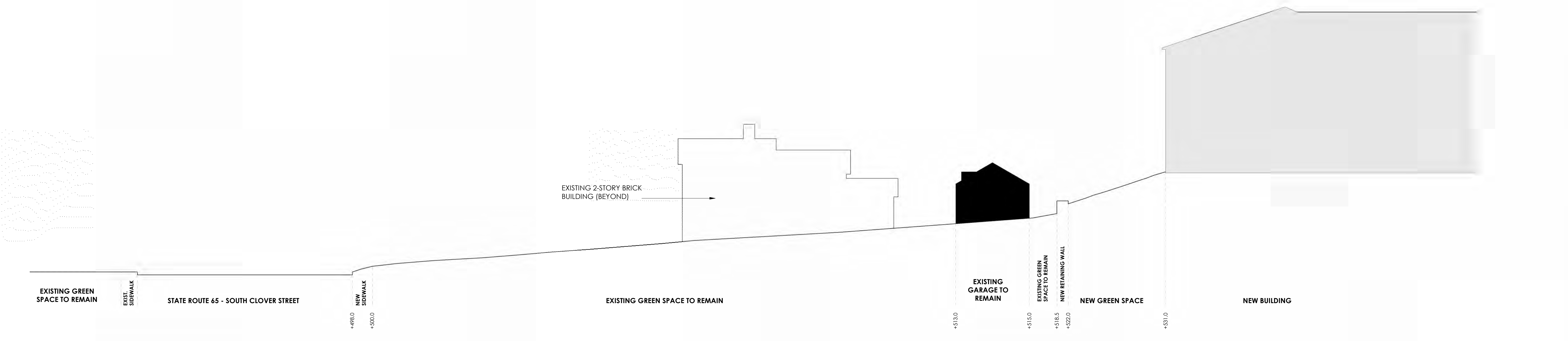




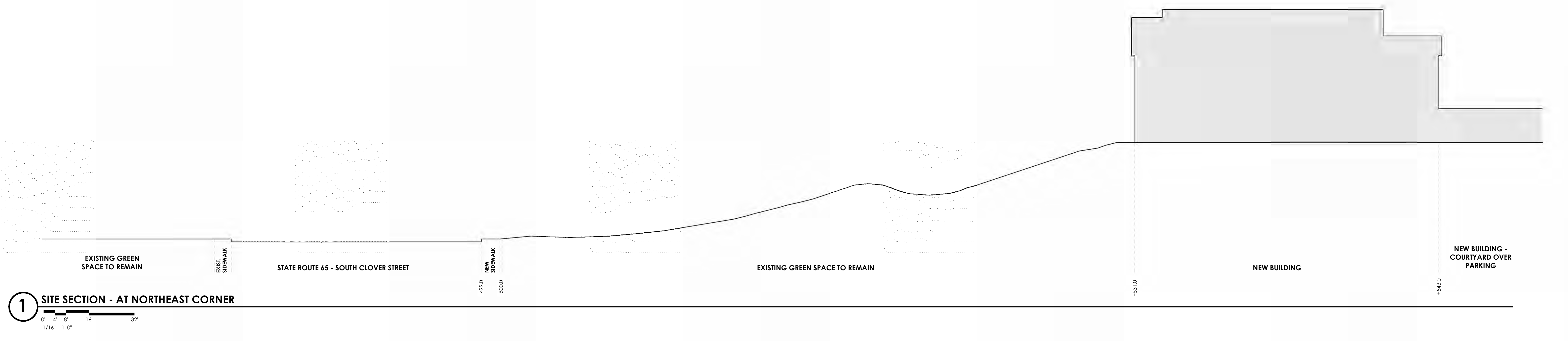
SITE SECTION LEGEND
N.T.S.



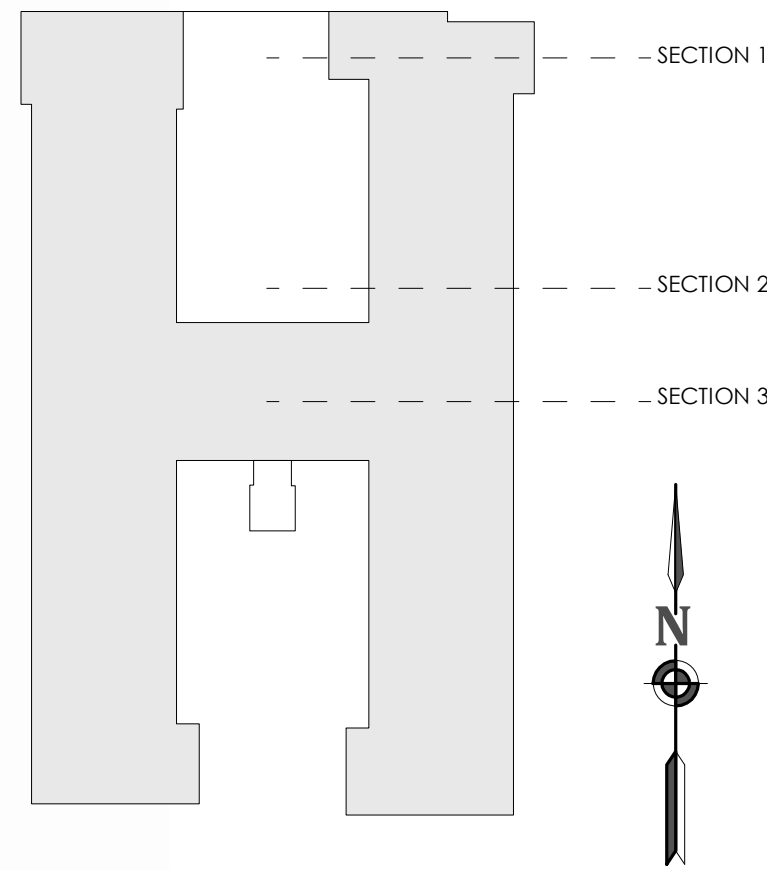
3 SITE SECTION - THROUGH EAST WING AT EXISTING ADJACENT BRICK BUILDING
0' 4' 8' 16' 32'
1/16" = 1'-0"



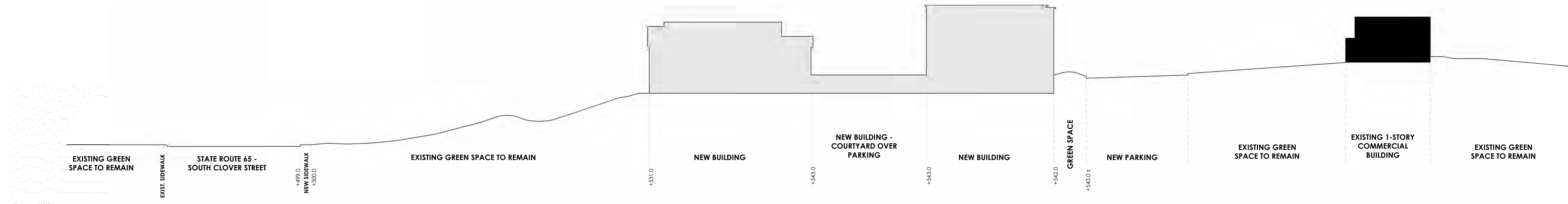
2 SITE SECTION - THROUGH EAST WING AT EXISTING GARAGE
0' 4' 8' 16' 32'
1/16" = 1'-0"



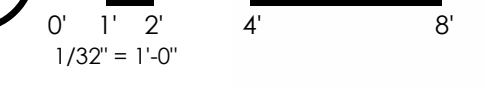
1 SITE SECTION - AT NORTHEAST CORNER
0' 4' 8' 16' 32'
1/16" = 1'-0"



SITE SECTION LEGEND
N.T.S.



1 SITE SECTION - AT NORTHEAST CORNER





**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
300 Tobey Village Road (Pittsford Oaks)
Preliminary Site Plan & Preliminary/Final Subdivision
Tax Parcels #163.02-1-24.111, 163.02-1-23.1, 163.02-1-36
Tobey PUD Parcels #8, 12, 7**

WHEREAS, Passero Associates, as agent for 2851 Clover, LLC (“applicant”), has made application for Preliminary Site Plan and Preliminary/Final Subdivision approval for the construction of a 175-unit market rate apartment building at 2851 Clover Street (300 Tobey Village Road), with last revised application materials received October 24, 2024; and

WHEREAS this is a Type I Action pursuant to SEQRA 6 NYCRR § 617.6(b) and the Town Board, as lead agency, conducted a coordinated review and issued a negative declaration on May 7, 2024; and

WHEREAS, a public hearing was duly advertised and held on July 8, 2024, and continued through January 13, 2025, at which time it was closed, and public comment was incorporated into the public record; and

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

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

FINDINGS OF FACT

1. This application is subject to the Tobey Planned Unit Development (PUD) rezoning approval granted by the Town Board on May 7, 2024 (Local Law No. 4 of 2024). This local law limits the market rate apartment building up to 175 units and a maximum gross square footage of 287,000 square feet. The Planning Board submission made October 24, 2024, indicates a proposed total of 175 units and 285,379+/- square feet. The local law requires unit counts to be reasonably similar to 16 studios, 102 one-bedroom, 45 two-bedroom, and 12 three-bedroom units. The Planning Board submission made October 24, 2024, indicates a total of 16 studios, 102 one-bedroom, 45 two-bedroom, and 12 three-bedroom units.
2. The local law includes the requirement of 1.75 parking spaces per unit. It is presumed that this parking ratio will facilitate 100% off street parking for the apartments.
3. The project area includes a 5.333+/- acre portion of Parcel 8, a 1.157+/- acre portion of Parcel 12, and a 0.518 +/- acre portion of Parcel 7, totaling 7.008 +/- acres. The project also may include an agreement with Cloverwood Senior Living for use and maintenance of buffer plantings on the Cloverwood property.
4. 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. The New York State Division for Historic Preservation of the Office of Parks, Recreation, and Historic Preservation (OPRHP) has submitted letters dated February 7, 2024, and August 20, 2024, stating that the project will have No Adverse Impact on historic resources provided that a portion of the existing mature tree canopy will be retained as a vegetative buffer between the project and 2867 Clover Street. The site plan submitted on August 26, 2024, was reviewed by The New York State Division for Historic Preservation of the Office of Parks, Recreation, and Historic Preservation.

5. The new apartment building is proposed 41 feet from the property line, making it approximately 91 feet to the historic home at 2867 Clover Street.
6. This application includes the demolition of the Barn Bazaar buildings and former Five-Star Bank building.
7. Site walks with Planning Board, Environmental Board, and Design Review & Historic Preservation Board (DRHPB) members were conducted on August 23, 2024, and September 4, 2024, in which the Developer, Contractor, Town Staff, and Town Review Engineer were present. Corners of the proposed building, parking areas, and clearing limits were staked for review. Balloons were flown on September 4, 2024, to indicate approximate building height to help understand the visual impacts of the proposed structure. The Developer, Contractor, Town Staff, and DRHPB members attended the walk and took pictures from different viewpoints.
8. A Traffic Impact Report (TIR) dated October 31, 2023, and updated in July 2024, was submitted to the New York State Department of Transportation for review. A response received August 20, 2024, requested an updated study to support the applicant's recommendations of lowering the speed limit on Jefferson Road and Clover Street to 40 MPH, reviewing signal timing at Jefferson Road/Clover Street and Jefferson Road/Tobey Village Road/YMCA intersections, and installing a flashing yellow arrow for left-hand turns at Jefferson Road/Clover Street intersection. A revised TIR was submitted on August 26, 2024.
9. The applicant provided additional traffic study information from NYSDOT and a letter from Passero Associates on August 29, 2024. In 2023, NYSDOT did an evaluation of Clover Street to determine if lowering the speed limit was warranted, in which it determined lowering the speed limit was not warranted. It is noted that the Planning Board and the Town Staff do not agree with the NYSDOT findings.
10. This approval includes the Preliminary/Final Resubdivision of a 0.5+/- acre parcel from the Cloverwood parent parcel #163.02-1-36, and the combining of 2851 Clover Street with a portion of Parcel 12, Tax #s 163.02-1-24.111 and 163.02-1-23.1.
11. The Development Review Committee (DRC) responses to questions and comments about the site plan meeting specific NYS Building and Fire Codes will require external review. The Planning Board does not support the granting of NYS variances from Building and Fire Codes.
12. 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.
13. This application was submitted to Monroe County Department of Planning & Development (PT24005) and review comments were received June 10, 2024. Comments were incorporated into the DRC report, dated July 3, 2024.
14. The Planning Board acknowledges that the proposed 175-unit, market rate apartment building has raised public and DRHPB member concerns of its possible impacts due to the building's overall size, massing, height, and unit count. Each of these concerns could result in undesirable impacts to the character of the Town and the historic home on Clover Street. The Planning Board feels that the most important potential impact to address is the building's height and massing as viewed from the historic home and the intersection of Clover Street and West Jefferson Road. The Planning Board recommends a substantial reduction in the overall height of the eastern side of the building from behind the historic home to the northern end. The DRHPB should give careful consideration to the building's proposed elevations.
15. The size, scale, and mass of the building was relatively unchanged from the original Town Board submission in November 2023. The DRHPB has identified building characteristics that can be modified to help address those concerns. The DRHPB provided the following comments from their September 12, 2024 meeting in regard to changes that would reduce the building's impacts:

A. The massing is too large

- I. *The +/- 400' long legs of the "H" forming the East and West Elevation of this development needs to be broken up with big moves (changes in depth and height) to reduce the massing.*
- II. *Suggestions we see as possible options to achieve this are:*
 - i. *Reduce some areas by a minimum of a full story (11')*
 - ii. *Think about moving the eave line along the elevation by introducing details of mansard roofs etc.*

B. Building NE corner at intersection of Clover and Jefferson

- I. *The maximum height for at least +/- 60' length of building needs to be at the previously approved height of 573' above sea level and not as the currently shown ridge height at 590' above sea level.*

C. Site section

- I. *Provide a site section from Clover St. through the historic property depicting the historic home in elevation including the garage elevation, through the entire project site including the bank building on the west side.*

16. The applicant appeared again before the DRHPB on October 10, 2024, and building adjustments were discussed and modified renderings were presented. The following comments were generated by the DRHPB on October 22, 2024, and forwarded to the applicant on October 23, 2024:

- A.** *After further discussion and reflection at the board meeting, we hope the Planning Board will hold off on preliminary approval until the developer submits at least one more round of elevations.*
- B.** *The developer's recent presentation demonstrated that they can react to our specific suggestions (i.e., focus on just the one end that was most problematic) but their redesign is still 3 stories high, and they made no changes to the rest of the building to integrate the changes. We are still awaiting a cohesive solution that might impact the unit count and therefore possibly the parking requirements. We said they were on the right track - but they have taken only a small step towards a possible approach that will reduce the massing as requested.*
- C.** *As mentioned above we think they need to re-examine the whole project in terms of massing, height, repetition, materials and develop a cohesive approach. We mentioned that the H design worked for Cloverwood (previous senior housing option) but now with increased height this is creating a substantial mass. While the project does have some vertical elements to break up the overall mass there is an underlying 'pancaking' or 'banding' that at the scale of this building is overwhelming. Everything lines up horizontally meaning the stone/concrete base of one story, the next single story of a darker gray material and then the upper two stories of lighter gray. In addition, all the trim lines, eave lines, roof lines all follow and are monotonous. They could break up the overall large massing of the building by playing with the 'banding' it could help the appearance that there are smaller masses of building.*
- D.** *We also mentioned to maybe explore more drastic interventions along the +/- 400' long building such as removing a few units over 1, 2 or three stories to the double loaded hallway (this would bring daylight in the enormous, long internal hallway) and maybe 1 or 2 units wide (varying in the approach) would create a relief possible necessary to help make the mass make less imposing.*

17. The applicant met with the DRHPB on November 14, 2024, to further discuss building adjustments that would address the concerns identified during the initial review of the building and the follow up meetings held on September 12th and October 10th. At the November 14th DRHPB meeting, it was acknowledged by the Board that additional adjustments were necessary.

18. The applicant revised the building elevations and made a presentation at the December 5th DRHPB meeting. There was Board consensus that the design was moving in the right direction and that the latest elevations depicted the best iteration of the building to date. However, the Board was divided between those who were confident that further design modifications made after the Planning Board grants Preliminary Site Plan approval for the project would be acceptable to the DRHPB during its formal review process, and those who felt that more big moves to reduce the overall mass of the building were needed before the DRHPB could recommend that the Planning Board should move forward with vote on Preliminary Site Plan approval.

19. The applicant revised and returned at the December 19, 2024, DRHPB meeting. Changes to the elevations included the introduction of decorative elements at the garage level, the use of more flat roofs, and the addition of more design changes to break up the uniformity of the building's facades. The Board commented that while it recognized that the changes made were in the right direction, the changes made were minimal and served to make the building appear smaller than it actually would be. Bigger moves and bigger reductions, the Board opined, could go a long way in showing how the massing and volume of the building could be reduced.
20. The Planning Board acknowledges that progress has been made on the scale and massing of the building but supports additional modifications that may be required by the DRHPB that will further reduce the scale and massing of the building.
21. It is possible that building design and roofline changes will reduce the total number of apartment units to less than 175. At the time of this decision, the number of units has not been finalized.
22. The Town Supervisor received notice, dated November 29, 2024, of a public hearing to be held at Town Hall by the County of Monroe Industrial Development Agency ("COMIDA") on December 9, 2024, to consider COMIDA's granting of financing assistance in the form of sales and use tax exemptions, a mortgage recording tax exemption, and a partial real property tax abatement for the applicant's project, consistent with COMIDA's housing policy. The housing policy has a requirement that all projects for market rate housing include a set aside of at least 20% of the total number of units to be "affordable," meaning units for households whose income is between 60% and 80% of the Rochester, New York Metropolitan Statistical area median household income based on HUD Home income limits.
23. The Town has obtained a copy of the applicant's COMIDA application for assistance. The application states, in part, that the project "was designed around the desires of the town of Pittsford to allow for the first affordable workforce housing in Pittsford," and "incorporat[es] the wishes of the town board of Pittsford to incorporate affordable housing." This is wholly incorrect. The Town Board at no point expressed an intention of below-market-rate units being a part of this project. Its amendments to the PUD, and the terms of the PUD as amended, contain no such provision, but rather the opposite.
24. The applicant's application to the Town for this project has at all times been for "market rate" housing, which the Town has reasonably interpreted to mean all units for rent at the Town of Pittsford market rate for every unit, without adjustment based on household income or statistical area median household income or any other adjustment intended to reduce pricing below market rate or having that effect.
25. At no time has the application material revealed any proposal to build any portion of the units as "affordable" under COMIDA's definition. All notices given by the Town for any public meetings or hearings on the project described the housing as market rate, without any reference of a set aside for below-market-rate housing. At those public meetings or hearings, the applicant never divulged its intention to set aside a portion of its housing for rental below market rate. And the Town Board zoning approval for the project did not incorporate any intention or requirement for below-market-rate housing for any portion of the project.
26. As a result of the comments received at the December 9, 2024 Town Hall public meeting, COMIDA at its December 17, 2024 board meeting adopted a resolution which waived the set aside requirement for below-market-rate rental in its housing policy, refrained from granting any partial real property tax abatement for the applicant's project, and granted the applicant sales and use tax exemption benefits up to \$1,447,440 and a mortgage tax exemption up to \$285,000 (for total financial assistance of up to \$1,727,440).

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution of the DRC comments dated July 3, 2024 and the applicant's written responses dated July 18, 2024, and August 26, 2024, unless otherwise specified herein.
2. Per the local law, the apartment building's appearance, including rooflines, materials, and colors, is subject to approval by the DRHPB.
3. A Letter of Credit will be necessary for portions of the project, including but not limited to maintenance and inspections of the Stormwater Pollution Prevention Plan (SWPPP), sanitary and storm sewers, sewer inspection fees, sidewalks, and landscaping adjacent to Clover Street, West Jefferson Road, Tobey Village Road, Cloverwood Senior Living, and landscaping installed to buffer the historic home. Details will be established as part of Final Site Plan review.
4. Following a site visit, it has been discovered that unpermitted demolition has already begun. A demolition permit is required prior to continued demolition of the Barn Bazaar buildings and former Five-Star Bank buildings and associated clearing of vegetation. Demolition and construction work involving overly disruptive equipment shall be limited to weekdays from 7AM to 5PM to reduce noise impacts to adjacent neighborhoods.
5. A demolition permit will include only the demolition of the existing buildings, clearing of vegetation inside the Barn Bazaar courtyard, and within 25 feet of the existing structures. Clearing adjacent to the garage at 2867 Clover Street is limited to the minimum necessary to demolish the Barn Bazaar building. Existing utilities must be protected except for the disconnection of service lines to the buildings. Earth moving, grading, and asphalt or curb removal is not permitted.
6. A Pre-Fire Plan, as required by Chapter 33 of the NYS Fire Code, must be submitted prior to the issuance of a demolition or building permit.
7. 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 must be provided for Planning Board review as part of Final Site and Landscaping Plan submission.
8. 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.
9. The utility plan must note that the Town can require the replacement of the porous pavement and its base if it does not function as designed or loses stormwater infiltration capability. Please add this note prior to Final Site Plan submission.
10. Decisions regarding the requirement of electric car chargers, locations, and electric meters will be reviewed as part of Final Site Plan review.
11. The geometries and clearances associated with the central entrance and canopy will be reviewed as part of Final Site Plan review.
12. Notes regarding Tobey Village Road repair/reconstruction will be reviewed as part of Final Site Plan review.
13. The dumpster and compactor area are subject to further review; specifically, adjustments in orientation, screening, and requirements to connect dumpster surface drainage to the sanitary sewer.

14. Please add a note to plans to indicate that excess snow will be removed from the property.
15. Final Site Plan signage details must remove lighting from signage that is not permitted to be lit, per Town Board amended Tobey PUD regulations. Details can include a rendering, but must also include materials, square footage, dimensions (height, length, width), and footings, where applicable. The appearance of signage is subject to DRHPB approval. Final renderings should be presented to the DRHPB for approval prior to Planning Board signature.
16. Lighting for the site, including building-mounted lighting, will receive further review as part of Final Site Plan review. Details/cut sheets for all lighting must be submitted with the Final Site Plan application.
17. Exterior building features including the generator, pavilions, pergolas, fire pits and similar, are subject to building permit review. Final Site Plans should note the approximate size and locations of these features, but specific details will not be required until building permits are applied for.
18. The Tobey PUD general requirements include that “street trees will be required.” Before Final Site Plan submission, landscaping plans should be reviewed against the Town Board’s decision to ensure it is achieving the specific goals outlined in the Tobey PUD amendment approval.
19. Final clearing limits will be established with Final Site Plan landscaping review and approval.
20. Prior to Final Site Plan application, easements and/or agreements must be in place to ensure new landscaping and existing trees/vegetation are preserved and maintained to function as buffering on the Cloverwood property south of the 54-car parking lot.
21. Final Site Plan application must include specific provisions to protect each of the adjacent private properties, such as copies of encroachment agreements and construction fencing, including Cloverwood Senior Living, 2867 Clover Street, and the Pittsford Federal Credit Union (PFCU). It appears that crossing of property lines will be necessary for Cloverwood and PFCU.
22. Details regarding the sidewalk construction adjacent to Tobey Village Road must be resolved prior to the Final Site Plan submission.
23. The underground parking layout is subject to further review by the Planning Board. Dead-end aisles should be eliminated where possible. The gross square footage of the building must include the lower-level parking area.
24. As part of Final Site Plan review, the Planning Board will determine if the proposed apartment building meets the proposed multi-family code requirements included in the Town’s Zoning Code update.
25. Subject to granting applicable easements to the Town of Pittsford, including but not limited to stormwater maintenance access, storm sewers, and sanitary sewers.
26. The Town will require a grit trap and oil-water separator, if deemed necessary.
27. This approval is subject to verification of sewer capacity. Information was provided to the Design Engineer on August 20, 2024.
28. Subject to resolution of Town Review Engineer comments dated August 30, 2024.
29. Subject to review and approval of the project SWPPP by the Town’s Review Engineer, including drainage from the PFCU property.
30. Subject to review of stormwater facilities’ spillways.

31. Retaining wall details must be submitted with the Final Site Plan application to understand the disturbance area while constructing the wall.
32. Plans must note, "The earthwork for the project is intended to balance. If it is discovered that there is an earth surplus or shortage, the Town must be notified by the Design Engineer and follow up information will be required prior to moving materials on or offsite."
33. Construction sequencing will be reviewed as part of Final Site Plan review.
34. Pittsford Sewer Department entrance fees will be due prior to the Sewer Department signatures on final approved plans.
35. Final Site Plan submission shall include a letter outlining how these Conditions of Approval have been addressed and shall include details of where each resolution can be found (i.e. notation of the plan sheet). An inadequate letter will result in a rejection of Final Site Plan application.
36. Subject to applicable regulatory approvals, including but not limited to: Pittsford Commissioner of Public Works, Pittsford Sewer Department, Monroe County Water Authority, NYSDOT, MCHD, and the Town Review Engineer.
37. A building permit from the Town Building Department will be required prior to commencement of any and all construction of the apartment building.
38. The Town's standard Recreation Fund Fee is applicable for each new unit. This fee is currently \$1,000.00 per unit and is collected upon the issuance of a building permit.
39. Outstanding Engineering Review Fees (ERF) must be resolved prior to Final Site Plan submission. In anticipation for Final Site Plan review, additional ERF monies will be collected at time of Final Site Plan submission.
40. This Preliminary Site Plan and Preliminary/Final Subdivision approval is contingent upon the applicant, its affiliates, and/or its successors-in-interest, refraining from (a) applying to any third party, including COMIDA or any governmental entity, agency of government or any non-governmental entity or agency for any incentive, grant, tax abatement or other preference or benefit of any manner or description whatsoever that would or could require any set aside or reservation of any portion of housing units comprising the project for pricing below market rate (collectively "Incentive"); or (b) receiving any such Incentive. For purposes of this section, "market rate" shall mean the fair market value for every unit without adjustment based on household income level or statistical area median household income or any other adjustment intended to reduce pricing below fair market value or having that effect. Failure to comply with this condition may result in the revocation of this Preliminary Site Plan and Preliminary/Final Subdivision approval, the denial or revocation of any Final Site Plan approval for this project, the denial or revocation of any permit authorizing any demolition or building for this project, the issuance of a stop work order for any work proceeding on the project, and other enforcement measures authorized by law.

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

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

Adopted by the Planning Board on January 13, 2025.

April Zurowski, Planning Assistant

DRAFT

November 14, 2024

Mr. Doug DeRue
Director of Planning, Zoning, & Development
Town of Pittsford
11 South Main Street
Pittsford, NY 14534

Re: Application for Subdivision Approval
Warfle Subdivision
74 East Park Road, Town of Pittsford, NY

Dear Mr. DeRue:

Thornton Engineering LLP, as engineer for the applicant, hereby submits fifteen packets comprising the Application for Subdivision Approval for single family residential construction within a proposed 0.922 acre subdivided lot on East Park Road in the Town of Pittsford. Each of the fifteen packets contains the following materials:

- Application Form (including signed Disclosure Form E, signed Listing of Abutters and signed Short Environmental Assessment Form)
- Letter of Intent
- Drawings, consisting of:
 - Subdivision Map
 - Dwg. S-1, Site Plan
 - Dwgs. D-1 and D-2, Miscellaneous Details

We have also enclosed application fees in the amount of \$1,640 in the form of two checks payable to the Town of Pittsford (a \$540 check for a two lot subdivision and a separate check for \$1,100 for engineering review fees).

We request that this application will be placed on the agenda for the next available Planning Board meeting. Should any additional information be required please do not hesitate to contact me.

Sincerely,

THORNTON ENGINEERING LLP



Glenn F. Thornton, P.E.
Partner

cc: S. Warfle (w/ enclosures)

November 14, 2024

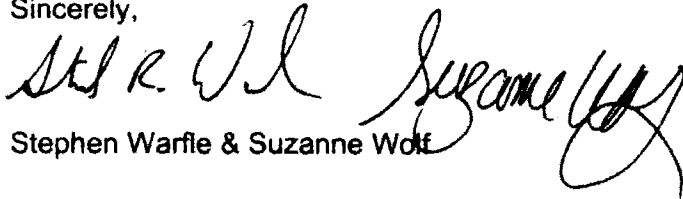
Town of Pittsford Planning Board
11 South Main Street
Pittsford, NY 14534

Re: Letter of Intent
Warfle Subdivision
74 East Park Road, Town of Pittsford, NY

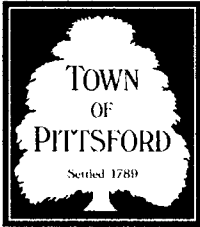
Dear Planning Board Members:

We plan to construct a new home for our family on a code compliant 0.922 acre vacant parcel of land to be subdivided from a 1.500 acre parent parcel at 74 East Park Road that we currently own. Thank you.

Sincerely,

Handwritten signatures of Stephen Warfle and Suzanne Wolf. The signature for Stephen Warfle is on the left, and the signature for Suzanne Wolf is on the right, overlapping the first one.

Stephen Warfle & Suzanne Wolf



TOWN OF PITTSFORD SUBDIVISION APPLICATION FORM

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

PROJECT NAME: Warfle Subdivision

LOCATION: 74 East Park Road

TAX ACCOUNT NO: 150.20-2-65

OWNER: Stephen Warfle & Suzanne Wolf APPLICANT: same

ADDRESS: 74 East Park Road ADDRESS: _____

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

PHONE: (585) 233-1436 PHONE: _____

FAX: _____ FAX: _____

E-MAIL: s.warfle@insitesoftware.com E-MAIL: _____

AGENT: Glenn F. Thornton, Thornton Engineering LLP

ADDRESS: 30 Assembly Drive, Suite 106

CITY, ST ZIP: Mendon, NY 14506

PHONE: (585) 624-4810 FAX: (585) 624-8345

E-MAIL: glenn@thorntoneng.com

BRIEF DESCRIPTION OF PROJECT: Subdivision of parcel into 2 lots, additional lot to be used for owner's single family residence.

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

HEARING DATE REQUESTED: _____

Special Permit
 Preliminary Site Plan
 Final Site Plan

Square Footage of Building: _____

Total Acreage of Disturbance: 0.49 acres

ZONING CLASSIFICATION: RN District SIZE OF PARCEL: 1.500 acres

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

parcel is within an archeological sensitive area

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

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Warfle Subdivision

(Project Name)

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

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

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

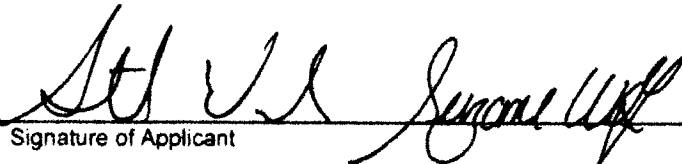
change of zoning *special permit* *building permit* *permit* *amendment*
 variance *approval of a plat* *exemption from a plat or official map*

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

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

Name(s)

Address(es)


Signature of Applicant

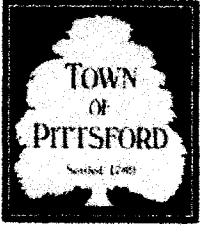
11/13/24
Dated

74 East Park Road

Street Address

Pittsford, NY 14534

City/Town, State, Zip Code



TOWN OF PITTSFORD

LISTING OF ABUTTERS

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

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

site plan

special permit

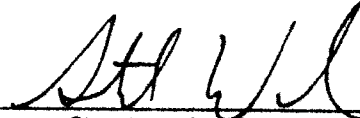
subdivision

...for property at: 74 East Park Road

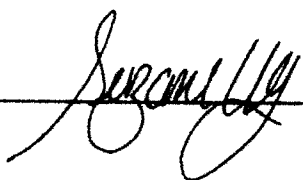
Tax Parcel # 150.20-2-65 submits the following list

of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

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



Signature of Applicant



11/13/24
Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

Gretchen Geiger & Michael Coughlin

70 East Park Road

Pittsford, NY 14534

David A. Foster

75 East Park Road

Pittsford, NY 14534

Joseph F. & Joan P. Rockwell

79 East Park Road

Pittsford, NY 14534

617.20
Appendix B
Short Environmental Assessment Form

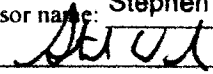
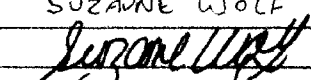
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Warfle Subdivision			
Project Location (describe, and attach a location map): 74 East Park Road, Town of Pittsford, NY (T.A.N.150.20-2-65			
Brief Description of Proposed Action: Subdivision of the existing 1.500 acre parcel to create a new 0.922 acre parcel for construction of a single family residence for the owner's use.			
Name of Applicant or Sponsor: Stephen Warfle		Telephone: (585) 233-1436	
		E-Mail: s.warfle@insitesoftware.com	
Address: 74 East Park Road			
City/PO: Pittsford		State: NY	Zip Code: 14534
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO
			YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: MCWA water service approval			NO
			YES
3.a. Total acreage of the site of the proposed action?		1.5 acres	
b. Total acreage to be physically disturbed?		0.5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.5 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	<input type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
storm runoff will continue to sheet drain to the southwest			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ State superfund program site 828056 (NYSDOT Pittsford-Monroe Avenue) - site does not adjoin subject parcel and is located north of the canal in between the subject parcel and Monroe Avenue	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: Stephen Warfle SUZANNE WOLF Date: 11/13/24		
Signature:  		

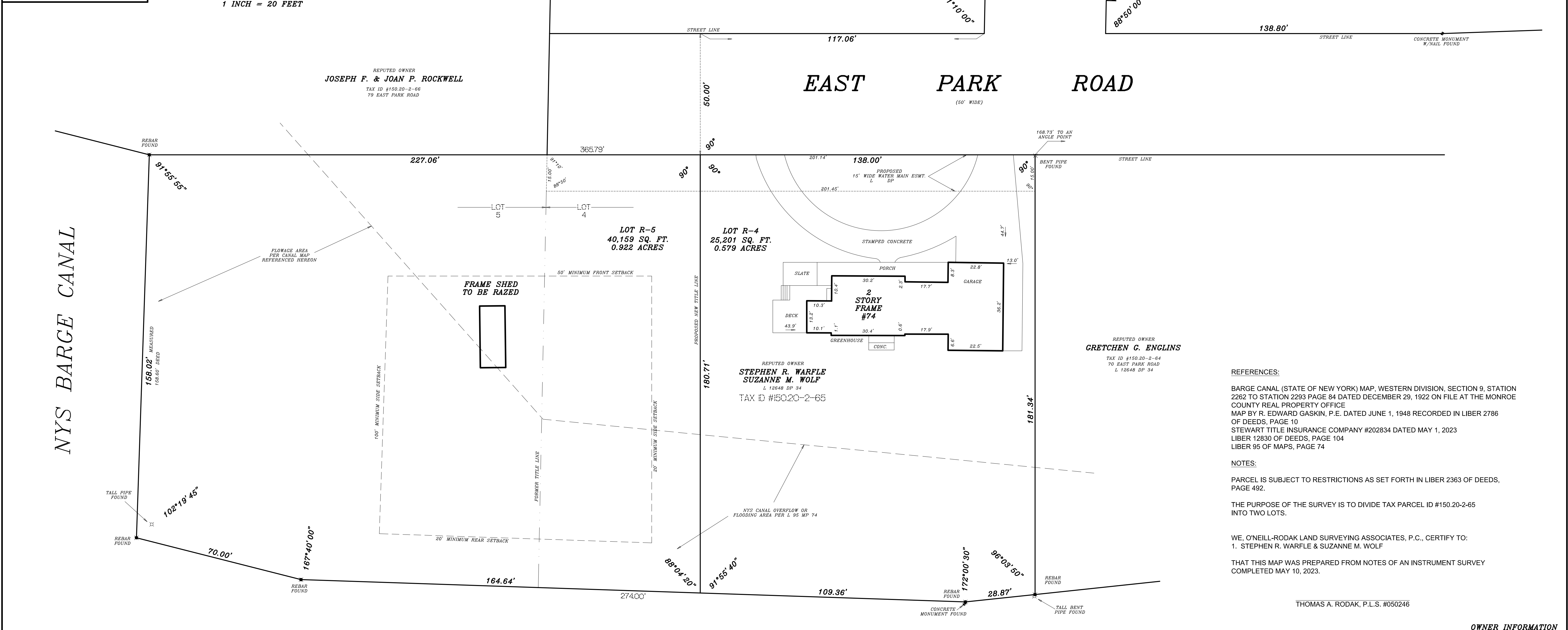
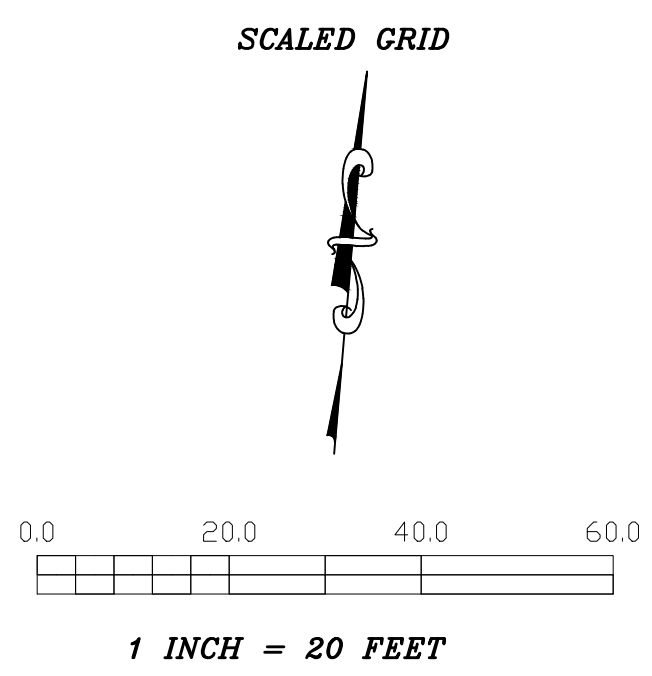
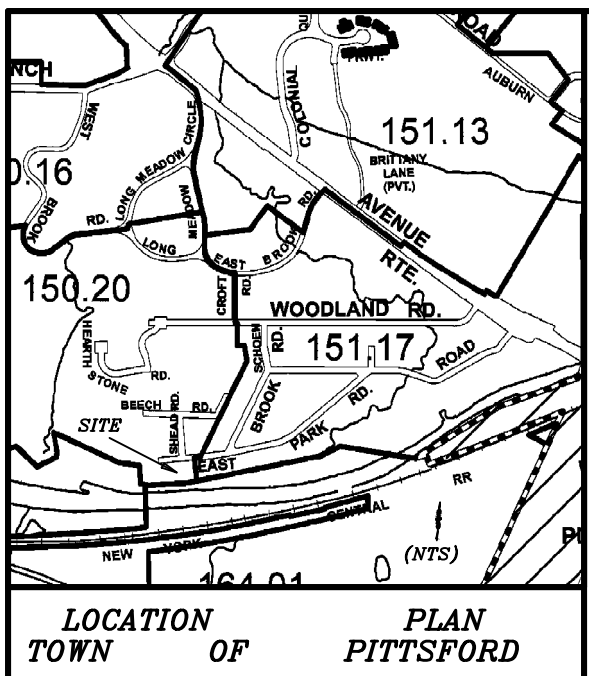
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions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

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

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

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

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



REFERENCES:

BARGE CANAL (STATE OF NEW YORK) MAP, WESTERN DIVISION, SECTION 9, STATION 2262 TO STATION 2293 PAGE 84 DATED DECEMBER 29, 1922 ON FILE AT THE MONROE COUNTY REAL PROPERTY OFFICE

MAP BY R. EDWARD GASKIN, P.E. DATED JUNE 1, 1948 RECORDED IN LIBER 2786 OF DEEDS, PAGE 10

STEWART TITLE INSURANCE COMPANY #202834 DATED MAY 1, 2023

LIBER 12830 OF DEEDS, PAGE 104

LIBER 95 OF MAPS, PAGE 74

NOTES:

PARCEL IS SUBJECT TO RESTRICTIONS AS SET FORTH IN LIBER 2363 OF DEEDS, PAGE 492.

THE PURPOSE OF THE SURVEY IS TO DIVIDE TAX PARCEL ID #150.20-2-65 INTO TWO LOTS.

WE, O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C., CERTIFY TO:

1. STEPHEN R. WARFLE & SUZANNE M. WOLF

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED MAY 10, 2023.

THOMAS A. RODAK, P.L.S. #050246

MONUMENTATION NOTES:

THIS PROJECT IS MORE THAN 2,500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THEREFORE IS NOT TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY.

DISTANCES SHOWN HEREON ARE GROUND LENGTHS.

*GUARANTEES OR CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. GUARANTEES OR CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

COPIES OF THIS SURVEY MAP NOT BEARING THE LAND SURVEYOR'S INKED SEAL OR EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE A VALID COPY.

*UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 1206 OF THE NEW YORK STATE EDUCATION LAW.

NYS BARGE CANAL

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

DATE: _____

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

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

ROBERT FRANKLIN
MONROE COUNTY TREASURER

BY _____ DATED: _____

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

FOR THE GENERAL MUNICIPAL LAW:

COUNTY HIGHWAY SUPERINTENDENT DATE _____

FOR THE MONROE COUNTY MONUMENTATION LAW:

MONROE COUNTY SURVEYORS OFFICE DATE _____

8				
7				
6				
5				
4				
3				
2				
1				
NO.	REVISION	DATE	BY	

SCALE 1" = 20'	
DATE 10/31/2024	
REDATED	
PROJECT NO. 2006-0344-SUB	
SHEET 1 OF 1	
<p>O'NEILL-RODAK LAND SURVEYING ASSOCIATES, P.C. LAND SURVEYORS - PLANNERS BOUNDARY CONSULTANTS ALTA/NSPS SURVEYS 75 TOWN CENTRE DRIVE, SUITE 110 ROCHESTER, NY 14623 PHONE (585) 325-7520 e-mail surveyors@oneillrodak.com</p>	
<p>RESUBDIVISION MAP LOT 4, SCHOEN AND SMEAD SUBDIVISION FIRST ADDITION AND LOT 5, BURR W. MANTLE PROPERTY PER MAP BY EDWARD GASKIN, SITUATE IN TOWN LOT 61, TOWNSHIP 12, RANGE 5 BEING PART OF THE PHELPS AND GORHAM PURCHASE TOWN OF PITTSFORD MONROE COUNTY, NEW YORK LOCATION 74 EAST PARK ROAD PREPARED FOR THORNTON ENGINEERING LLP</p>	

OWNER INFORMATION

STEPHEN R. WARFLE
SUZANNE M. WOLF
74 EAST PARK ROAD
SEE L 12830 DP 104

LEGEND

Existing	Proposed	Description
---	---	Property Line/R.O.W.
○ I.P.	○ I.P.	Iron Pin
△ Conc. Mon.	△ Conc. Mon.	Concrete Monument
---	---	460 Ground Contour
---	---	Easement
U.P. ♂	U.P. ♂	Utility Pole
— OHW —	— OHW —	Overhead Wire
— UGE —	— UGE —	Underground Electric
— W —	— W —	Water Main
— WS —	— WS —	Water Service
Hyd.	Hyd.	Hydrant
⊕ WV	⊕ WV	Water Valve
— G —	— G —	Gas Main
— GS —	— GS —	Gas Service
⊙ SAN MH	⊙ SAN MH	Sanitary Manhole
— SAN —	— SAN —	Sanitary Sewer
— SAN LAT —	— SAN LAT —	Sanitary Lateral
C.O.	C.O.	Cleanout
---	---	Drainage Swale

MAP AND SURVEY NOTES

- This plan was prepared utilizing a map by O'Neill-Rodak Land Surveying Associates, P.C. entitled "Topographical Map Lot 4, Schoen and Smead Subdivision, First Addition and Lot 5, Burr W. Mantle Property" dated July 17, 2024.
- Elevations referred to the NYS CORS Network by using GPS and are on NAVD83 datum.

SEWER USE LAW NOTE

Floor drains, if constructed, shall be connected to the sanitary/combination sewer. Floor drains do not include foundation/footer drains.
 Note: All discharges to the sanitary/combination sewer must comply with the effluent limits of the local and/or Monroe County Sewer Use Law.

Proposed Area of Ground Disturbance = 0.49 Acres

PROJECT INFORMATION

General Information

Owner/Developer: Stephen Warfle
 74 East Park Road
 Pittsford, NY 14534
 Parcel Location: T.A.N. 150.20-2-65
 Parcel Address: 74 East Park Road
 Parcel Size: 1.500± Acres

Zoning Information

District: RN Residential Neighborhood District
 Permitted Use: Single Family Residence

Zoning Requirements:	Required	Proposed Lot R-4	Proposed Lot R-5
Min. Lot Area:	0.579 acres	0.579 acres	0.922 acres
Min. Lot Width:	138.00 L.F.	138.00 L.F.	227.06 L.F.
Min. Lot Depth:	180.71 L.F.	180.71 L.F.	50.00 L.F.
Building Line Depth:	50 L.F.	50 L.F.	20.00 L.F.
Min. Side Yard:	based on lot width	no change	no change
Rear Buffer:	20 L.F.	no change	20 L.F.
Min. Rear Yard:	—	no change	70.22 L.F.
Max. Building Height:	30 L.F.	no change	≤30 L.F.
Max. Lot Coverage:	40%	21.4%	12.9%
Max. Building Footprint:	based on lot size	no change	2,784 S.F.

CONSTRUCTION SEQUENCE

- Install silt fence at the locations indicated on the plan.
- Install temporary stabilized construction entrance within the existing driveway.
- Strip topsoil from all disturbed areas and place it within the designated storage areas.
- Boxout the driveway extension area and immediately place crushed stone base material.
- Excavate the house foundation and use suitable excavated material to grade the lawn areas around the house.
- Following foundation construction, rough grade the adjacent lawn areas and stabilize with Temporary Seed Mix.
- Install underground utility services.
- Fine grade, topsoil, seed with Permanent Seed Mix, and mulch all areas that will not require future disturbance.
- Following establishment of a healthy growth of turf within all disturbed areas, remove the silt fence.

APPROVALS

Planning Board Chairperson	Date
Commissioner of Public Works	Date
Sewer Department	Date
Town Review Engineer	Date

Review Number _____
 Confirms to Monroe County
 Pure Waters Master Plan
 Signature _____ Date _____

REVISIONS			
NO.	DESCRIPTION	DATE	BY

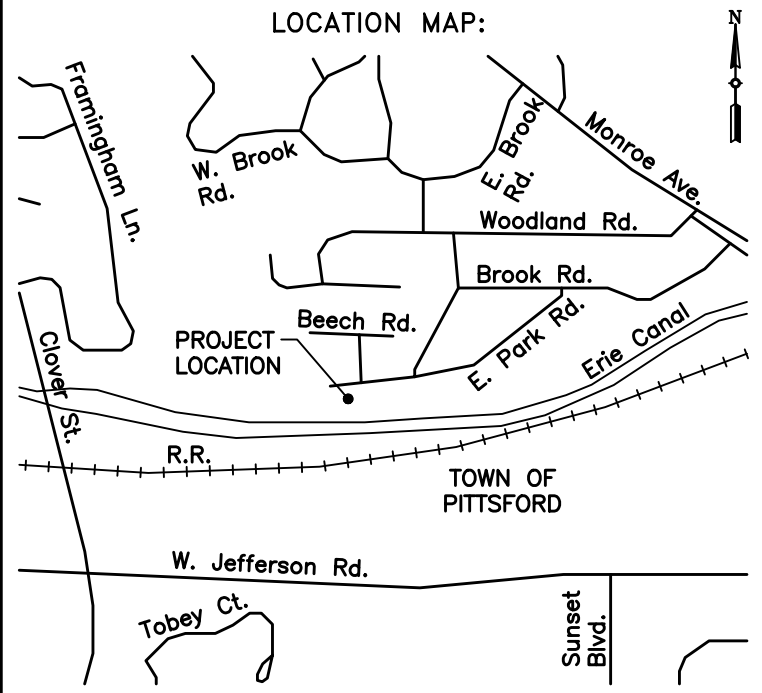
NOT APPROVED FOR CONSTRUCTION

It is a violation of New York State Education Law Article 145 Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

THORNTON ENGINEERING LLP
 30 Assembly Drive, Suite 106
 Mendon, New York 14506
 Tel. 585-624-4810
 Consultant Engineers



ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of Thornton Engineering LLP. COPYRIGHT © Thornton Engineering LLP, 2024



PROJECT NAME:
Warfle Subdivision
 74 East Park Road
 Town of Pittsford
 Monroe County, NY

DRAWING TITLE:
Site Plan

FILE NAME: SITEPLAN.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: NOVEMBER 2024
SCALE: 1" = 20'	PROJECT NO.: 24-990
SHEET NO.: 1 OF 3	DRAWING NO.: S-1

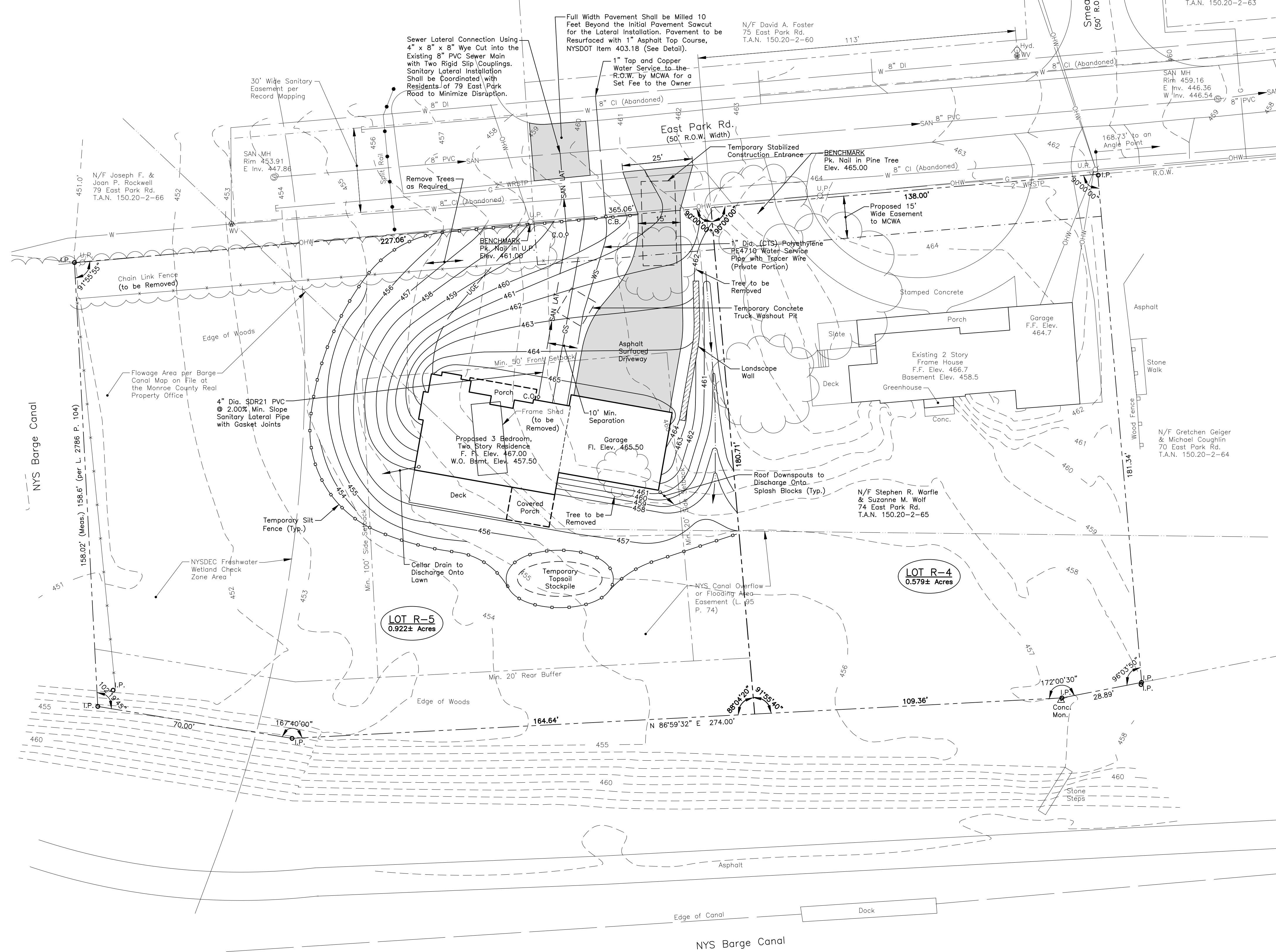
GENERAL NOTES

- The plans show subsurface structures, above ground structures and/or utilities from field location and record mapping, exact location of which may vary from the locations indicated. In particular, the Contractor is warned that the exact or even approximate location of such pipelines, subsurface structures or utilities may be different from that shown or may not be shown and it is his responsibility to proceed with great care in executing any work. Call Dig Safely New York, telephone number 811, 48 hours before you dig, drill or blast.
- This parcel is not located within a 100-year floodplain (Flood Zone X per FEMA Flood Insurance Rate Map Community Number 36055C03586, effective date August 28, 2008).
- The parcel does not contain federal or state wetland areas.
- The Contractor shall locate, mark, safeguard, and preserve all survey control monuments in the areas of construction.
- This property is located within the Pittsford Central School District.
- The property lines and right-of-way lines shown on the plans are for information only, and no warranty is made as to their correctness.
- The Contractor shall maintain in service all existing sewers, culverts, ditches, manholes, and catch basins during construction.
- Construction Stakeout: The Contractor is responsible for all construction stakeout as shown on the plans.
- Traffic shall be maintained throughout construction. Ingress and egress to driveways, parking lots, and service roads shall be continuously maintained throughout the period of construction.
- The Contractor shall take care to prevent damage to existing utilities. Damaged utilities shall be immediately repaired by the Contractor at the Contractor's expense.
- All proposed utilities and appurtenances shall be constructed in compliance with the local municipalities' codes and regulations governing the installation of such utilities.
- The Contractor shall be responsible for obtaining and incurring the cost of all required permits, inspections, certificates, etc. and shall comply with all required permits.
- All work shall be done in strict compliance with all applicable National, State, and local codes, standards, ordinances, rules, and regulations.
- Miscellaneous work not specifically shown on the contract drawings such as patching, blocking, trimming, etc. shall be performed as required to make the work complete.
- It is the Contractor's responsibility to examine all plan sheets and coordinate work with all other contracts for the site.
- The Engineer shall be notified in writing of any conditions that vary from those shown on the plans. The Contractor's work shall not vary from the plans without the expressed approval of the Engineer.
- The Contractor shall restore lawns, driveways, culverts, signs, and other public or private property damaged or removed to at least as good a condition as before being disturbed as determined by the Engineer. Any damaged trees, shrubs, and/or hedges shall be replaced at the Contractor's expense.
- Unsuitable material shall be removed from the site and properly disposed.
- At the time of completion and acceptance of the work, all areas disturbed by the Contractor's operations shall be finished, graded, topsoiled, and seeded per the specifications.
- All improvements shall be in accordance with the most recent standards and specifications of the Town of Pittsford.
- All site lighting shall be in accordance with the most recent standards and specifications of the Town of Pittsford.
- The entire building shall comply with the New York State Uniform Fire Prevention and Building Code.
- The Contractor shall designate a member of his or her firm to be responsible to monitor erosion control, erosion control structures, tree protection, and preservation throughout construction.

SOIL EROSION/SEDIMENTATION CONTROL NOTES

- Developer shall install erosion and siltation control measures during construction to prevent off-site transport and deposition of materials. All erosion and siltation control measures shall be in place and approved by the Town or their duly noted representative prior to any construction activities, including clearing.
- The temporary erosion/sedimentation control measures depicted on the site plan shall be supplemented with additional controls if found necessary during construction. Developer is responsible for establishing the controls during construction, and removing the controls following re-establishment of ground cover.
- All sedimentation control structures shall remain in effective operating condition.
- No erosion or sediment control measures may be removed until the upland areas are stabilized and/or approval of their removal has been granted by the Town.
- All access to and from the site shall be via the stabilized construction entrances, which shall be kept clean and free of debris and sediment. Any debris or sediment which makes its way to the public highway shall be immediately removed.
- Any erosion or sediment control measure shall be immediately cleaned, repaired, and/or replaced upon notice of any damage.
- In areas where soil disturbance activity has been temporarily or permanently ceased, temporary and/or permanent soil stabilization measures shall be installed and/or implemented within seven (7) days from the date the soil disturbance activity ceased. The soil stabilization measures selected shall be in conformance with the most current version of the technical standard, New York State Standards and Specifications for Erosion and Sediment Control.
- All erosion and sediment control methods are to be designed and installed in accordance with the latest edition of the New York State Standards and Specifications for Erosion and Sediment Control.
- Pollution prevention practices shall be employed during construction to prevent litter, construction chemicals and construction debris from becoming a pollutant source in stormwater. The following controls shall be implemented:
 - Litter and construction debris shall be picked up on a daily basis and placed within covered trash receptacles.
 - Construction materials that are temporarily stored in the work area shall be secured with straps or anchors, or covered to prevent wind transport.
 - All points of entry into the storm drainage system shall be screened to prevent entry of litter or debris.
 - Construction chemicals and hazardous substances shall be stored in accordance with all applicable environmental regulations. The Contractor shall have appropriate spill containment devices on the jobsite at all times.
- The Contractor shall inspect temporary silt fences and temporary stabilized construction entrances following each rain event and at not more than seven day intervals.

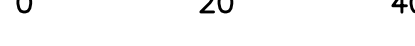
11. Seed Mixes:
 Temporary (50 lbs. per acre)
 Annual Ryegrass 50% by Weight (90% Purity)
 Tall Fescue 50% by Weight (90% Purity)
 Permanent
 Kentucky Bluegrass 45% by Weight (85% Purity)
 Red Fescue (Commercial) 40% by Weight (95% Purity)
 Common Ryegrass 15% by Weight (95% Purity)



SITE PLAN

SCALE: 1" = 20'

SCALE (FEET)



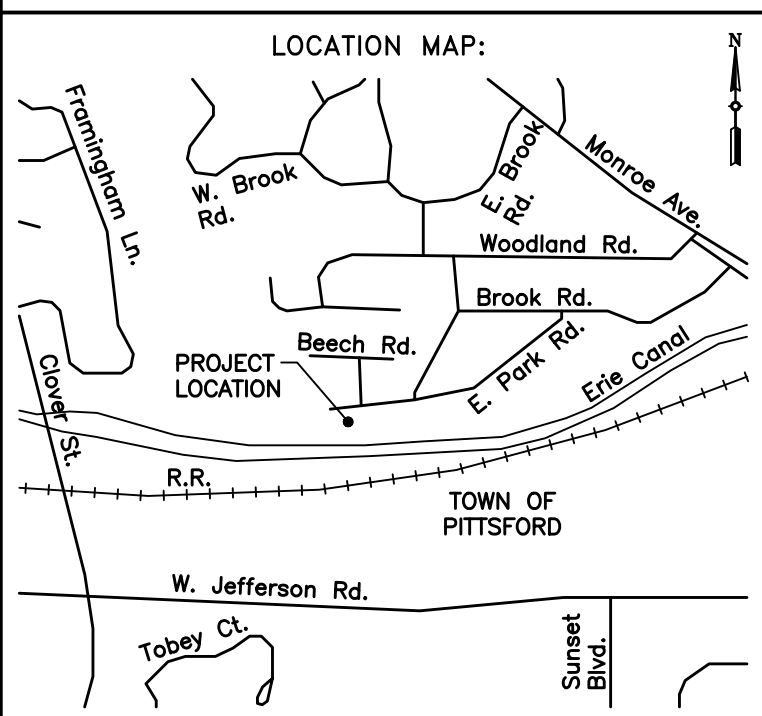
REVISIONS			
NO.	DESCRIPTION	DATE	BY

NOT APPROVED FOR CONSTRUCTION

It is a violation of New York State Education Law Article 145 Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.



ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of Thornton Engineering LLP. © Thornton Engineering LLP, 2024



PROJECT NAME:
Warfle Subdivision
74 East Park Road
Town of Pittsford
Monroe County, NY

DRAWING TITLE:
Miscellaneous Details

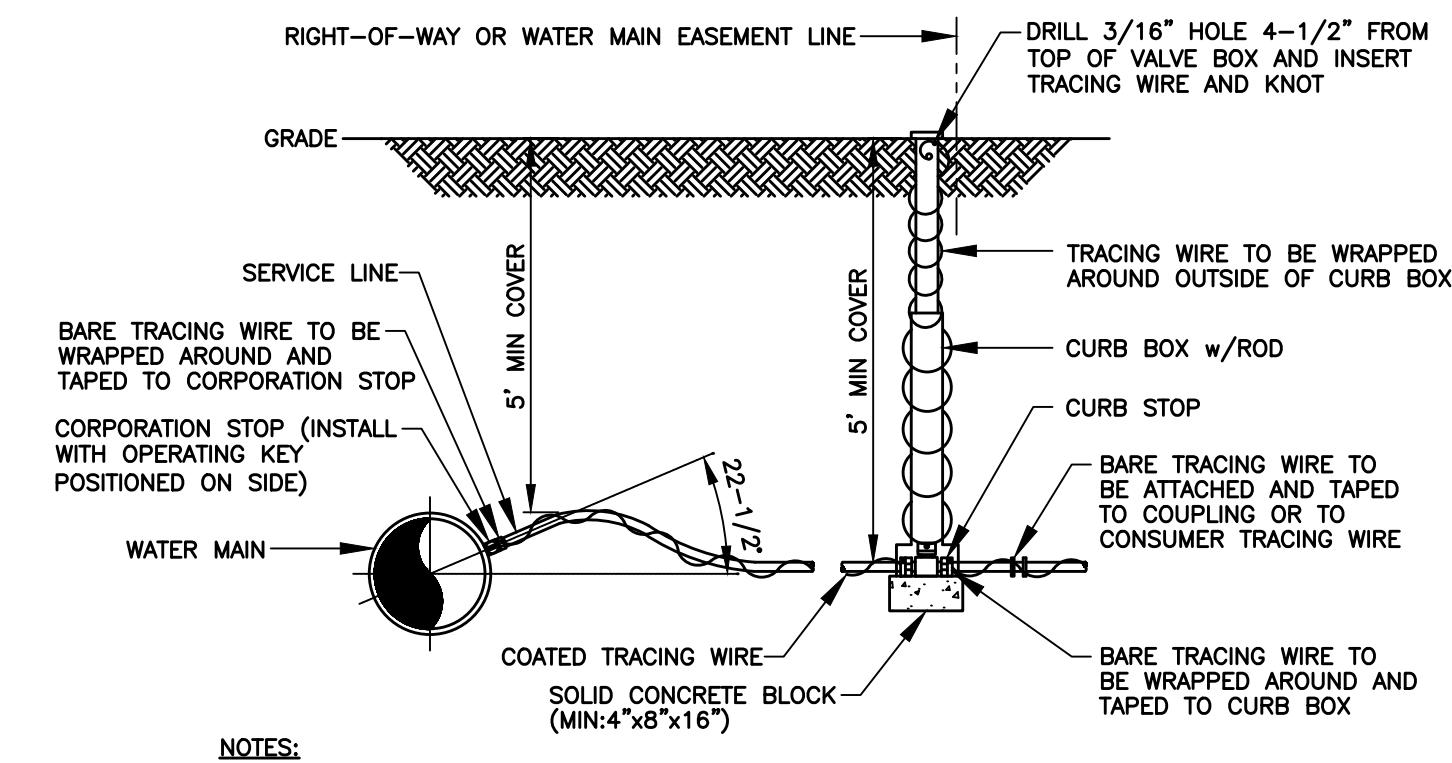
FILE NAME: DETAILS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: NOVEMBER 2024
SCALE: NOT TO SCALE	PROJECT NO.: 24-990
SHEET NO.: 2 OF 3	DRAWING NO.: D-1

1", 1-1/2" AND 2" WATER SERVICE LINE NOTES

- Water service lines shall be constructed in accordance with the regulations and specifications of the Water Authority.
- Water service lines shall have a minimum of five feet of cover from finished grade in lawn areas and six feet of cover from finished grade in paved areas.
- Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
- Water service lines shall be identified as:

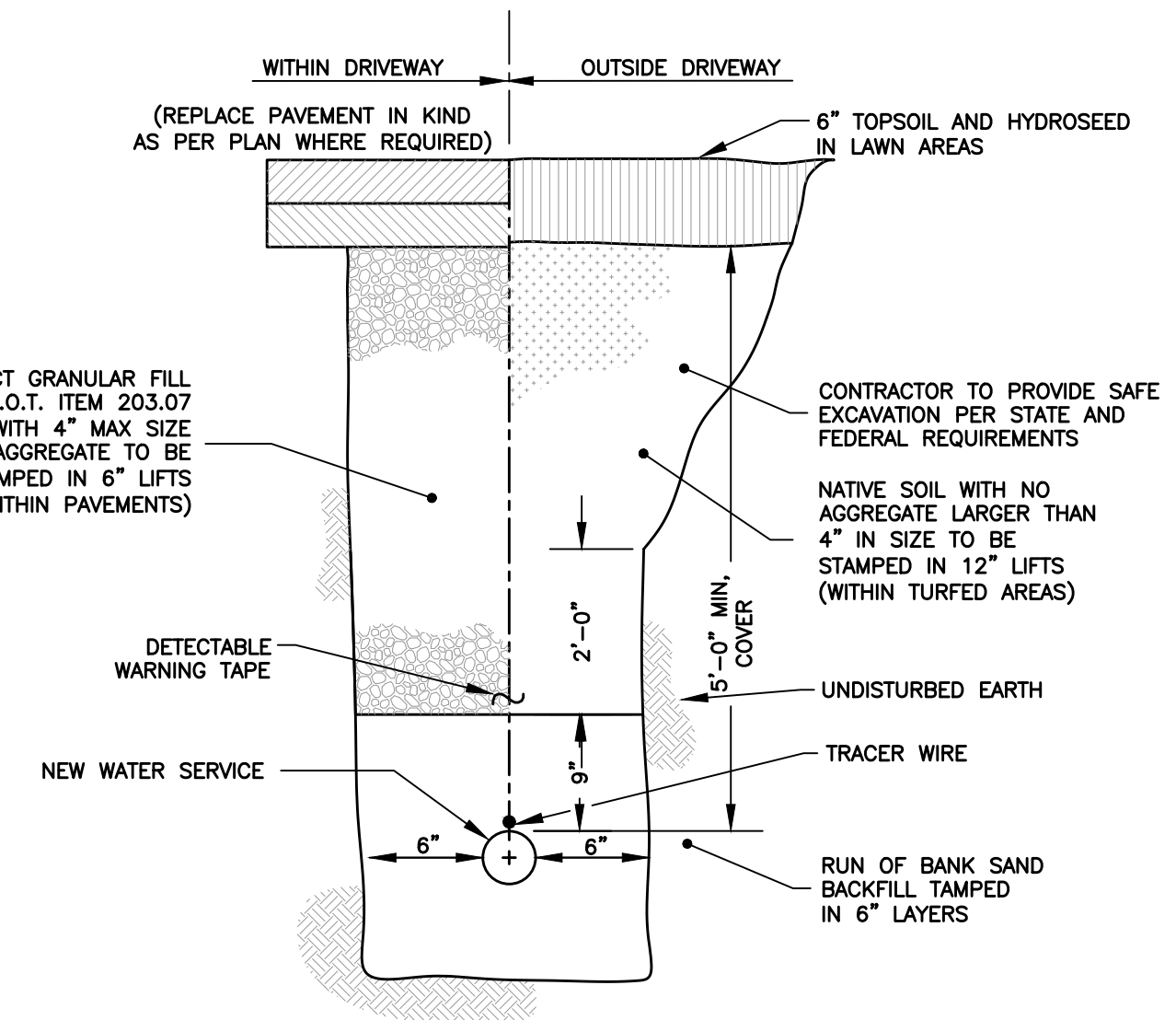
DESCRIPTION	Size(a)	Material(b)	Type(c)
MCWA Portion = from the water main to and including the control valve on the ROW/property/easement line	1"	Type "K" Copper	DS
Private Portion = from the control valve to the meter	1"	PE 4710	DS

- (a) Minimum size is 1-inch
 (b) Acceptable material for private portion is either Type "K" Copper or Polyethylene plastic (PE) #4710, SDR 9, ASTM 2737, NSF-PW, 250 psi (CTS OD)
 (c) Service Types include: Domestic = DS, Fire = FS, or Combined = CMB
- The Water Authority's portion of the service line shall be installed after the private portion of service is installed.
 - Water meter(s) to be located on the interior of exterior wall(s) immediately upon service entrance into the building(s), or in a meter tile when conditions warrant. A by-pass assembly is not required around the installation of 5/8-inch through 1-inch meters. Meter installations greater than 1-inch may require a by-pass assembly around the meter.

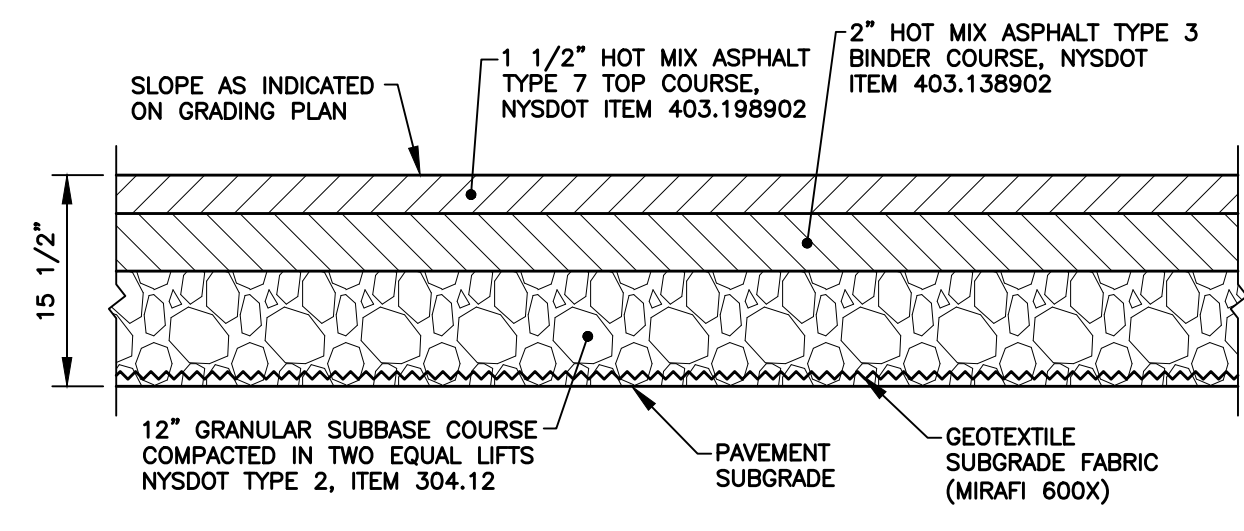


- NOTES:**
- COPPER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
 - TRACING WIRE TO BE USED WITH POLYETHYLENE SERVICE ONLY.

SERVICE INSTALLATION
NOT TO SCALE

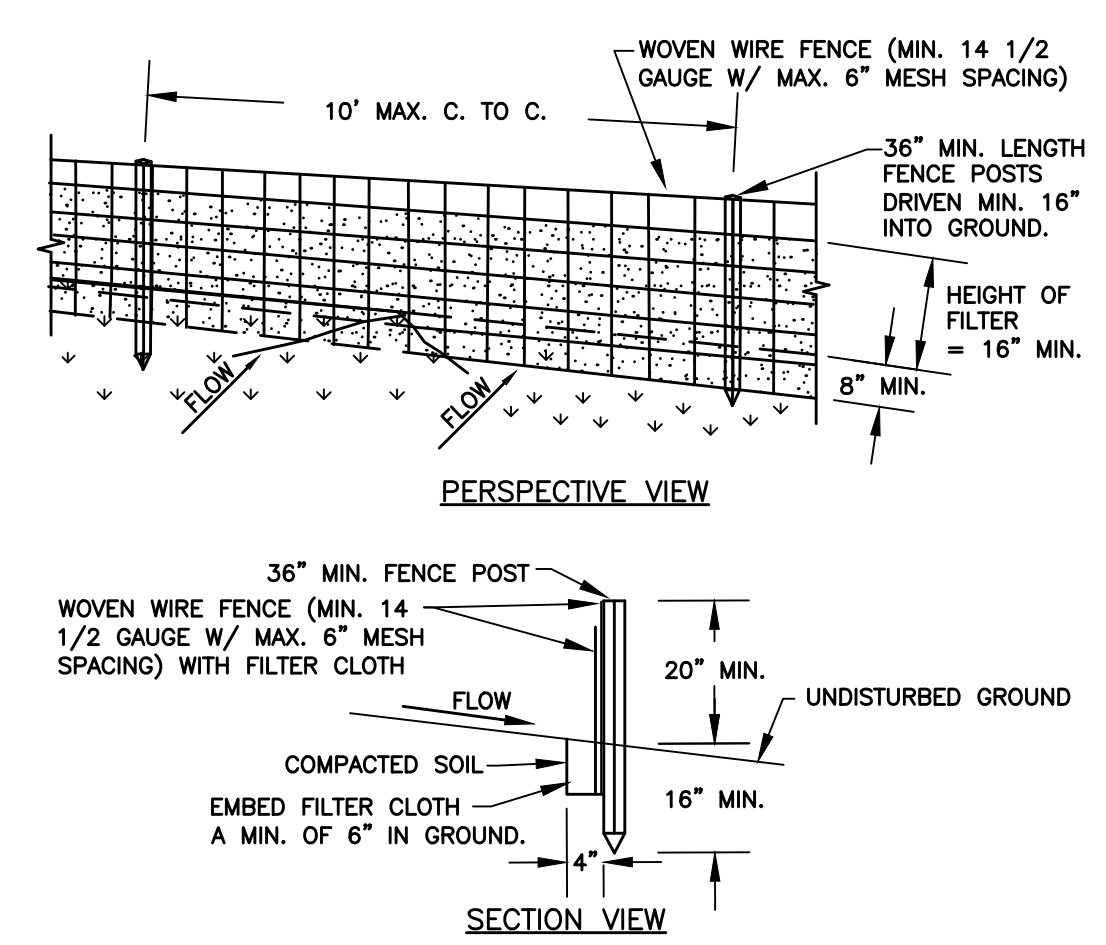


WATER SERVICE (PRIVATE PORTION)
NOT TO SCALE



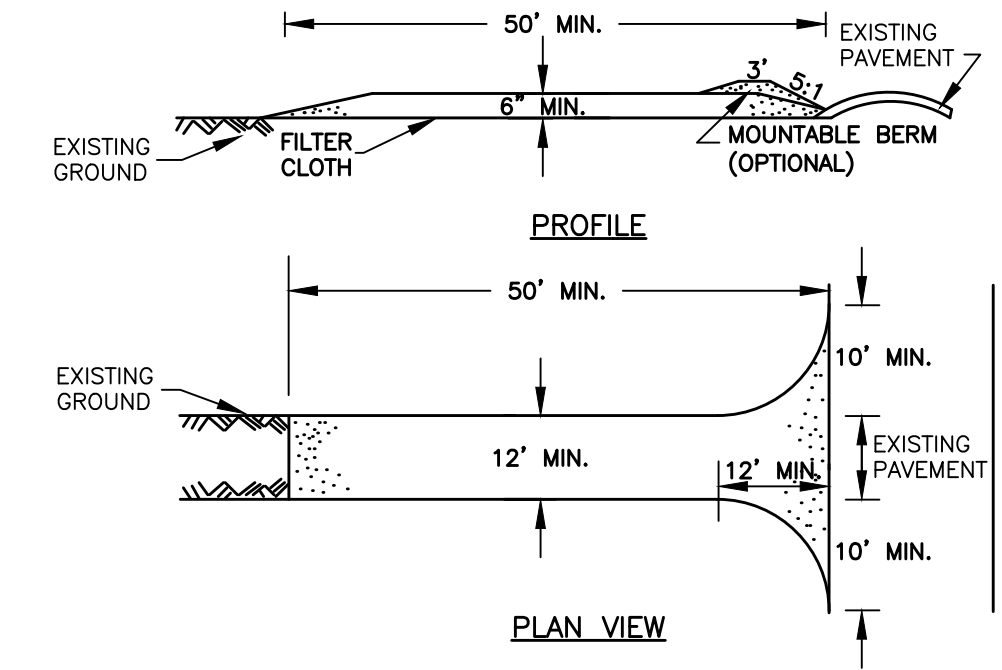
- NOTES**
- PAVEMENT SUBGRADE AREAS SHALL BE COMPACTED TO A DEPTH OF SIX INCHES AND TO A DENSITY OF NOT LESS THAN 95% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-1557.
 - EXISTING TOPSOIL (6" MINIMUM THICKNESS) SHALL BE REMOVED FROM ALL PROPOSED PAVEMENT AREAS. AREAS BELOW THE PAVEMENT SUBGRADE SHALL BE FILLED WITH COMPACTED GRANULAR SUBBASE COURSE.

ASPHALT DRIVEWAY
NOT TO SCALE



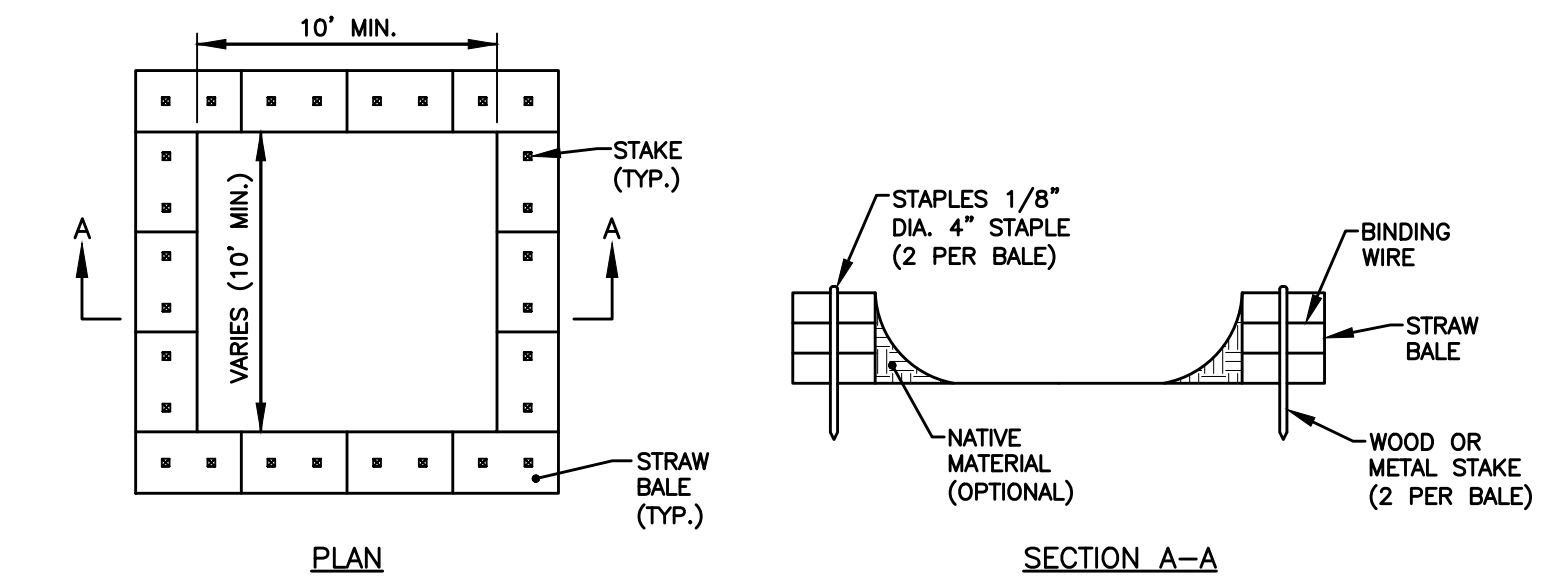
- CONSTRUCTION SPECIFICATIONS**
- WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
 - FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 8" AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
 - PREFABRICATED UNITS SHALL BE GEOTAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

TEMPORARY SILT FENCE
NOT TO SCALE



- CONSTRUCTION SPECIFICATIONS**
- STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
 - LENGTH - NOT LESS THAN 50' (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30' MINIMUM LENGTH WOULD APPLY).
 - THICKNESS - NOT LESS THAN 6".
 - WIDTH - 12" MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. 24" 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 TRACED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
 - PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

TEMPORARY STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



- NOTES**
- ACTUAL LAYOUT DETERMINED IN FIELD.
 - TEMPORARY WASHOUT AREA MUST BE AT LEAST 50' FROM A STORM DRAIN, CREEK BANK, OR PERIMETER CONTROL.
 - CLEAN OUT CONCRETE WASHOUT AREA WHEN 50% FULL.
 - THE KEY TO FUNCTIONAL CONCRETE WASHOUTS IS WEEKLY INSPECTIONS, ROUTING MAINTENANCE, AND REGULAR CLEAN OUT.
 - SILT FENCE SHALL BE INSTALLED AROUND PERIMETER OF CONCRETE WASHOUT AREA EXCEPT FOR THE SIDE UTILIZED FOR ACCESSING THE WASHOUT.
 - A ROCK CONSTRUCTION ENTRANCE MAY BE NECESSARY ALONG ONE SIDE OF THE WASHOUT TO PROVIDE VEHICLE ACCESS.

TEMPORARY CONCRETE TRUCK WASHOUT PIT
NOT TO SCALE

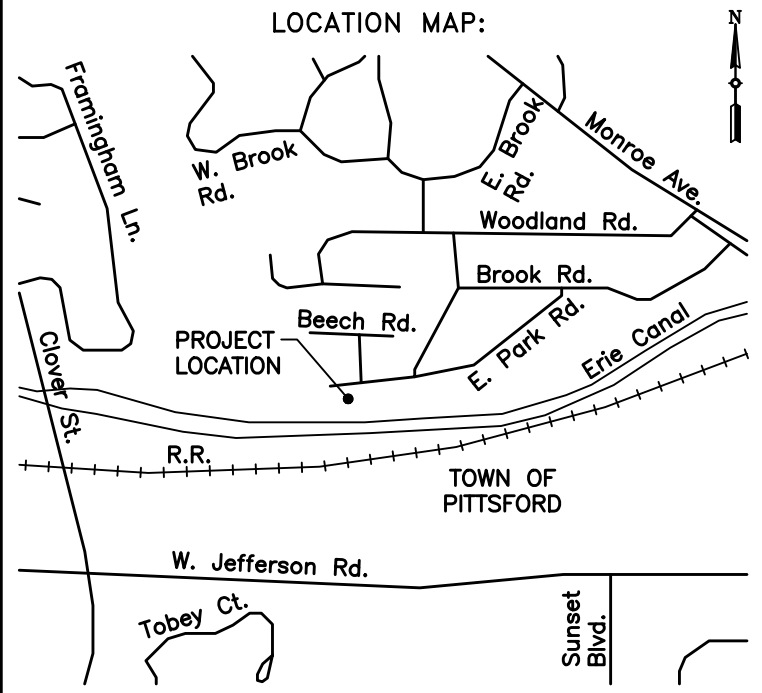
REVISIONS			
NO.	DESCRIPTION	DATE	BY
NOT APPROVED FOR CONSTRUCTION			

It is a violation of New York State Education Law Article 145 Section 7209 for any person, unless he or she is acting under the direction of a licensed professional engineer or land surveyor, to alter an item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall affix to the item his or her seal and the notation "altered by" followed by his or her signature and the date of such alteration, and a specific description of the alteration.

THORNTON
ENGINEERING LLP
30 Assembly Drive, Suite 106
Mendon, New York 14506
Tel. 585-624-4810
Consultant Engineers



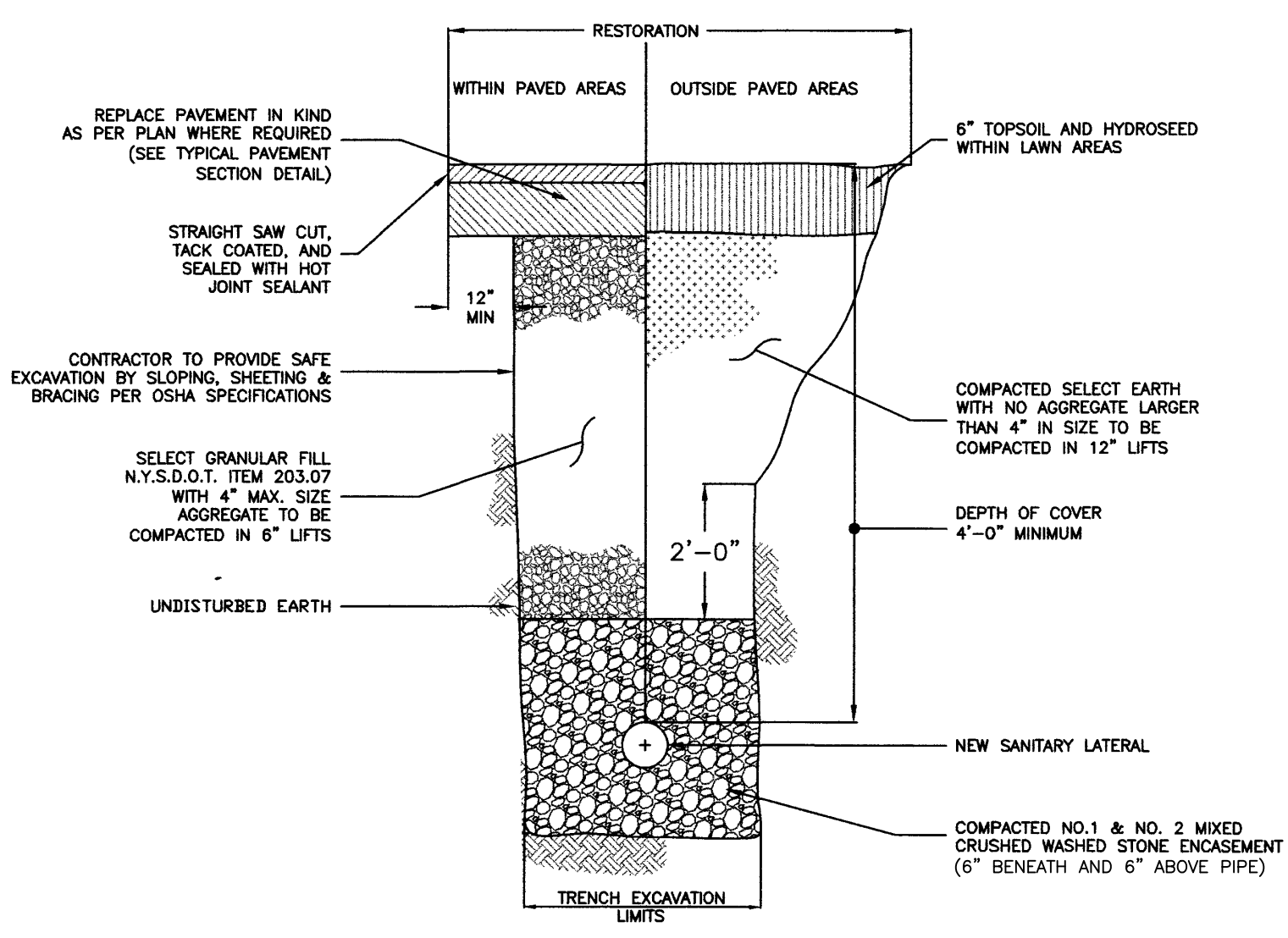
ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of Thornton Engineering LLP. ©Thornton Engineering LLP, 2024



PROJECT NAME:
Warfle Subdivision
74 East Park Road
Town of Pittsford
Monroe County, NY

DRAWING TITLE:
Miscellaneous Details

FILE NAME: DETAILS.DWG	DESIGNED BY: GFT
DRAWN BY: HKT	CHECKED BY: GFT
APPROVED BY: GFT	DATE: NOVEMBER 2024
SCALE: NOT TO SCALE	PROJECT NO.: 24-990
SHEET NO.: 3 OF 3	DRAWING NO.: D-2



SANITARY LATERAL TRENCH
NOT TO SCALE

SAWCUT AND CAP SEAL WITH BITUMINOUS SEALER
6" MIN

- WHERE APPLICABLE, ALL OTHER ITEMS INCLUDING BUT NOT LIMITED TO, CONCRETE GUTTERS, CURB ROAD WEEPS, AND UNDERDRAIN, SHALL BE REPLACED IN ACCORDANCE WITH TOWN SPECIFICATIONS.
- 1" COMPACTED TOP COURSE - ITEM #403.18 (TYPE 7)*
- 3" COMPACTED BINDER COURSE - ITEM #403.13 (TYPE 3)*
- PAVEMENT JOINTS TO BE SAW-CUT AND TACK COAT APPLIED TO CONFORM WITH SECTION 407 NYS DOT STANDARD SPECIFICATIONS.
- 12" COMPACTED SUBBASE COURSE - ITEM 304.03 (TYPE 2)*
- SUITABLE, NATIVE BACKFILL, TO BE COMPACTED TO 95% MAXIMUM DENSITY ACCORDING TO MODIFIED PROCTOR TESTING METHOD UNSTABLE NATIVE MATERIAL TO BE REPLACED BY NYS DOT ITEM 304.03 OR 304.05 (TYPE 2 OR 4)*

* COMPACTION EQUIPMENT AND METHOD SUBJECT TO APPROVAL BY PITTSFORD D.P.W. ASPHALT AND CONCRETE PLACEMENT SUBJECT TO WEATHER LIMITATIONS AS PER NYS DOT STANDARD SPECIFICATIONS. TEMPORARY COLD PATCH REQUIRED WHEN CONDITIONS DICTATE.

STOP CALL BEFORE YOU DIG! 1-800-962-7962

PITTSFORD D.P.W. 248-6250
PITTSFORD SEWER DISTRICT 248-3909
- 48 HOURS NOTICE -

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

DETAIL No. H-2	PAVEMENT RESTORATION	
REVISIONS		
N.T.S.		

GREEN PAINT
2"x4" WOOD MARKER SET VERTICAL
R.O.W. OR EASEMENT LINE
90' MAX. DISTANCE BETWEEN C.O.'S
CLEANOUT METAL CAP (BY PLUMBER)
4" RISER SDR 35 PVC
COMBINATION Y AND 1/8" BEND
CONNECTION TO HOUSE (BY PLUMBER)
BEDDING: SEE DETAIL
PRIVATE TOWN

REMOVABLE AIRTIGHT END PLUG
4'-0" MIN. COVER
1/4" / FT.
1/8" BEND
4"x8"x8" WYE
SUPPORT WYE WITH CRUSHED STONE TIGHTLY TAMPED
SANITARY SEWER MAIN

DETAIL No. S-15	TYPICAL SANITARY SERVICE (CROSS SECTION)	
REVISIONS		
N.T.S.		

BENDS
6" FOR WIDTH OF TRENCH (SEE BEDDING DETAIL)
#1 & #2 CRUSHED STONE CRADLE IN ROCK
STONE CRADLE 3'-0" LONG-CENTERED UNDER ALL WYE BRANCHES.
ROCK EXCAVATION LIMITS.
D/2 + 6"

BENDS
SEE STANDARD LATERAL DETAIL
6" MIN.
UNDISTURBED EARTH.
4" & 6" LATERAL PIPE RISER.
STONE CRADLE 3'-0" WIDE CENTERED UNDER ALL WYE BRANCHES.
INSERT 4"x8" WYE DURING CONSTRUCTION OF MAIN SEWER TO BE SAME STRENGTH & MATERIAL AS MAIN SEWER.
D/2 + 6"

ROCK SECTION

EARTH EXCAVATION

DETAIL No. S-11	SANITARY SERVICE RISER CROSS-SECTION	
REVISIONS		
N.T.S.		

TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 1/13/25

SUBJECT: Warfle Subdivision (Resubdivision of Schoen and Smead Subdivision)
Preliminary/Final Subdivision
74 East Park Road
Tax Parcel #151.20-2-65

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

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

PLANNING AND ZONING ISSUES:

GENERAL

1. This application proposes to split the 1.5-acre parcel addressed as 74 East Park Road into a 0.578-acre parcel with the existing home and a 0.922-acre vacant buildable lot. The property is zoned Residential Neighborhood (RN). Per Town Code Section 185-18, subdivision potential of a lot without the creation of a new public or private road shall be determined based on its context to its adjacent lots. Using this code section calculation, the minimum lot size requires 0.38 acres. Both proposed lots will be larger than the minimum. (DPW)
2. This is an unlisted action pursuant to SEQRA. The Planning Board will proceed with a single-agency review. A Part II EAF short form should be completed by the Planning Board prior to a decision on this application. (DPW)
3. As proposed, disturbances will not be in excess of one acre. Therefore, a SWPPP is not required, but erosion and sediment control measures should be noted on the grading plan. (DPW)
4. The NYS Canal Corporation (NYSCC) was contacted regarding the “NYS Canal Overflow or Flowage Area per L95 M P74” area that covers almost half of the existing lot. David Boshart, of NYSCC, stated in an email on March 8, 2022, that the group has authority to flood the property for canal purposes and that the owner may construct within this area at his/her own risk. Mr. Boshart stated, “...the Canal Corp does not object to the owner of the property building a new home on it.” The County Survey Offices’ initial review of the subdivision plat map did not identify this as an issue. (DPW)
5. The “NYS Canal Overflow or Flowage Area per L95 M P74” was established prior to 1922 and does not appear to take topography into account. The new home is proposed to be higher than 460 feet above sea level. All of the surrounding developed area is lower than the proposed elevation of the new home. (DPW)
6. The address for the new home will be 78 East Park Road. The Town will correspond with applicable agencies regarding this address change following subdivision approval. (DPW)
7. Please explain the intent of the proposed Monroe County Water Authority easement. If the easement is not required by MCWA, please remove it from the subdivision plans, as there is existing watermain on the north side of East Park Road. (DPW)

8. The Planning Board has previously required pedestrian access easements along road frontages as part of the subdivision review process. Please include a 15-foot-wide sidewalk/trail easement along the frontage of the entirety of the parcels, extending from the eastern property line at 70/74 East Park Road to the western property line of the proposed vacant lot (78 East Park Road). While at this time there are no plans for a sidewalk or trail in this location, one or both may become necessary in the future. (DPW)

SANITARY

9. Sewer Entrance Fees and Connection Fees will be required at the time of Sewer Department final subdivision signature. (PSD)
10. Please provide an estimated lateral invert elevation at the proposed connection to the sanitary sewer main. (TRE)
11. At the proposed sanitary sewer lateral, please add a note that states, "Prior to starting the proposed lateral connection to the Town sewer main, the Pittsford Department of Public Works/Sewer Department shall be contacted to inspect the connection." (DPW)

STORMWATER

12. At the southwest corner of the proposed home, a cellar drain discharge pipe is depicted. Please identify size and type of pipe material, and proposed slope of this pipe on the plan. Also, please identify if this will be a sump pump discharge or a gravity drain from the basement/foundation? Is it possible to direct this drainage to a subsurface drywell or a splash block? (TRE)
13. There are a couple areas of steep slopes on the west side of the proposed house and south of the proposed garage. Is it possible to lower the home and increase the fill used for grading to reduce the amount of these steeper slopes? (TRE)

MISCELLANEOUS

14. The Town's standard recreation fund fee will be levied for each new home, this fee currently \$1,000.00 is collected when a building permit is issued. (DPW)
15. For the mill and resurface note at East Park Road, please include the note stating that all vertical asphalt seams shall be tack coated with bituminous sealer. (TRE)
16. This application was sent to Monroe County Planning for their review. Once received, their comments will be forwarded to the applicant for review and response. (DPW)

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

(DPW)-Department of Public Works

(FM) —Fire Marshal

(TRE) —Town Review Engineer

**TOWN OF PITTSFORD
PLANNING BOARD
DECEMBER 9, 2024**

Minutes of the Town of Pittsford Planning Board meeting held on December 9, 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: John Limbeck, Hali Buckley, Paul Alguire, Paula Liebschutz, Dave Jefferson, John Hallidow

ABSENT: Kevin Morabito

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; Anna Piazza, Building Department Assistant; Evan Harkin, Student Member; Robert Koegel, Town Attorney; Kim Taylor, Town Board Liaison

ATTENDANCE: There were 10 members of the public present.

Chairman Limbeck made a motion to call the meeting to order, seconded by Board Member Jefferson. Following a unanimous voice vote, the meeting opened at 6:30PM, none opposed.

PENDING DECISION:

McMahon LaRue Associates, Geoca Subdivision

Final Subdivision

Al LaRue, of McMahon LaRue Associates, re-introduced the application, stating that this is a 4-lot subdivision, located at 215 Mendon Road. The subdivision proposes three new homes, one existing home, and an 80-foot-wide right-of-way (ROW) to be dedicated to the Town of Pittsford.

Chairman Limbeck stated this is not a public hearing and read the Final Subdivision resolution, which was unanimously approved by the Board.

CONTINUED HEARING:

Passero Associates, Pittsford Oaks Apartments

Preliminary/Final Subdivision and Preliminary Site Plan

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

Chairman Limbeck stated that the applicant, 2851 Clover LLC, applied for tax incentives through County of Monroe Industrial Development Agency (COMIDA), which includes a portion of the project to be dedicated as affordable housing. He stated that COMIDA plans to act on the application on December 17th and the Planning Board cannot further discuss the application without knowing the outcome of the application. He encouraged the applicant to continue working with the Design Review & Historic Preservation Board (DRHPB).

Mr. Danny Daniele stated that the application in front of the Planning Board has not changed and asked the Board to clarify why an action cannot be taken until COMIDA has acted.

DRAFT MINUTES 120924

Chairman Limbeck stated that the application to COMIDA includes affordable housing, which was not included in the application to the Town Board or Planning Board. Mr. Koegel stated that upon submission of the application to the Planning Board, the letter of intent stated that these apartments will be "market rate." During re-zoning discussions with the Town Board, it was made clear that affordable housing was not planned and there is nothing in the record indicating a portion of the apartments would be designated "affordable." This proposal is different than the zoning approved by Town Board. Mr. Koegel stated that COMIDA must act first for the Planning Board to continue consideration. If affordable housing is included in the COMIDA resolution, the application will no longer meet the Town Board zoning approval.

Mr. Goldman stated that if the application to COMIDA is approved, only the sales and mortgage tax requirements will be impacted. COMIDA can adapt the resolution to remove affordable housing or change tax incentives.

Board Member Buckley asked why an application to COMIDA was submitted knowing affordable housing would be considered if the intent was to remain market rate apartments. She stated that these contradictions encourage the Planning Board to wait for COMIDA action.

Mr. Goldman stated that the COMIDA application requires review of all aspects. If the COMIDA action does not affect the apartment rates, the application should remain the same. Mr. Koegel stated that inclusion of affordable housing is not determined yet and if it is included in COMIDA approval, it changes the nature of the application. Chairman Limbeck stated that COMIDA has not acted yet, so the Board cannot determine if the affordable housing aspect of the project meets the re-zoning approval from Town Board.

Board Member Alguire encouraged the applicant to continue conversations with the DRHPB.

Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck stated that this public hearing will remain open.

OTHER DISCUSSION:

The minutes of November 25, 2024 were approved following a motion by Board Member Alguire, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 7:02PM, seconded by Board Member Liebschutz, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

Anna Piazza
Building Department Assistant

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