

**AGENDA  
TOWN OF PITTSFORD  
PLANNING BOARD  
JANUARY 27, 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 27, 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**

**Thornton Engineering LLP, Warfle Subdivision**  
Preliminary/Final Subdivision

---

**OTHER BUSINESS**

**Approval of Minutes**

---

---

*The next scheduled meeting is for Monday, February 10, 2025.*

January 13, 2025

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

Re: Response to MCDRC Review Comments  
Warfle Subdivision  
74 East Park Road, Town of Pittsford, NY

Dear Mr. DeRue:

We have received review comments issued by the Monroe County Department of Planning and Development dated January 10, 2025 pertaining to the subdivision application for the Warfle Subdivision at 74 East Park Road. Responses to each numbered comment, which have not been restated, are provided below.

MCDP&D Comments

1. The Division for Historic Preservation of the NYS Office of Parks, Recreation and Historic Preservation has issued the attached December 9, 2024 letter indicating their determination that the project will have No Adverse Impact on historic or archaeological resources.
2. The project does not involve any activities requiring state permits. However, the project was discussed with the NYS Canal Corporation and they did not object to the proposed home construction.
3. Further development requiring future land subdivision of this parcel is not planned.
4. The proposed preliminary subdivision map has been reviewed and accepted by the Monroe County Survey Office.
5. We believe that we have contacted all involved County Departments and non-county agencies and have resolved all concerns.

Monroe County Department of Health

1. It is acknowledged that Monroe County Department of Health realty subdivision plan approval is not required.

Monroe County Department of Transportation (MCDOT)

1. It has been verified that MCDOT does not have jurisdictional requirements for this project.

Monroe County Department of Environmental Services (MCDES)

1. Monroe County Pure Waters (MCPW) has reviewed the plans.

2. The required MCPW stamp block is included on the Site Plan.
3. The PW-2 form has been submitted to MCPW.

New York State Department of Transportation (NYSDOT)

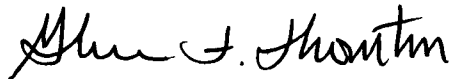
1. It has been verified that NYSDOT does not have jurisdictional requirements for this project.

The MCDRC comments did not warrant revision to any site plan drawings.

It is understood that this application has been included on the January 13<sup>th</sup> Planning Board meeting agenda.

Sincerely,

THORNTON ENGINEERING LLP



Glenn F. Thornton, P.E.  
Partner

cc: S. Warfle



**New York State  
Parks, Recreation and  
Historic Preservation**

**KATHY HOCHUL**  
Governor

**RANDY SIMONS**  
Commissioner *Pro Tempore*

December 9, 2024

Glenn Thornton  
Thornton Engineering LLP  
30 Assembly Drive  
Suite 106  
Mendon, NY 14506

Re: DEC  
Warfle Subdivision - Single Family Home New Construction  
Town of Pittsford, Monroe County  
24PR10146

Dear Glenn Thornton:

Thank you for requesting the comments of the Division for Historic Preservation of the Office of Parks, Recreation and Historic Preservation (OPRHP). We have reviewed the submitted materials in accordance with the New York State Historic Preservation Act of 1980 (Section 14.09 of the New York State Parks, Recreation and Historic Preservation Law). These comments are those of the Division for Historic Preservation and relate only to Historic/Cultural resources. They do not include potential environmental impacts to New York State Parkland that may be involved in or near your project.

We note that the proposed undertaking is adjacent to the New York State Barge Canal Historic District, which has been determined a National Historic Landmark. We have reviewed the submission received on November 13, 2024, including the submitted scope of work and drawings dated November 2024. Based on that review, it is the OPRHP's opinion that the project, as described, will have No Adverse Impact on historic or archaeological resources.

If you have any questions, you can call or e-mail me at the contact information below.

Sincerely,

Robyn Sedgwick  
Historic Site Restoration Coordinator  
e-mail: [robyn.sedgwick@parks.ny.gov](mailto:robyn.sedgwick@parks.ny.gov)

January 21, 2025

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

Re: Response to Town of Pittsford DRC Review Comments  
Warfle Subdivision  
74 East Park Road, Town of Pittsford, NY

Dear Mr. DeRue:

We have received review comments issued by the Town of Pittsford Development Review Committee dated January 13, 2025 pertaining to the subdivision application for the Warfle Subdivision at 74 East Park Road. Responses to each numbered comment, which have been restated with italicized font, are provided below.

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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

The 15' wide frontage easement is required by Monroe County Water Authority (MCWA). The relevant excerpt from the MCWA Rules for the Sale of Water that identifies MCWA's authority to require the easement is attached.

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)*

The Town mandated 15' wide Pedestrian Access Easement has been added along the East Park Road frontage.

## SANITARY

9. *Sewer Entrance Fees and Connection Fees will be required at the time of Sewer Department final subdivision signature. (PSD)*

This comment is acknowledged and does not require a response by the applicant.

10. *Please provide an estimated lateral invert elevation at the proposed connection to the sanitary sewer main. (TRE)*

The estimated sewer lateral invert elevation has been added to the Site Plan, Dwg. S-1.

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)*

The required note has been added to the Site Plan, Dwg. S-1.



## 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)*

The cellar drain pipe size, slope, and discharge has been clarified on the Site Plan, Dwg. S-1.

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)*

The proposed house elevation has provided an easily negotiable driveway grade and has placed the house slightly above existing ground elevations to provide a drainage path around the house in the event of a canal breach. The primary fill area to the west of the house has been sloped at a reasonable 1 foot vertical to 3.5 foot horizontal grade which can be easily maintained as lawn. A flatter slope would require import of substantial additional fill soil while also encroaching into the NYSDEC wetland check zone to the west.

## 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)*

This comment is acknowledged and does not require a response by the applicant.

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)*

The required tack coat note has been added to the Site Plan, Dwg. S-1.

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)*

MCDRC comments have previously been addressed by letter dated January 13, 2025.

We have enclosed 13 reduced size (11" x 17") and 2 full size (24" x 36") sets of updated site plans and subdivision map for Town of Pittsford review and acceptance.

Sincerely,

THORNTON ENGINEERING LLP



Glenn F. Thornton, P.E.  
Partner

cc: S. Warfle

**MONROE COUNTY  
WATER AUTHORITY**

**RULES**

**FOR THE SALE OF WATER  
AND THE  
COLLECTION OF RENTS AND CHARGES**

<b>ARTICLE</b>	<b>PAGE</b>
<b>I. DEFINITIONS .....</b>	<b>3</b>
<b>II. TERRITORIAL LIMITS .....</b>	<b>4</b>
<b>III. APPLICATION FOR SERVICE .....</b>	<b>4</b>
<b>IV. INSTALLATION OF SERVICES .....</b>	<b>6</b>
<b>V. INSTALLATION OF METERS .....</b>	<b>8</b>
<b>VI. EXTENSION OF MAINS .....</b>	<b>9</b>
<b>VII. HYDRANTS .....</b>	<b>11</b>
<b>VIII. BILLING AND PAYMENT FOR SERVICE .....</b>	<b>12</b>
<b>IX. GENERAL RULES .....</b>	<b>14</b>
<b>X. PROHIBITIONS .....</b>	<b>15</b>
<b>XI. RATES, FEES AND OTHER CHARGES FOR WATER SERVICE .....</b>	<b>INSERT</b>

**ADOPTED BY RESOLUTION  
OF THE AUTHORITY September 12, 2013  
EFFECTIVE October 1, 2013**



otherwise approved by the Authority. The premises will not be eligible for service if the water main is on the opposite side of a divided highway or a public street with four or more lanes or any other obstacle exists that in the opinion of the Authority makes the service uneconomical.

b. The water service must be able to be installed perpendicular to the water main. Applicants shall be required to extend the public water main at their own cost to meet this requirement.

c. Both the public water system and the proposed service are adequate to meet the needs on the parcel.

d. Providing the service is economically feasible.

**3.4 Domestic Service Connections.** One domestic service connection is allowed to a premises. At the Authority's sole discretion, a premises with multiple buildings may be allowed one domestic service per building if such a design creates a more cost effective system for the Authority.

**3.5 Fire Service Connections.** Multiple fire service connections are allowed for each building on a premises. At the Authority's sole discretion, a premises with multiple buildings may be restricted to a single connection if such a design creates a more cost effective system for the Authority.

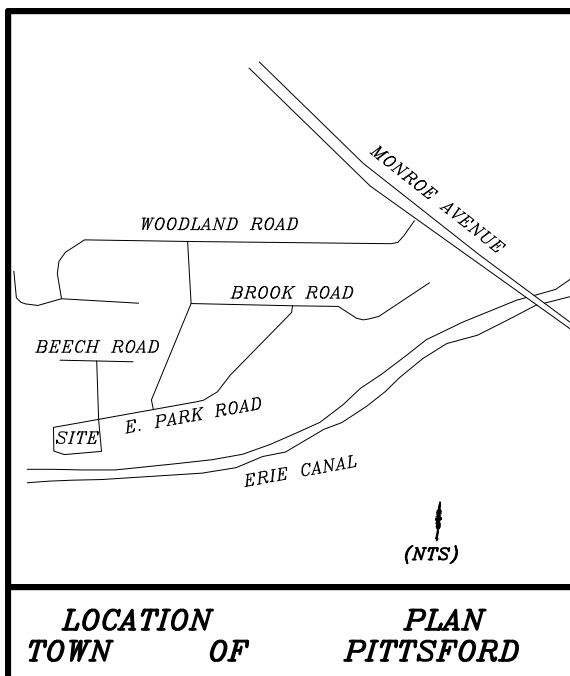
**3.6 Easements.** Applicants for service shall deliver, without cost to the Authority, permanent easements or rights-of-way in recordable form when necessary for the service connection, well access, utility access and, if so requested by the Authority, a 15-foot wide easement along the entire frontage of the parcel for future water mains. Easements shall be of the form prescribed by the Authority for the service connection or future water main installation, operation and maintenance.

**3.7 Contractual Obligation.** On approval by the Authority, the application shall constitute a contract between the Applicant, and any and all successor Owners of the premises or parcel as the case may be, and the Authority for the sale and use of water, obligating the Applicant to pay the Authority's established rates and charges and to comply with the Authority's Rules and Regulations, as amended from time to time.

**3.8 Advance Payment.** When an application is made to the Authority for services to be provided by the Authority such as the installation of services, hydrants, meters or any other work the applicant shall make payment to the Authority in advance. When required, applicant shall be responsible for obtaining any and all permits and other regulatory approvals. No work shall be commenced by the Authority until such payment has been made and permits and approvals obtained.

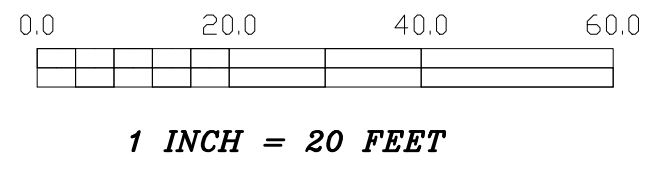
**3.9 Service Approval.** Services to be installed by a Builder, Contractor, Developer or Water District as part of a water main extension are subject to approval and must be installed and tested in accordance with Authority's Uniform Design and Construction Standards for the Extension of Water Distribution Systems.

**3.10 Special Water District Conditions.** Applicants served by mains in certain Water Districts established by the Towns may be subject to special application



LOCATION OF PLAN  
TOWN OF PITTSFORD

SCALED GRID



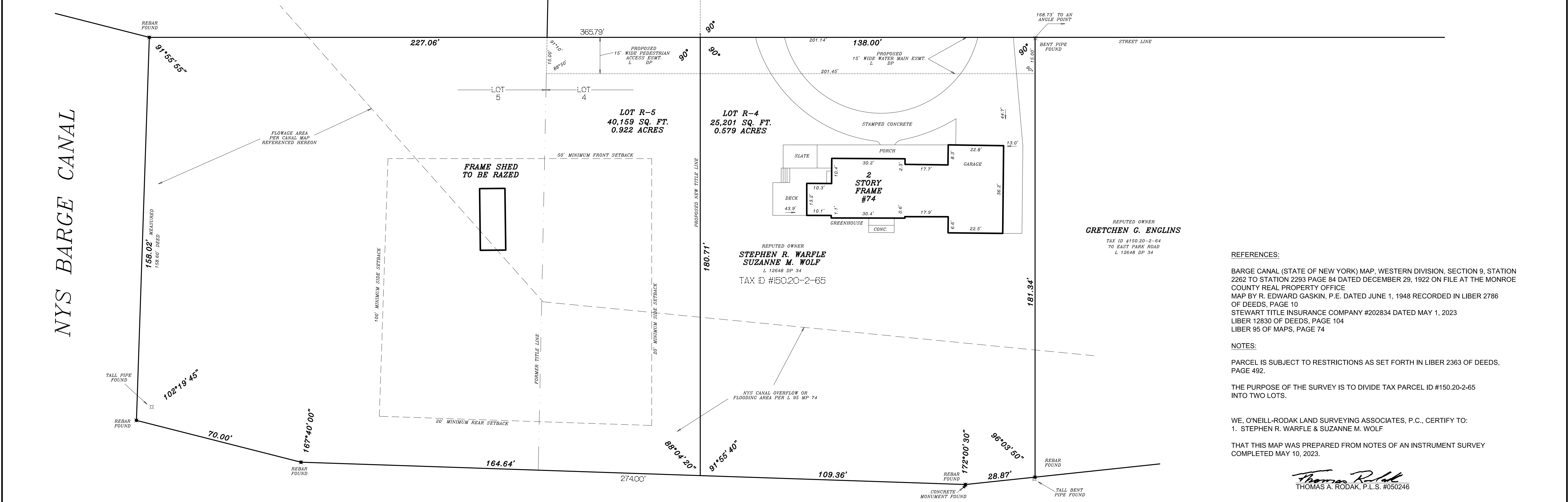
REPUTED OWNER  
**JOSEPH F. & JOAN P. ROCKWELL**  
TAX ID #150.20-2-66  
79 EAST PARK ROAD

**EAST PARK ROAD**  
(50' WIDE)

**SMEAD ROAD**  
(50' WIDE)

**BEACH ROAD**  
(50' WIDE)

**NYS BARGE CANAL**



REPUTED OWNER  
**STEPHEN R. WARFLE  
SUZANNE M. WOLF**  
L 12648 DP 34  
TAX ID #150.20-2-65

REPUTED OWNER  
**GRETCHEN C. ENGLINS**  
TAX ID #150.20-2-64  
70 EAST PARK ROAD  
L 12648 DP 34

**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*  
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 1709 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	ADDED PEDESTRIAN ACCESS EASEMENT	01/21/25	KNM
1	ADDED WATERMAIN EASEMENT	01/14/25	KNM
NO.	REVISION	DATE	BY

**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

SCALE	1" = 20'
DATE	10/31/2024
REDATED	
PROJECT NO.	2006-0344-SUB
SHEET	1 OF 1

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

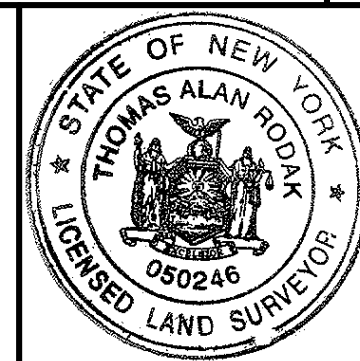
TOWN OF PITTSFORD  
MONROE COUNTY, NEW YORK

LOCATION  
74 EAST PARK ROAD

PREPARED FOR  
THORNTON ENGINEERING LLP

**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 NAVD88 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  
 District: RN Residential Neighborhood District  
 Permitted Use: Single Family Residence

**Zoning Information**

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

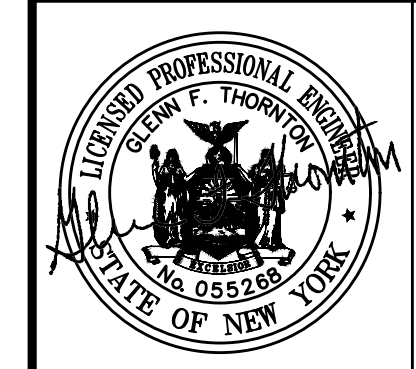
Planning Board Chairperson	Date
Commissioner of Public Works	Date
Sewer Department	Date
Town Review Engineer	Date

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

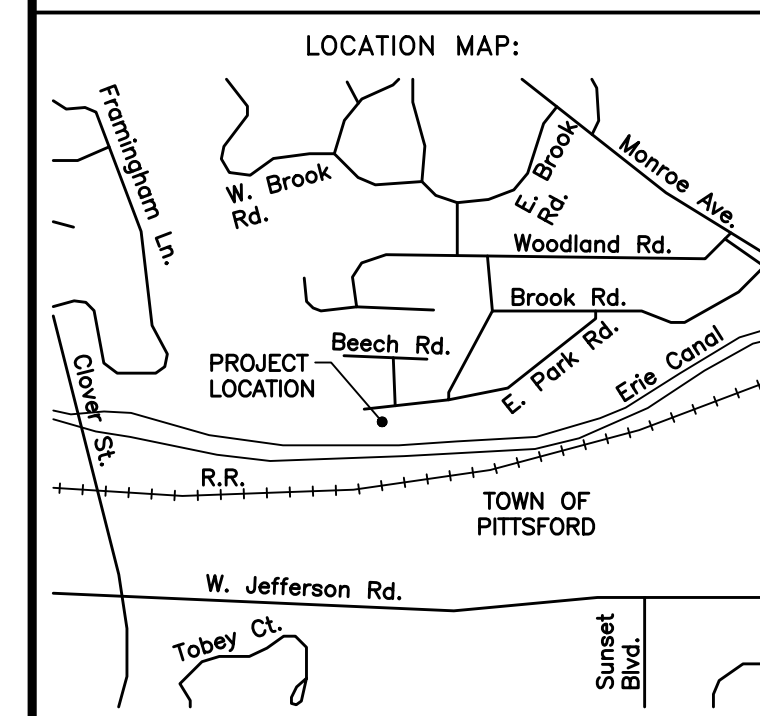
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	REVIEW COMMENTS	01/15/25	GFT

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

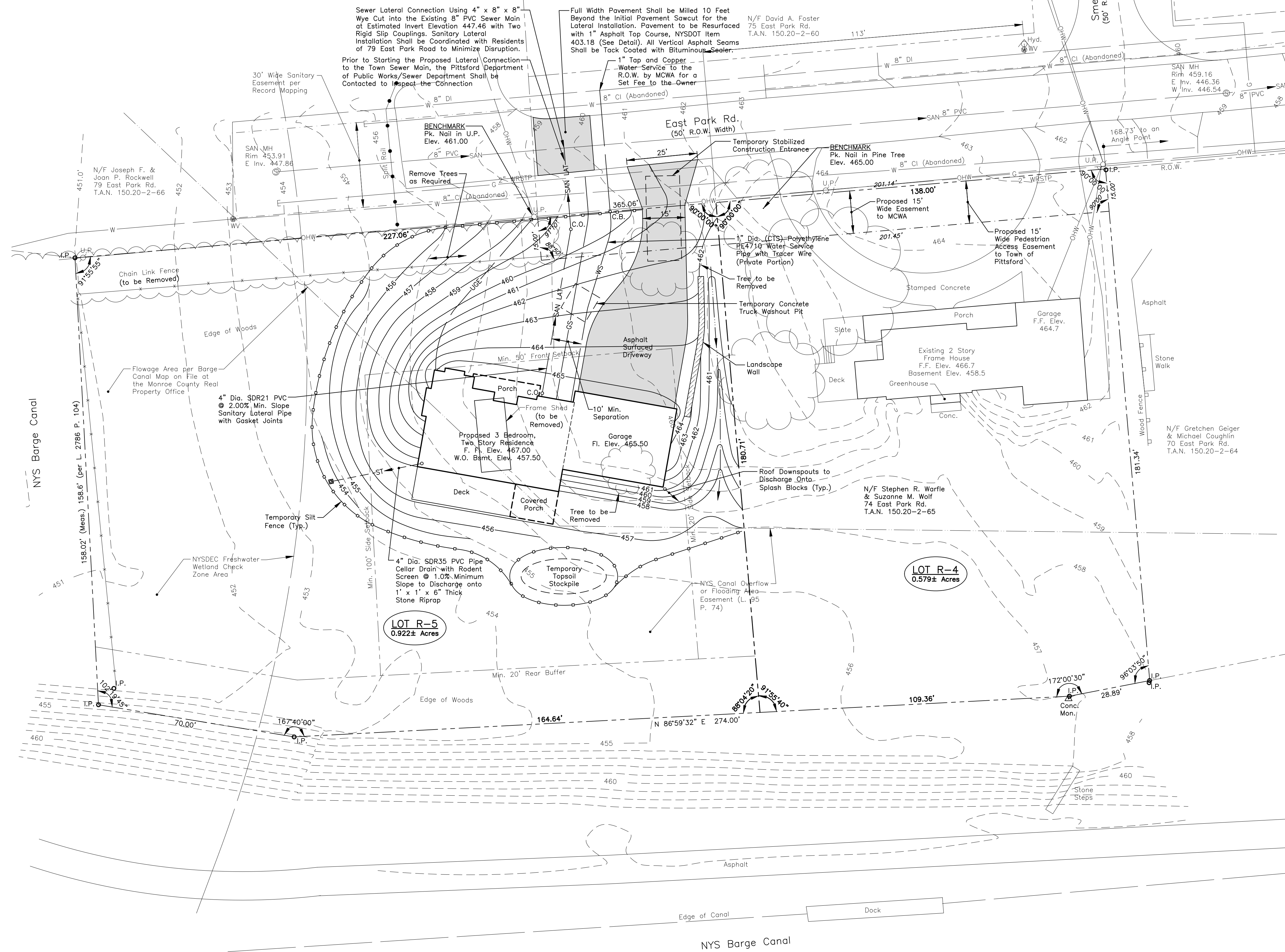
**GENERAL NOTES**

- 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 36055C03556, 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)  
 0 20 40







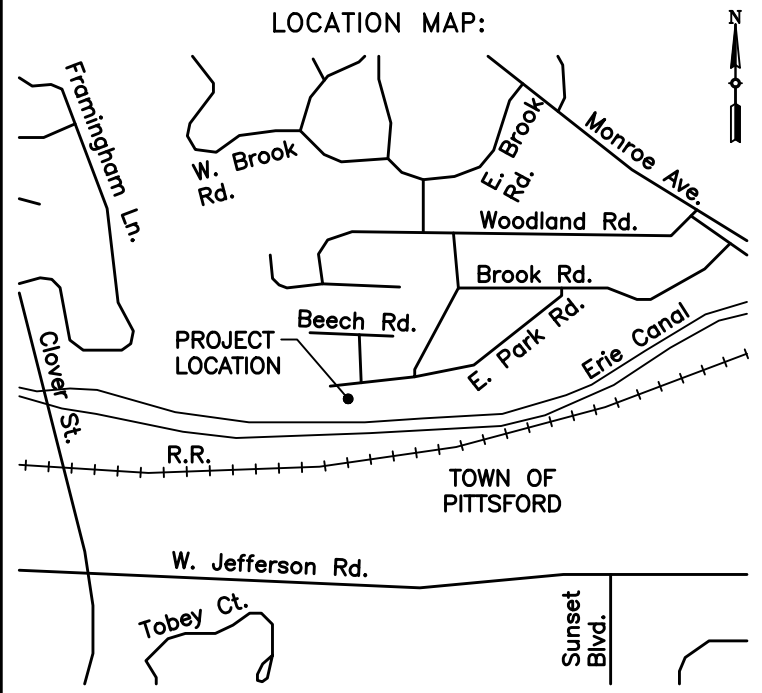
REVISIONS			
NO.	DESCRIPTION	DATE	BY

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



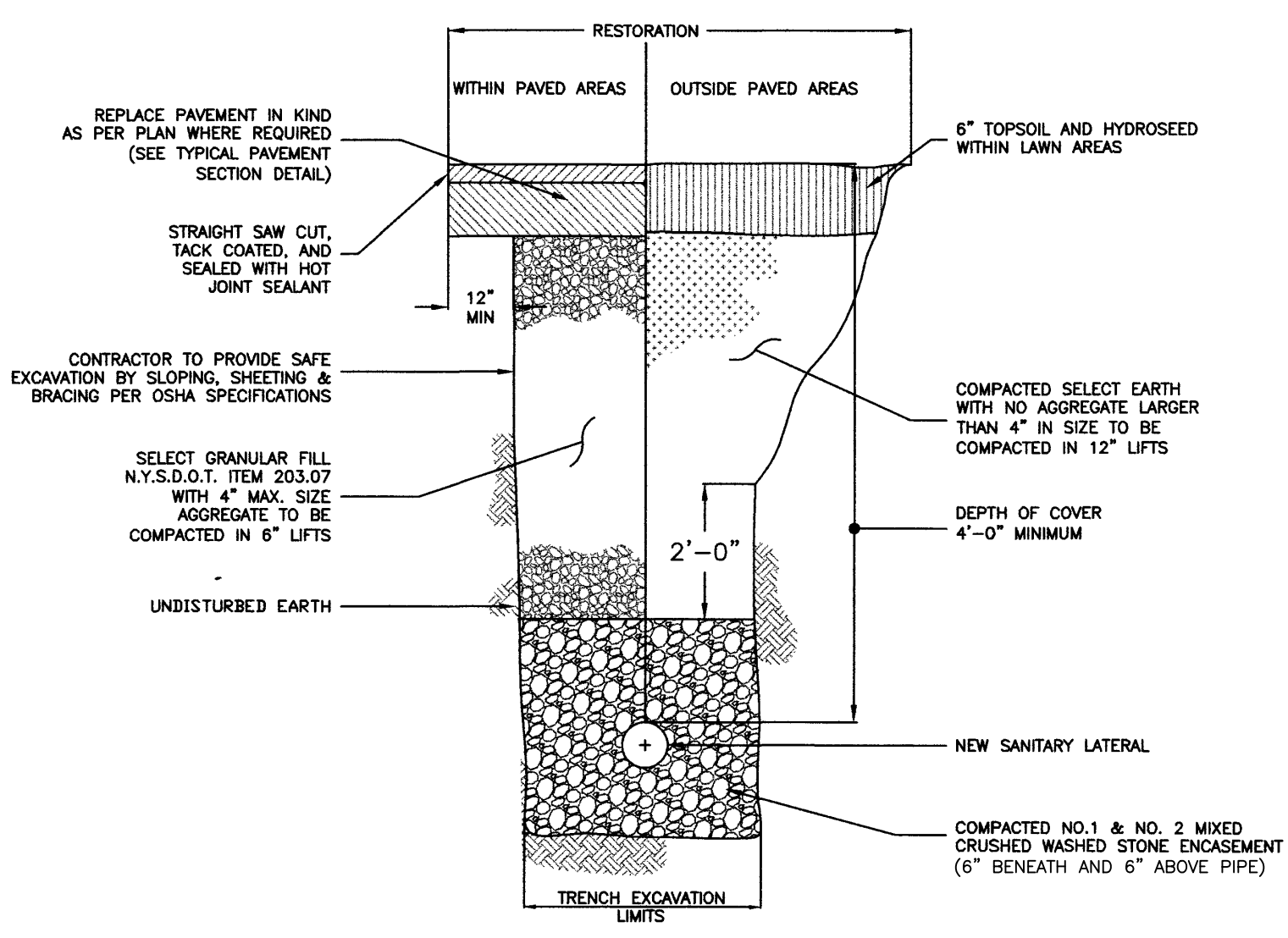
ALL RIGHTS RESERVED: No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means electronic, mechanical, photocopying, recording, or otherwise without the prior written authorization of Thornton Engineering LLP. ©Thornton Engineering LLP, 2024



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 -

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

DETAIL No. **H-2**  
REVISIONS  
**PAVEMENT RESTORATION**  
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**  
REVISIONS  
**TYPICAL SANITARY SERVICE (CROSS SECTION)**  
N.T.S.

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

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"  
"D" + 6"

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



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

Minutes of the Town of Pittsford Planning Board meeting held on January 13, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

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

**ABSENT:**

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

**ATTENDANCE:** There were 19 members of the public present.

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

Chairman Limbeck called for a moment of silence for former Planning Board Member Sarah Gibson. She passed away on January 5, 2025, after a two-year battle with glioblastoma.

**CONTINUED HEARING:**

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

Jerry Goldman, of Woods Oviatt Gilman, LLP; Anthony Daniele, of 2851 Clover, LLC; and Hans Lindenhovius, of Christa Construction, introduced the application. Mr. Daniele stated that the applicant is returning after further deliberation with the Design Review & Historic Preservation Board (DRHPB) on the design of the proposed apartment building. The DRHPB made specific comments requesting to lower the height of the northeast corner. The applicant agreed that the DRHPB's requests were not exactly followed, but Mr. Daniele believed the same goal was achieved. He understood that there will likely be more comments and more design changes before approval from DRHPB.

Board Member Buckley asked the applicant if the continued contention over the massing will be addressed with DRHPB. Mr. Daniele stated that he does not believe the DRHPB agrees with their feelings on the overall mass of the building. He stated that although the building is still three stories, the overall height is lower than previously presented. He agreed to continue working with the DRHPB. He stated that the DRHPB has requested other configurations than the currently proposed "H" shape, but the applicant is not interested in changing the shape due to the possible loss of units. By reducing the height at the northeast corner, the applicant estimated that there was a loss of 2-3 units already. Mr. Daniele stated that the building is similar in shape and height to the previous Cloverwood Senior Living plan, which the DRHPB approved.

Chairman Limbeck stated that since the last Planning Board meeting, the applicant has received County of Monroe Industrial Development Agency (COMIDA) approval for mortgage and sales tax relief. The Town Board and Planning Board were told that this project is “market-rate” housing, yet the application to COMIDA mentioned “senior housing” as the use. He was disappointed to learn that the applicant is advertising this project as senior housing after being specifically told that senior housing was not profitable enough to construct.

Chairman Limbeck stated that the draft resolution includes protections for the DRHPB to continue work on building design. He stated that the resolution also includes many concerns that still need to be addressed. He worried that if the Planning Board grants Preliminary Site Plan approval, the applicant will come back months later still with minimal changes, and will have spent money on demolition already, which will then become an excuse to approve the Final Site Plan.

Mr. Daniele stated that although the applicant has made clear that this project is for “market-rate” apartments, it is being marketed toward the 55+ community. Chairman Limbeck stated that most seniors are looking for a two- to three-bedroom apartment, but this development has mostly studios and one-bedrooms.

Board Member Liebschutz asked what amenities will be available to renters. Mr. Daniele stated that the apartment building will have a lobby for seating, a workout facility, a game room and card table, and a breakfast bar with no kitchen. Mr. Lindenhovius stated that there will be amenities outdoors including pergolas, barbeque grills, and outdoor seating.

Board Member Morabito stated that our resolution includes conditions that will be the applicant’s responsibility to meet upon Final Site Plan application.

Mr. Goldman agreed, stating that there are multiple conditions that must be met prior to applying for Final Site Plan review. Mr. Goldman stated that granting a Preliminary Site Plan approval does not give the applicant rights to construct the building and that the applicant will undertake the risk of proceeding. He stated that the objective of a resolution would be to continue progression on the demolition and overall timeline. Chairman Limbeck stated that the applicant must understand that although the Board may move forward with Preliminary Site Plan approval, it is on the applicant to meet the conditions of the Planning Board and design requirements of the DRHPB. Chairman Limbeck stated that the excuse of money being spent will not be tolerated when negotiating Final Site Plan conditions. Mr. Goldman stated that during a previous project, the Whole Foods Plaza in Brighton, the applicant was involved in litigation and proceeded with the project regardless. Therefore, the applicant understands the risk involved. Board Member Buckley noted that the Town would like to avoid spending taxpayer dollars on litigation.

Chairman Limbeck stated that there is an open public hearing on this matter and invited members of the public to speak. He noted that the previous owner of the property, Chuck Ryan, submitted a written public comment to the Planning Board and Town staff. The comment asked the Board to approve the project.

Kathleen Cristman, DRHPB Member, stated that the Board agrees some project has been made on the design of the building, but would like to see more changes made to reduce the height, massing, and footprint. Board Member Morabito asked DRHPB Member Cristman to elaborate on her concerns with massing. DRHPB Member Cristman stated that the Board has

discussed the possibility of reconfiguring the “H” shape, reducing height at the northeast corner, and breaking up the 400-foot length of the building located directly behind the historic home at 2867 Clover Street. The applicant has not made efforts to minimize the impacts of these aspects. She stated that design guidelines suggest breaking up a large building into smaller buildings, even if the total square footage is the same. As is, the volume of the building is visually overwhelming.

Board Member Buckley noted that the DRHPB previously approved the “H” shape of the Cloverwood Senior Living project in the same location. She questioned how this application is different from the previous. DRHPB Member Cristman stated that there is a fourth floor visible for underground parking that was not visible in the Cloverwood Senior Living project. Mr. DeRue stated that the most recent rendering appears as if the peak elevations may have a lower height than the Cloverwood Senior Living project, especially east and west elevations. North and south elevations may appear taller, as the rooflines are shifted.

Board Member Morabito asked which DRHPB members are against these aspects. Mr. Koegel stated that DRHPB Member Cristman cannot speak on behalf of the entire Board, and that Board Member Morabito can review the DRHPB minutes if interested.

Board Member Alguire asked if the building footprint is similar. Chairman Limbeck confirmed.

Bonnie Salem, DRHPB Member, asked the Board to not act on the resolution at this meeting. She stated that all DRHPB members are asking this. She confirmed that the DRHPB has been requesting alternate footprints yet have not seen options. She stated that although the previously approved Cloverwood Senior Living project had a similar “H” shape, it had fewer units, which meant windows were less uniform and were spread out. She stated that if Preliminary Site Plan approval locks in the “H” configuration, the DRHPB has fewer options to make the building appear less obtrusive without the reduction of units. Mr. Koegel stated that Preliminary Site Plan approval should not lock in the “H” configuration, as the Planning Board has included protections to the DRHPB in the resolution for design changes.

Mr. DeRue asked the applicant if revised plans are in the works, as the last set of plans was from over a month ago on December 11th. Mr. Daniele confirmed that plans are continuously revised.

Vice Chairman Halldow stated that the resolution is seven pages long and includes 40 conditions of approval. He stated that this resolution reads as a project that is not ready for Preliminary Site Plan approval.

Chairman Limbeck motioned to close the public hearing, seconded by Board Member Liebschutz; all ayes, none opposed.

Chairman Limbeck read the Preliminary Site Plan and Preliminary/Final Subdivision resolution. Board Member Liebschutz motioned to approve the resolution, seconded by Board Member Morabito. The Board voted as follows:

David Jefferson	No
Paul Alguire	No
John Halldow	No
Kevin Morabito	Aye

Paula Liebschutz     Aye  
Hali Buckley         Aye  
John Limbeck         Aye

The resolution was adopted.

**NEW HEARING:**

**Thornton Engineering LLP, Warfle Subdivision**  
Preliminary/Final Subdivision

Glenn Thornton, of Thornton Engineering LLP, introduced the application. Steve Warfle and Suzanne Wolf, owners of 74 East Park Road, were also in attendance. Mr. Thornton stated that he received Monroe County Department of Planning & Development comments and has submitted a letter in response. He has also received the Town Development Review Committee (DRC) comments and will submit a letter to address comments. He stated that the house will be elevated to avoid the canal overflow area and so that a walkout basement can be achieved. He stated that Monroe County Water Authority is requiring an easement for connection to the new home. He stated that the Town DRC comments include the recommendation for the Planning Board to require a sidewalk and trail easement. The property owners are not in favor of this, as the makeshift trail that exists now has created parking problems.

Board Member Alguire asked if the new home would connect to the sanitary sewer. Mr. Thornton confirmed.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Morabito; all ayes, none opposed. Chairman Limbeck asked for public comments. Hearing none, he stated that this hearing will remain open. He asked Mr. Thornton to address DRC comments and concerns with Town staff.

**OTHER DISCUSSION:**

The minutes of December 9, 2024, were approved following a motion by Chairman Limbeck, seconded by Board Member Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck thanked the Board for their dedication on the Pittsford Oaks application.

Chairman Limbeck motioned to close the meeting at 7:37PM, seconded by Vice Chairman Halldow, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

---

April Zurowski  
Planning Assistant

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