

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
FEBRUARY 10, 2025**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, February 10, 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

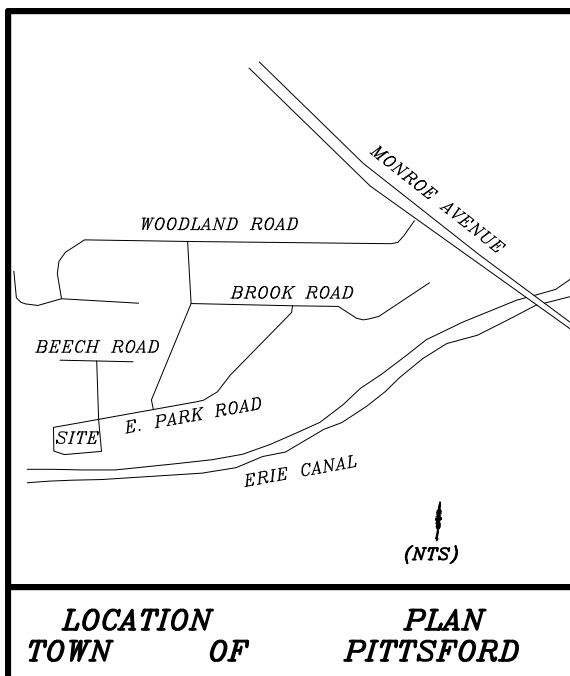
NEW HEARING

Mitchell Design Build, Cubesmart Drive Thru (900 Linden Avenue)
Preliminary/Final Site Plan

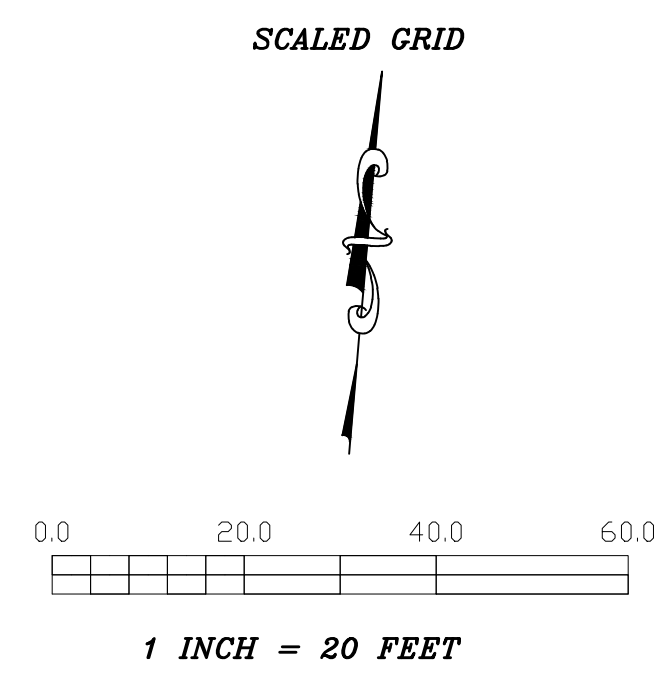
OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, February 24, 2025.

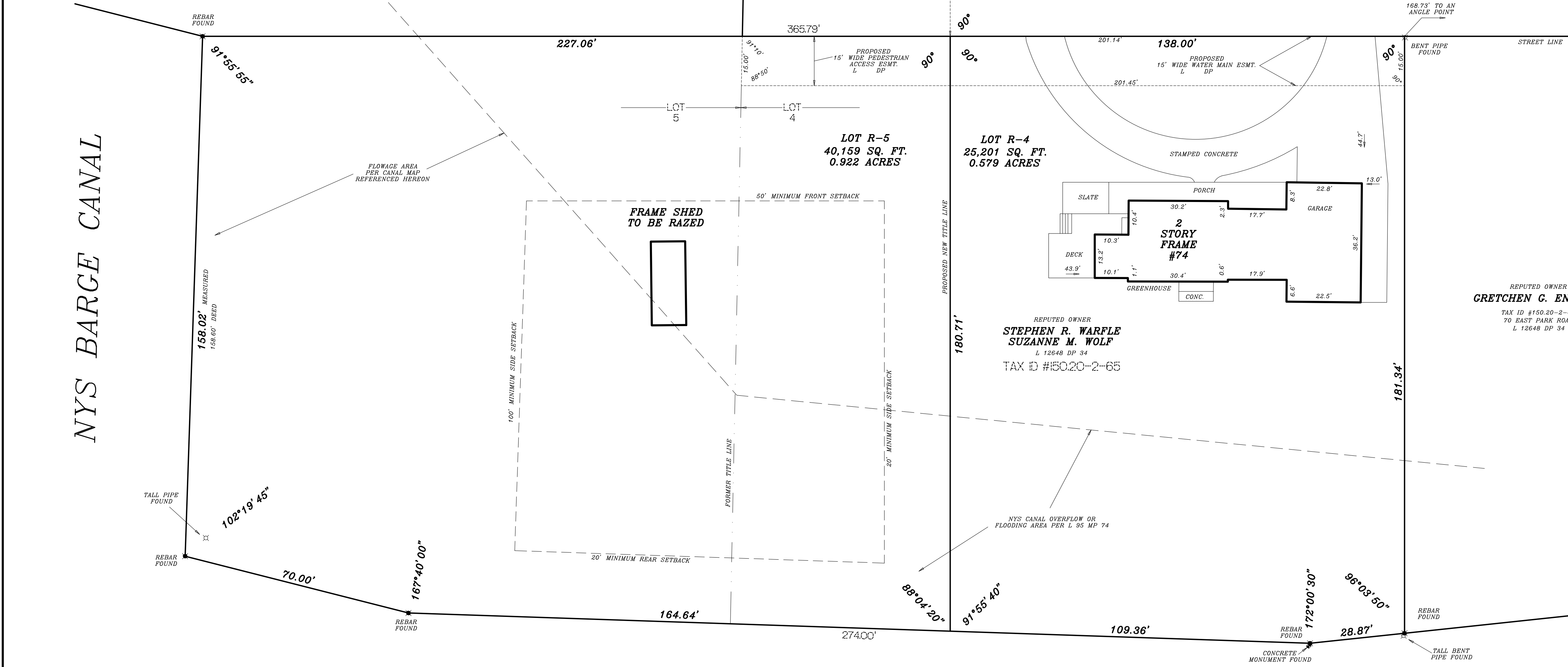


LOCATION OF PLAN TOWN OF PITTSFORD



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

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 1209 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.

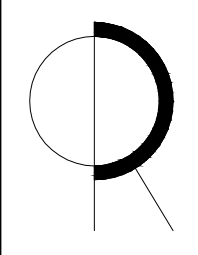
FOR THE GENERAL MUNICIPAL LAW:

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@onellrodak.com

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

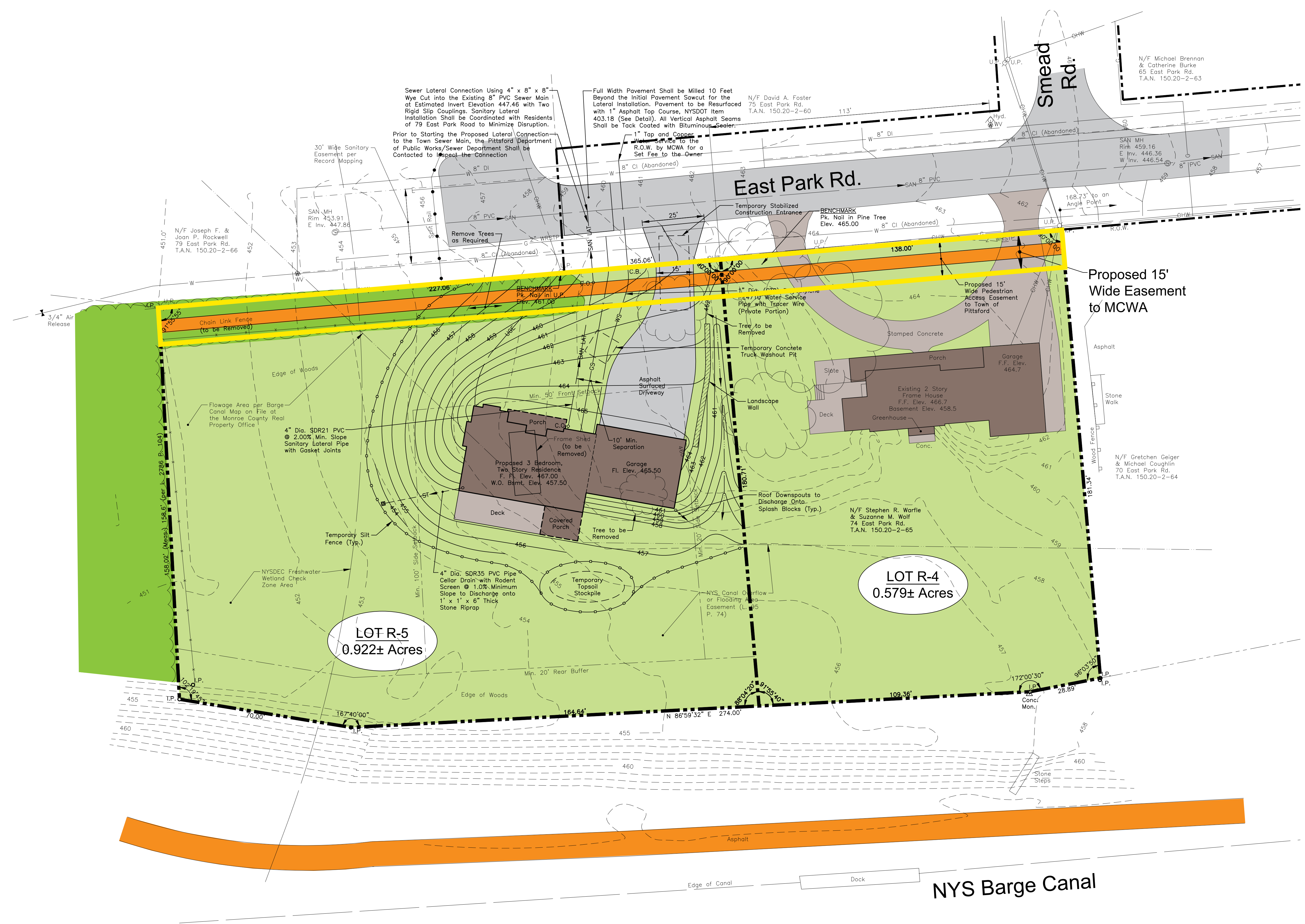
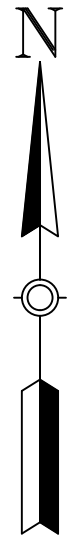
LOCATION 74 EAST PARK ROAD

PREPARED FOR THORNTON ENGINEERING LLP

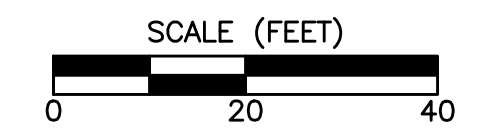
OWNER INFORMATION

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

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



Warfle Subdivision



French Road trail access parking

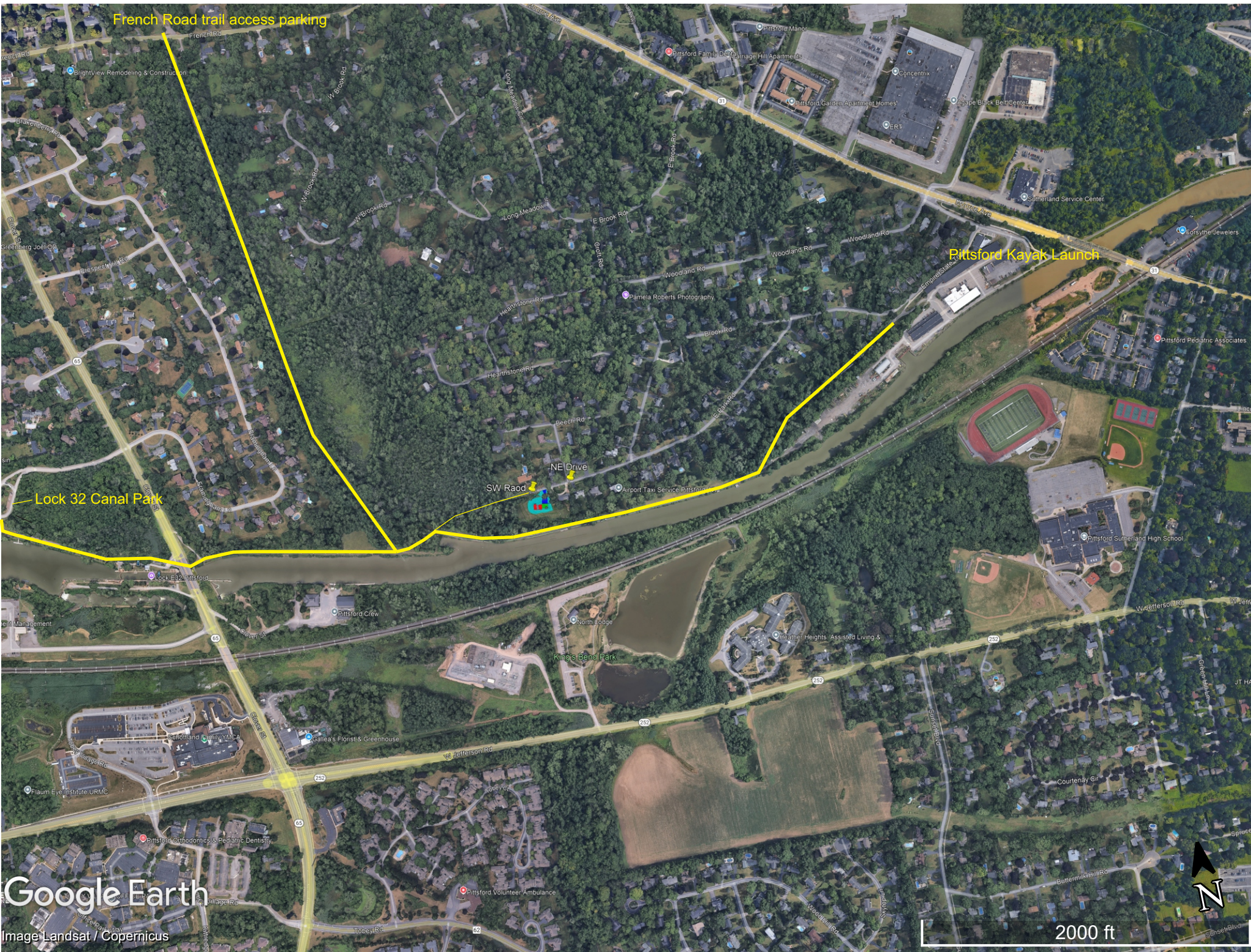
Pittsford Kayak Launch

Lock 32 Canal Park

Google Earth

Image Landsat / Copernicus

2000 ft



**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
Warfle Subdivision
Preliminary/Final Subdivision
74 East Park Road
Tax Parcel #150.20-2-65**

WHEREAS Thornton Engineering LLP, as agent for Stephen Warfle and Suzanne Wolf, of 74 East Park Road, has made application for Preliminary/Final Subdivision approval for a 2-lot subdivision to include one existing home at 74 East Park Road and one new home, with application materials received November 14, 2024; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and the Planning Board has conducted a single agency review; and

WHEREAS a Part I Short EAF was submitted by the applicant and the Planning Board has completed a Part II Short EAF, attached hereto; and

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

RESOLVED, that the Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act based upon the following Findings of Fact:

FINDINGS OF FACT

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.
2. The Planning Board has considered possible environmental impacts associated with the application and completed a Short Part II EAF which did not identify significant impacts, attached hereto.
3. The total site disturbance is 0.49 +/- acres for the proposed addition and associated site work. A SWPPP was not required.
4. This lot falls within the Circles and Squares Map's Archeological Buffer Area. Given the proposed home will disturb less than ½ acre, and its proximity to the Erie and former Barge Canal, the Board feels that no archeological investigation of the site is warranted.

CONCLUSION

The Planning Board finds that the proposed action will not have any significant adverse impact on the environment, and accordingly, hereby grants a negative declaration pursuant to the State Environmental Quality Review Act.

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

Paul Alguire
David Jefferson
Paula Liebschutz
Hali Buckley
Kevin Morabito
John Halldow
John Limbeck
Adopted by the Planning Board on February 10, 2024.

April Zurowski
Planning Assistant

DRAFT

617.20
Appendix B
Short Environmental Assessment Form

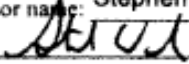
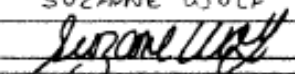
Instructions for Completing

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: MCWA water service approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
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? b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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 <input type="checkbox"/>	YES <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 <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <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? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <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 <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES 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 <u>storm runoff will continue to sheet drain to the southwest</u>	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	

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:  		

Short Environmental Assessment Form Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

7. <u>Will the proposed action impact existing:</u> a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. <u>Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. <u>Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. <u>Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. <u>Will the proposed action create a hazard to environmental resources or human health?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Short Environmental Assessment Form Part 3 Determination of Significance

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.

- 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.
- 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.

Town of Pittsford Planning Board

Name of Lead Agency

Date

John Limbeck

Planning Board Chairman

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)

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Warfle Subdivision
Preliminary/Final Subdivision
74 East Park Road
Tax Parcel #150.20-2-65**

WHEREAS Thornton Engineering LLP, as agent for Stephen Warfle and Suzanne Wolf, of 74 East Park Road, has made application for Preliminary/Final Subdivision approval for a 2-lot subdivision to include one existing home at 74 East Park Road and one new home, with application materials received November 14, 2024; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and as the only involved agency the Planning Board conducted a single agency review and granted a negative declaration on January 27, 2025; and

WHEREAS, a public hearing was duly advertised and held on January 13, 2025, and continued through January 27, 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/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 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.
2. 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.
3. The NYS Canal Corporation (NYSCC) was contacted regarding the "NYS Canal Overflow or Flooding 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."
4. The existing undeclared walking path extending from East Park Road to the Erie Canal is currently a "herd path" and provides an easily accessible method for residents in the Long Meadow Neighborhood to connect to the Erie Canal recreational path. In the future, the Town may pursue an easement to formalize this trail. At this time, the property owner has not agreed to granting trail easement.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the DRC comments dated January 8, 2025, and the applicant's written responses dated January 25, 2025, unless otherwise specified herein.
2. Subject to compliance with or resolution to the Monroe County DRC comments dated January 10, 2025, and the applicant's written responses dated January 13, 2025, unless otherwise specified herein.
3. Proposed cut and fill calculations shall be provided for review prior to Planning Board signature.
4. The Town Sewer Department must be contacted for a sanitary sewer connection permit and inspection. The existing lot is included in the Pittsford Sewer District Extension 45 and therefore the new home will be included as well.
5. Building and demolition permits are required from the Town of Pittsford Building Department prior to any demolition or construction of structures on the site.
6. The new home will be subject to Design Review & Historic Preservation Board approval.
7. The Town's standard recreation fund fee is applicable for the new home. This fee is currently \$1,000.00 and is collected upon the issuance of a building permit.
8. Subject to applicable regulatory approvals including but not limited to: Monroe County Water Authority, Rochester Gas & Electric, New York State Canal Corporation, and the Department of Public Works.

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

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

Adopted by the Planning Board on February 10, 2025.

April Zurowski
Planning Assistant

December 20th, 2024

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

Re: Planning Board Application Letter of Intent: 900 West Linden Ave

Dear Board Members,

We are representing the Owner of 900 West Linden Ave, the former Sentry Safe building. The property has been converted to self-storage with some general warehouse remaining as leasable space. The next phase of this project is to convert a portion of the remaining main level general warehouse space into self-storage with a drive thru. The intent is to continue the build-out of self-storage in this building, matching the same style as the previous phases.

The proposed exterior changes are minimal and focus on façade updates and site elements as follows:

- Removal of existing asphalt and concrete on East side of building where the new entry ramp is being placed. Retaining walls will be placed on either side of the ramp and compacted stone will be placed with new asphalt poured on top (approximately 1,300 square feet).
- New asphalt area and concrete pad on west side of the building for the new drive thru exit (approximately 684 square feet). The existing stormwater drains will be utilized in our new design. No new stormwater connections will be needed.
- Façade updates
 - The façade on the east side will combine two existing loading dock doors into a single large overhead drive thru door.
 - The façade on the west side will have a new large opening to recess a covered, exterior area and will include a new masonry exterior wall, overhead door and egress man door. The recessed door will be angled so that vehicles can begin turning inside the building to navigate the tight boundaries on this side of the building.

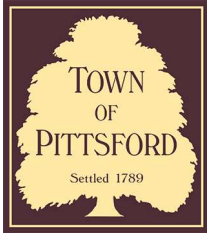
The goal is to start the construction work on this project immediately upon approval and obtaining a building permit from the Town shortly thereafter. We intend to have this phase of the project open and operational by summer of 2025.

If the board has any questions, we would be more than happy to answer them at any time. We appreciate your considerations with regards to this project.

Sincerely,



Brad Humberstone, AIA



TOWN OF PITTSFORD SITE PLAN APPLICATION FORM

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

PROJECT NAME: 900 LINDEN AVE DRIVETHRU

LOCATION: 900 WEST LINDEN AVE

TAX ACCOUNT NO: 138-16-1-11.11

OWNER: STAR SENTRY LLC

APPLICANT: MITCHELL DESIGN BUILD

ADDRESS: 601 N. CONGRESS AVE, SUITE 100

ADDRESS: 7607 COMMONS BLVD

CITY, ST ZIP: DELRAY BEACH, FL 33445

CITY, ST ZIP: VICTOR, NY 14564

PHONE: (561) 469-0766

PHONE: (585) 385-6800

FAX: _____

FAX: (585) 425-8664

E-MAIL: TEDFILER@GMAIL.COM

E-MAIL: BHUMBERSTONE@MITCHELLDESIGNBUILD.COM

AGENT: BRAD HUMBERSTONE, MITCHELL DESIGN BUILD

ADDRESS: 7607 COMMONS BLVD

CITY, ST ZIP: VICTOR, NY 14564

PHONE: (585) 385-6800

FAX: (585) 425-8664

E-MAIL: BHUMBERSTONE@MITCHELLDESIGNBUILD.COM

BRIEF DESCRIPTION OF PROJECT: Conversion of existing building to self storage with a drivethru with two new openings in the east and west facades.

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

HEARING DATE REQUESTED: 02/10/2025

Special Permit
 Preliminary Site Plan
 Final Site Plan

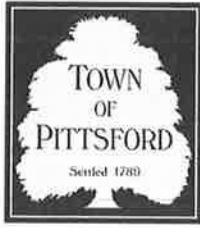
Square Footage of Building: +/- 236,800 SF

Total Acreage of Disturbance: .05 ACRES (1,980 SF)

ZONING CLASSIFICATION: LI - LIGHT INDUSTRIAL **SIZE OF PARCEL:** 8.97 ACRES

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

If this parcel is within 500' of a municipal boundary, please specify: EAST ROCHESTER & PENFIELD
(Municipality)



TOWN OF PITTSFORD SITE PLAN AUTHORIZATION TO MAKE APPLICATION

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

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

I, TED FILER, the owner of the property located
at: 900 WEST LINDEN AVE, ROCHESTER, NY 14625
(Street) (Town) (Zip)

Tax Parcel # 138-16-1-11.11 do hereby authorize
MITCHELL DESIGN BUILD to make application to the
Town of Pittsford Planning Board, 11 South Main Street, Pittsford NY 14534 for the
purpose(s) of PLANNING BOARD APPROVAL

Signature of Owner

12/20/2024

Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

900 LINDEN AVE STORAGE

(Project Name)

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

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

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

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

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

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

Name(s)

Address(es)

_____	_____
_____	_____
_____	_____
_____	_____



Signature of Applicant

12/20/2024

Dated

7607 COMMONS BLVD

Street Address

VICTOR, NY 14564

City/Town, State, Zip Code



NEW YORK STATE

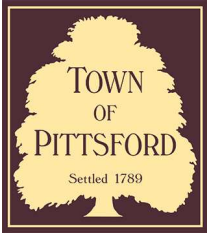
GENERAL MUNICIPAL LAW

SECTION § 809

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse or their brothers, sisters, parents, children, grandchildren or the spouse of any of them...
 - (a) is the applicant, or
 - (b) is an officer, director, partner or employee of the applicant, or
 - (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Section eight hundred six of the General Municipal Law added by this act, shall apply only to application, petitions or requests as described therein which are submitted on or after the effective date of this act.

This act shall take effect September 1, 1969.



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: 900 WEST LINDEN AVE

Tax Parcel # 138-16-1-11.11 submits the following list of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

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

Signature of Applicant

12/20/2024

Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

- 882 LINDEN AVE (TAX ID 138.16-1-12) - PROPERTY TO WEST
- NORTH WASHINGTON STREET (TAX ID 138.16-1-5.111) - PROPERTY TO NORTH (NO STREET ADDRESS ON GIS MAP)
- 938 LINDEN AVE (TAX ID 138.16-1-9) - PROPERTY TO EAST
- 910 LINDEN AVE (TAX ID 138.16-1-10) - PROPERTY TO EAST (OWNED BY APPLICANT)
- LINDEN AVE (TAX ID 138.16-1-13.1 - PROPERTY TO EAST (VACANT SITE - NO STREET ADDRESS IN GIS MAPPER)
- 909 WEST LINDEN AVE (TAX ID 138.68-1-1) - PROPERTY TO SOUTH (ACROSS STREET)

Short Environmental Assessment Form

Part 1 - Project Information

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: 900 LINDEN AVE DRIVE THRU			
Project Location (describe, and attach a location map): 900 WEST LINDEN AVE, ROCHESTER, NY 14625			
Brief Description of Proposed Action: CONTINUING A NEW PHASE OF RENOVATIONS TO BUILD-OUT MORE SELF STORAGE WITH A DRIVETHRU. MINOR FACADE UPDATES.			
Name of Applicant or Sponsor: BRAD HUMBERSTONE, MITCHELL DESIGN BUILD		Telephone: (585) 385-6800	
		E-Mail: BHUMBERSTONE@MITCHELLDESIGNBUI	
Address: 7607 COMMONS BLVD			
City/PO: VICTOR		State: NY	Zip Code: 14564
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		8.97 acres	
b. Total acreage to be physically disturbed?		.05 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.96 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

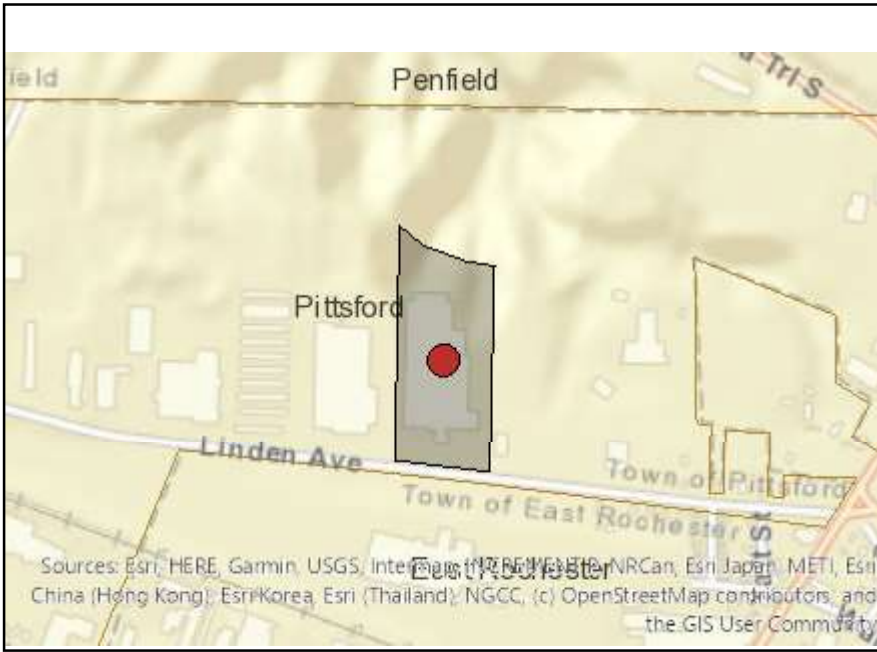
5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<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: EXISTING BUILDING - MINOR FACADE RENOVATIONS WILL COMPLY WITH CURRENT NYS ENERGY CODE AS REQUIRED _____	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: _____ EXISTING BUILDING - ALREADY CONNECTED - NO NEW CONNECTIONS PLANNED _____	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: _____ EXISTING BUILDING - ALREADY CONNECTED - NO NEW CONNECTIONS PLANNED _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 type="checkbox"/> Wetland <input checked="" 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 plan?	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?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		

VERY MINOR REWORKING OF ASPHALT AND CONCRETE AREAS (LESS THAN 2,000 SF), EXISTING STORM DRAINS WILL BE UTILIZED		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<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?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ADJACENT PROPERTY AT 938 LINDEN AVE IS LISTED ON NYS DEC REMEDIATION DATABASE, BUT NOTHING INDICATED ON PROJECT SITE		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brad Humberstone, AIA</u> Date: <u>12/20/2024</u>		
Signature: <u></u> Title: <u>Architect</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

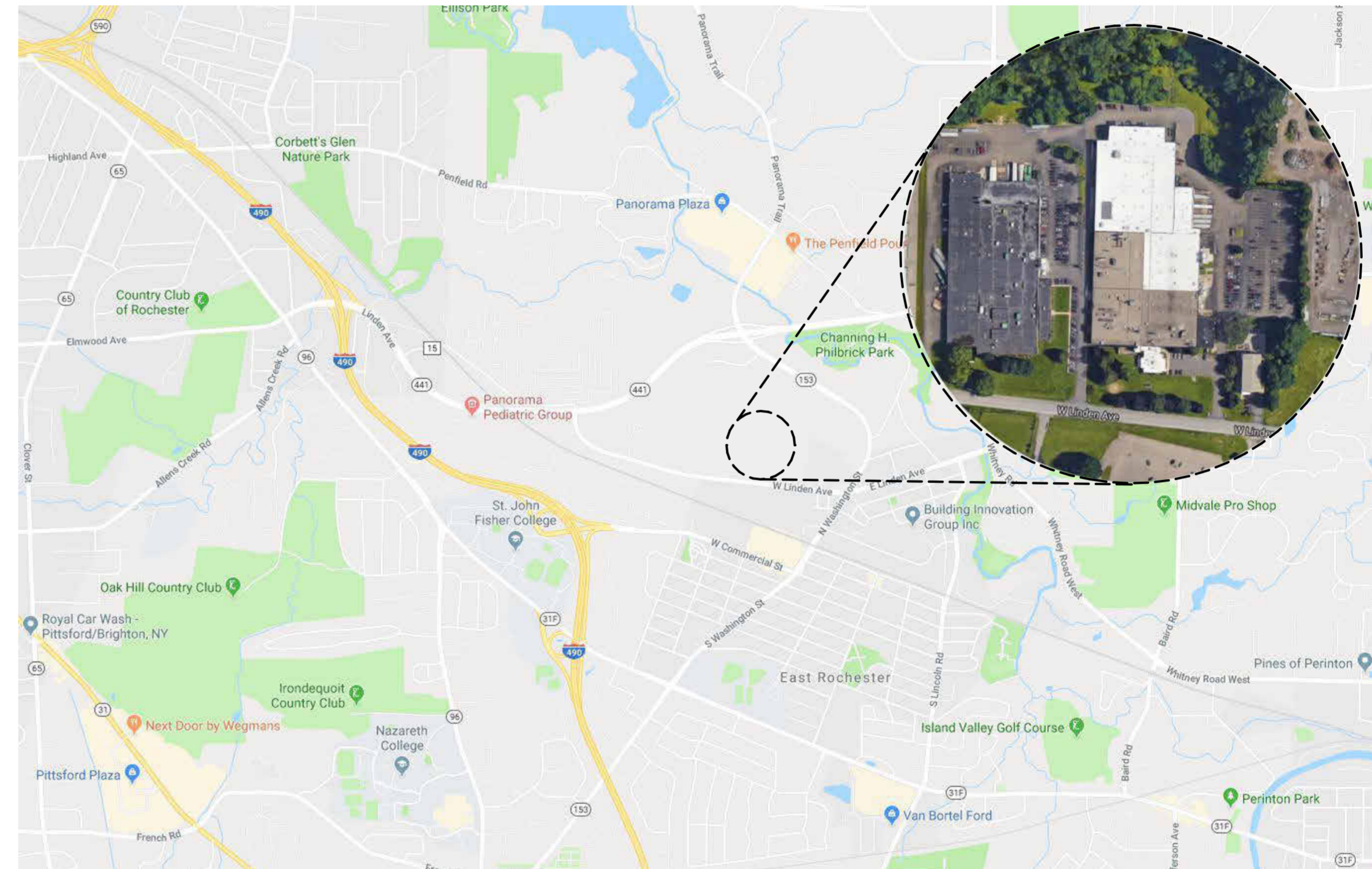


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	Yes

FILER - LINDEN AVE DRIVE-THRU

900 LINDEN AVENUE, ROCHESTER, NY 14625

ISSUED FOR: SITE PLAN REVIEW - FEBRUARY 2025



SITE EXTENTS PLAN

SCALE: NTS

PROJECT LOCATION

SCALE: NTS

PROJECT CONTACTS:

ARCHITECT/DESIGNER:
MITCHELL DESIGN BUILD
1601 COMMONS BLVD, VICTOR, NY 14564
(505) 305-6800
ARCHITECT:
BRAD HUMBERSTONE
BH ARCHITECTURE, PLLC
BHUMBERSTONE@MITCHELLDESIGNBUILD.COM

PROJECT MANAGER:
SPENCER READ
SREAD@MITCHELLDESIGNBUILD.COM

OWNER REP:
SCOTT McEWAN
MSMPM2020@GMAIL.COM
(505) 710-4531

DRAWING INDEX:

SHEET NUMBER	SHEET NAME
G001	PROJECT INFORMATION
C101	OVERALL SITE PLAN
C102	ENLARGED SITE PLANS
C103	SITE PLAN DETAILS
A201	ELEVATIONS

REVISIONS:

DRAWING TITLE:
PROJECT INFORMATION

PROJECT TITLE:
FILER - LINDEN AVE DRIVE-THRU
900 W LINDEN AVE
ROCHESTER, NY 14625

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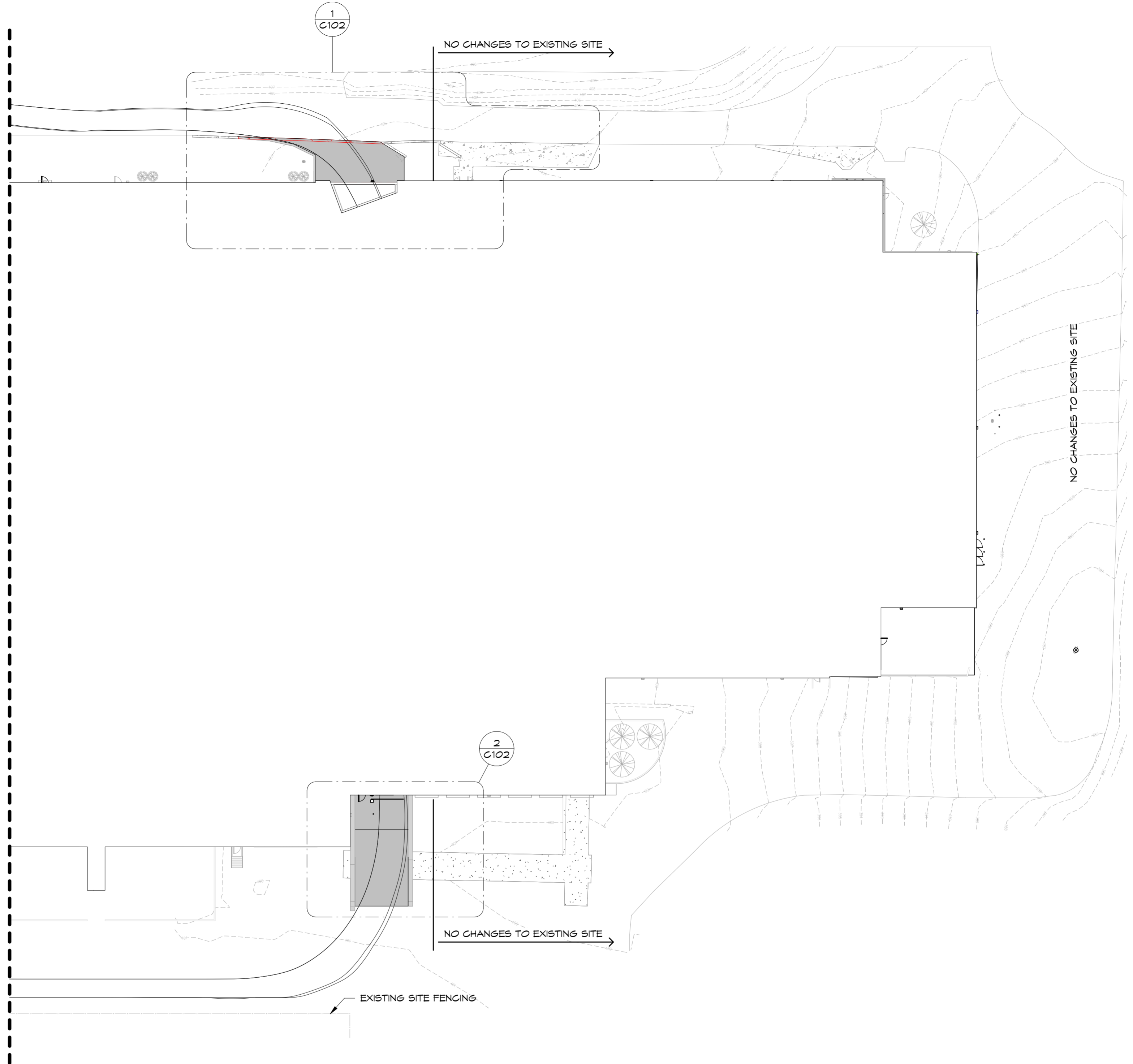
MDB
MITCHELL DESIGN BUILD
Building on a Foundation of Architecture
7607 Commons Blvd, Victor, NY 14564 585-385-6800 mitchelldesignbuild.com

DATE: 10/21/2024 DRAWN BY: CP

SCALE: 12" = 1'-0" PROJECT: 24.107

SHEET:

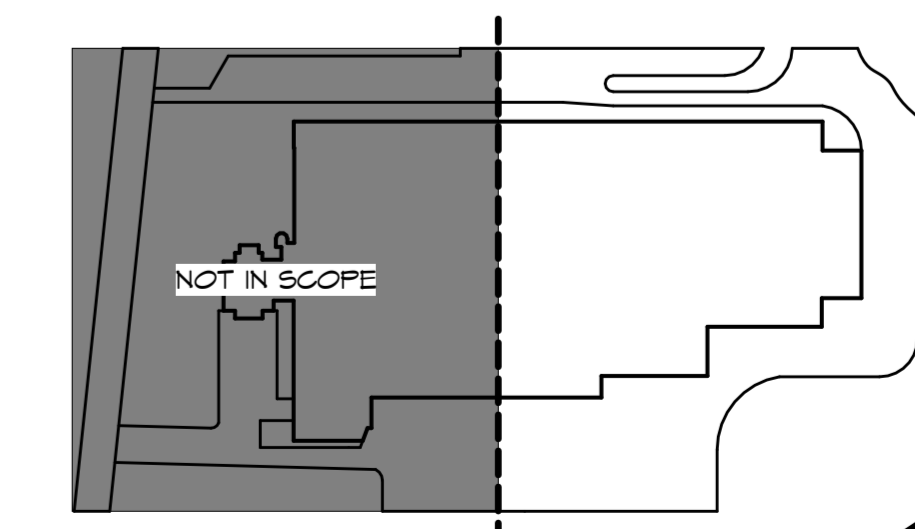
G001



1 OVERALL SITE PLAN
 C101 SCALE: 1" = 30'-0"

GENERAL NOTES:

1. ALL NEW LIGHTING CALLED OUT IN ENLARGED PLANS TO BE DARK SKY COMPLIANT.
2. ALL STORM WATER RUNOFF TO BE CONTAINED WITHIN SITE BOUNDARIES AND DIRECTED TO EXISTING STORM DRAIN STRUCTURES.
3. ALL EXISTING BUILDING UTILITIES INCLUDING WATER, SANITARY, ELECTRIC, AND STORM ARE TO REMAIN AS IS AND NOT ALTERED.



KEY PLAN SITE
 SCALE: 1" = 200'-0"



REVISIONS:

DRAWING TITLE:
OVERALL SITE PLAN

PROJECT TITLE:
FILER - LINDEN AVE DRIVE-THRU
 900 W LINDEN AVE
 ROCHESTER, NY 14625

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MITCHELL DESIGN BUILD
 Building on a Foundation of Architecture
 7607 Commons Blvd, Victor, NY 14554 585-385-6800 mitchelldesignbuild.com

DATE: 10/21/2024 DRAWN BY: AH

SCALE: As indicated PROJECT: 24.107

SHEET:
C101

DRAWING TITLE:
ENLARGED SITE PLANS

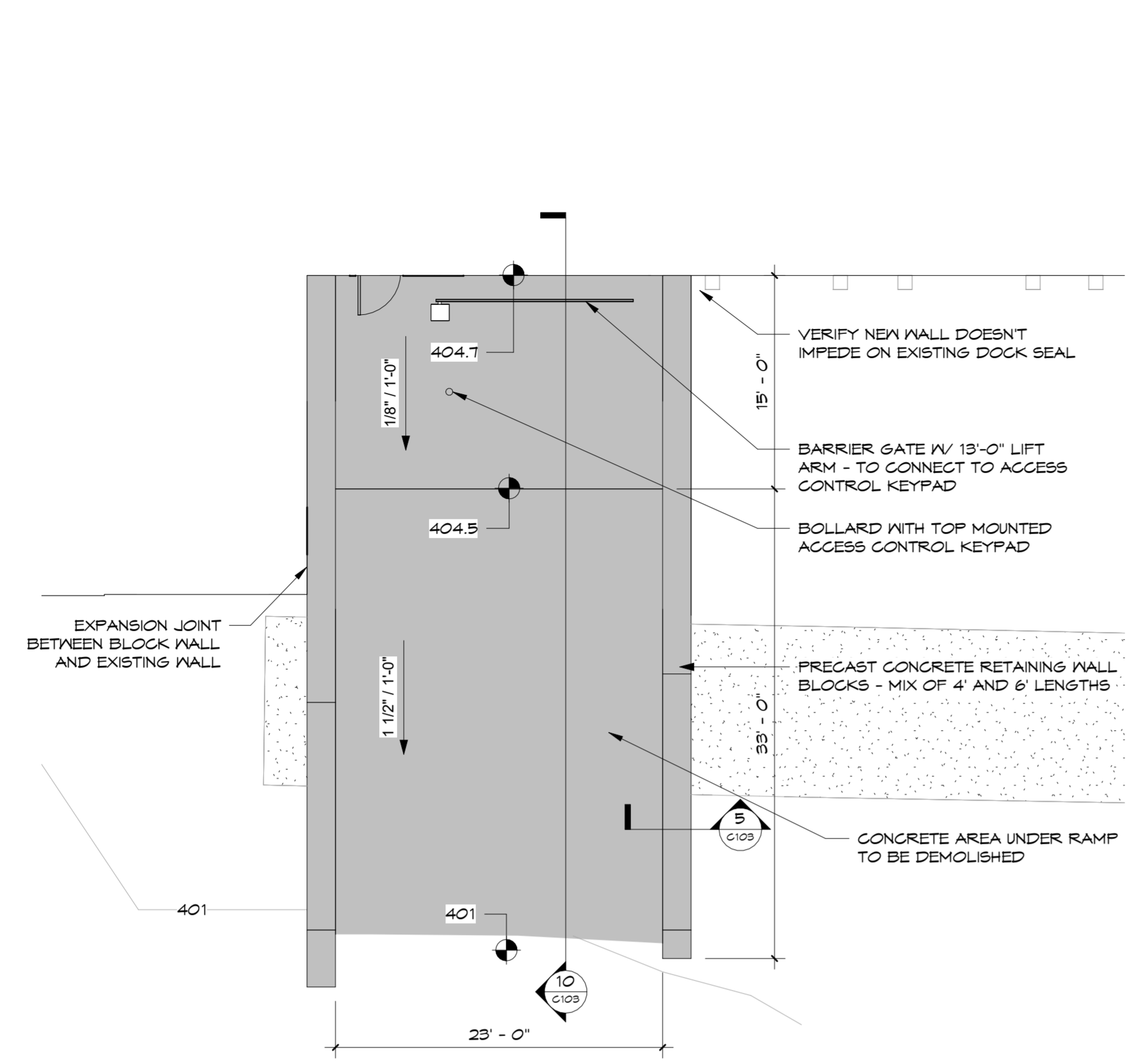
PROJECT TITLE:
FILER - LINDEN AVE DRIVE-THRU
900 W LINDEN AVE
ROCHESTER, NY 14625

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MITCHELL DESIGN BUILD
Building on a Foundation of Architecture
7607 Commons Blvd, Victor, NY 14554 585-385-6800 mitchelldesignbuild.com

DATE: 10/21/2024
SCALE: As indicated
DRAWN BY: AH
PROJECT: 24.107
SHEET: **C102**



OUTSIDE

- 2" IMP
- 6" 18GA. METAL STUDS @ 16" O.C. W/ FRICTION FIT FIBERGLASS INSULATION
- VAPOR BARRIER

INSIDE

STUD FRAMED WALL

OUTSIDE

- 2" HORIZ. IMP
- 6" 18 GA. METAL STUDS @ 16" O.C. W/ FRICTION FIT FIBERGLASS INSULATION
- VAPOR BARRIER
- 2" HORIZONTAL Z-FURRING @ 4'-0" O.C.
- VERTICAL LINER PANEL

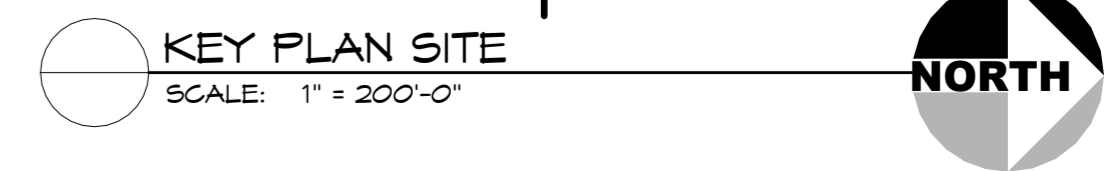
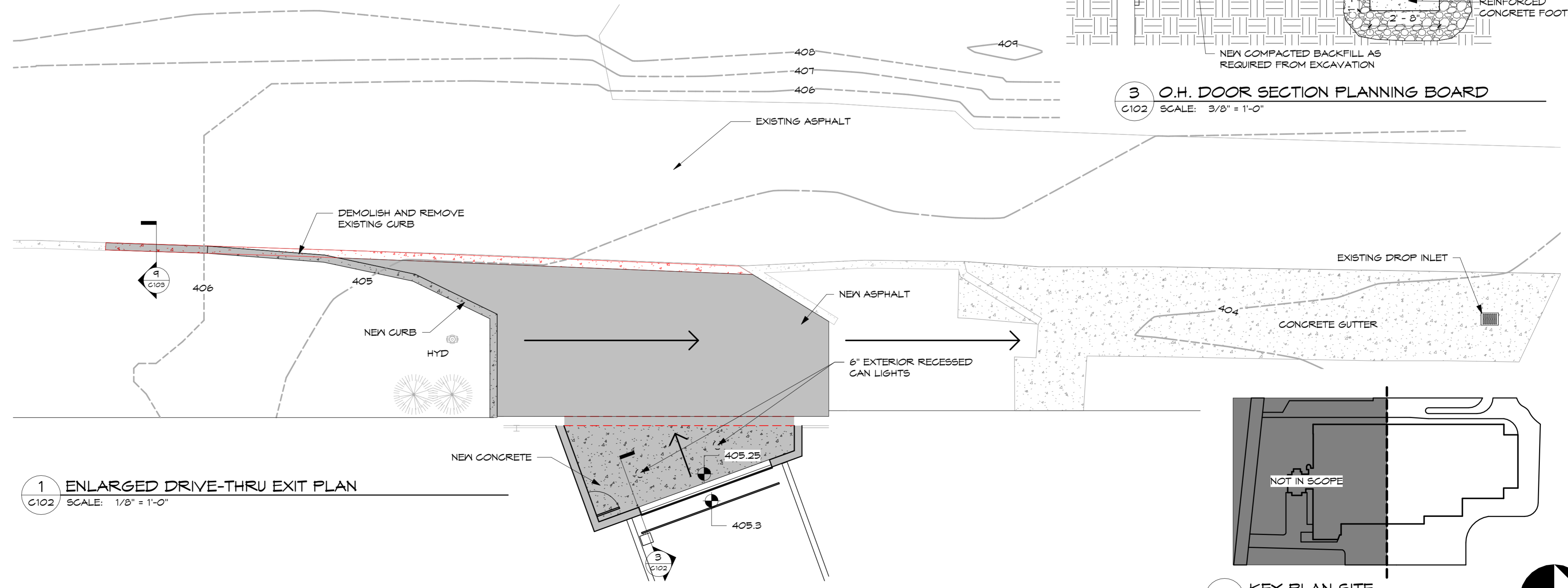
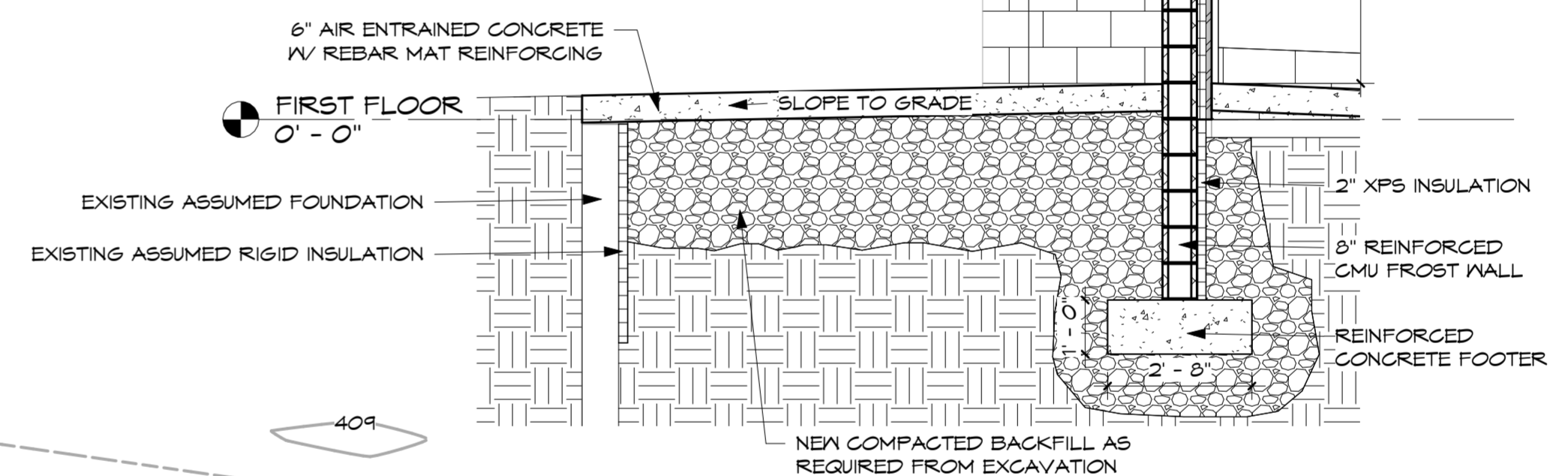
INSIDE

MASONRY WALL

OUTSIDE

- 8" CMU
- 2" XPS INSULATION W/ HORIZONTAL Z-FURRING @ 4'-0" O.C.
- VAPOR BARRIER
- VERTICAL LINER PANEL

INSIDE



ALCON LIGHTING SHOP NOW

Project Name: Type: Quantity:

Alcon 14078 Recessed Vandal-Resistant LED Outdoor Downlight

FIXTURE SPECIFICATIONS

INTENDED USE
This outdoor recessed light provides quality, efficient outdoor downlighting. The diecast, vandal-resistant aluminum fixture is finished with electrostatic, seven-stage coating processed in polymer and built to endure ultraviolet degradation, aging and corrosion. Our specification-grade, shatterproof lens product accommodates poured concrete and wet locations. This product is assembled in America.

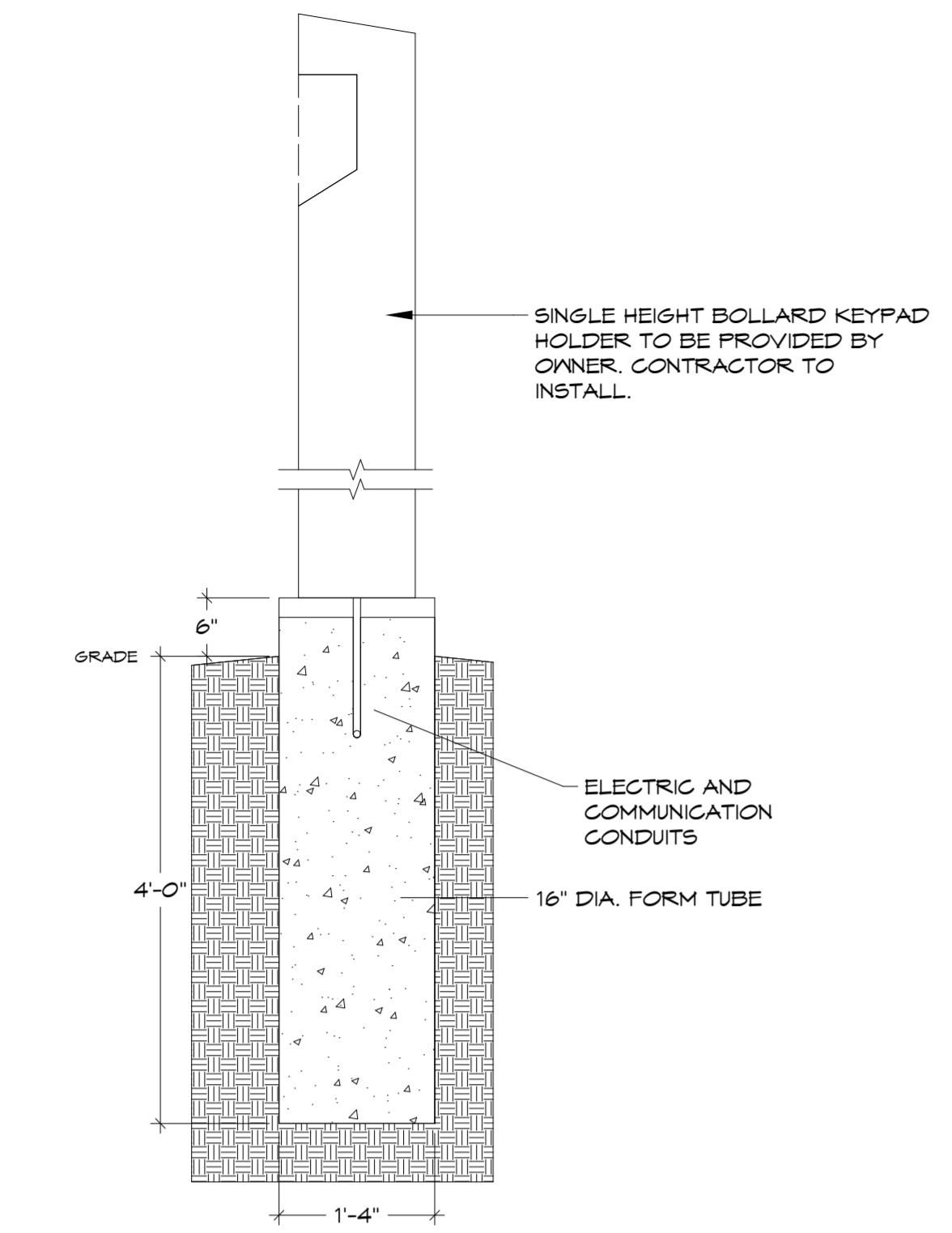
FEATURES
Construction: IC-rated, constructed from a round one-piece high-grade diecast aluminum
Finish: 7-stage electrostatic, polymer process delivering durability, superior anti-aging, resistance to corrosion and UV-degradation
Lens: Shatter-proof polycarbonate lens
Beam Angle: 49.2°
Dimming: Tri-mode dimming (3-Wire ELV, 2-Wire TRIAC and 5-Wire 0-10V)
Voltage: 120V non-dimming / 120-277V dimmable
Life: 50,000 hours L70
Power Factor: > 0.90
Warranty: 5 years carefree for parts & components (labor not included)
Listings: eTLUL Listed. Suitable for wet location (IP67) and poured concrete. Assembled in USA. Dark Sky compliant.

ORDERING INFORMATION Example: (14078-415-WH-27K-8-DM)

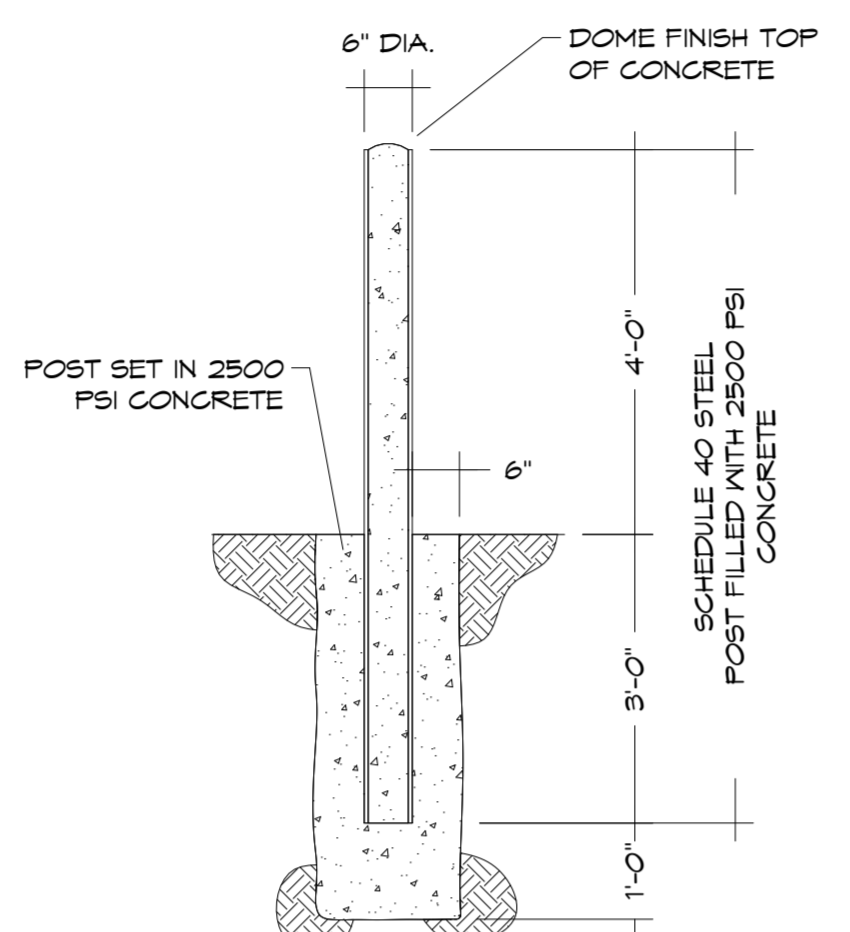
Model	Size	Type	Lumens	Wattage	Finish	Color Temperature	CR	Dimming
14078	415	4"	Downlight	1500lm	21 Watts	WH	27K	8 (Blank) Non-Dimming
						White	85 CR	
						Black	30K	
						Black	35K	91 DIM Dimming
						BZ	40K	
						Bronze	4500K	
						SL	50K	
						Silver	510K	
							56K	
							590K	
							615W	
							6"	Wall Wash 1500lm 30 Watts

T Only available for 27K or 30K

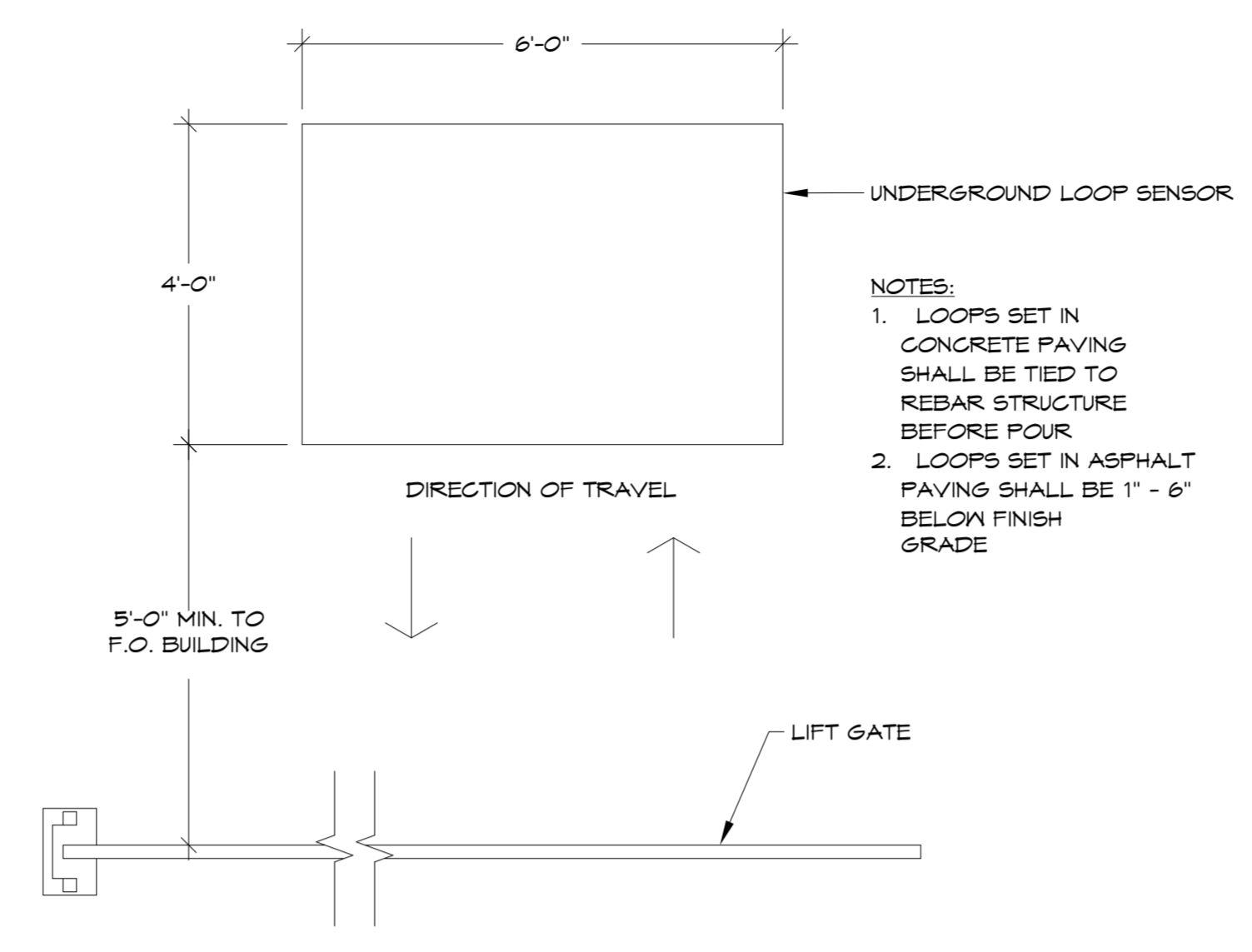
Alcon Lighting © 2021 • (877) 733-5236 • products@alconlighting.com Rev. 2/24/22 1/2



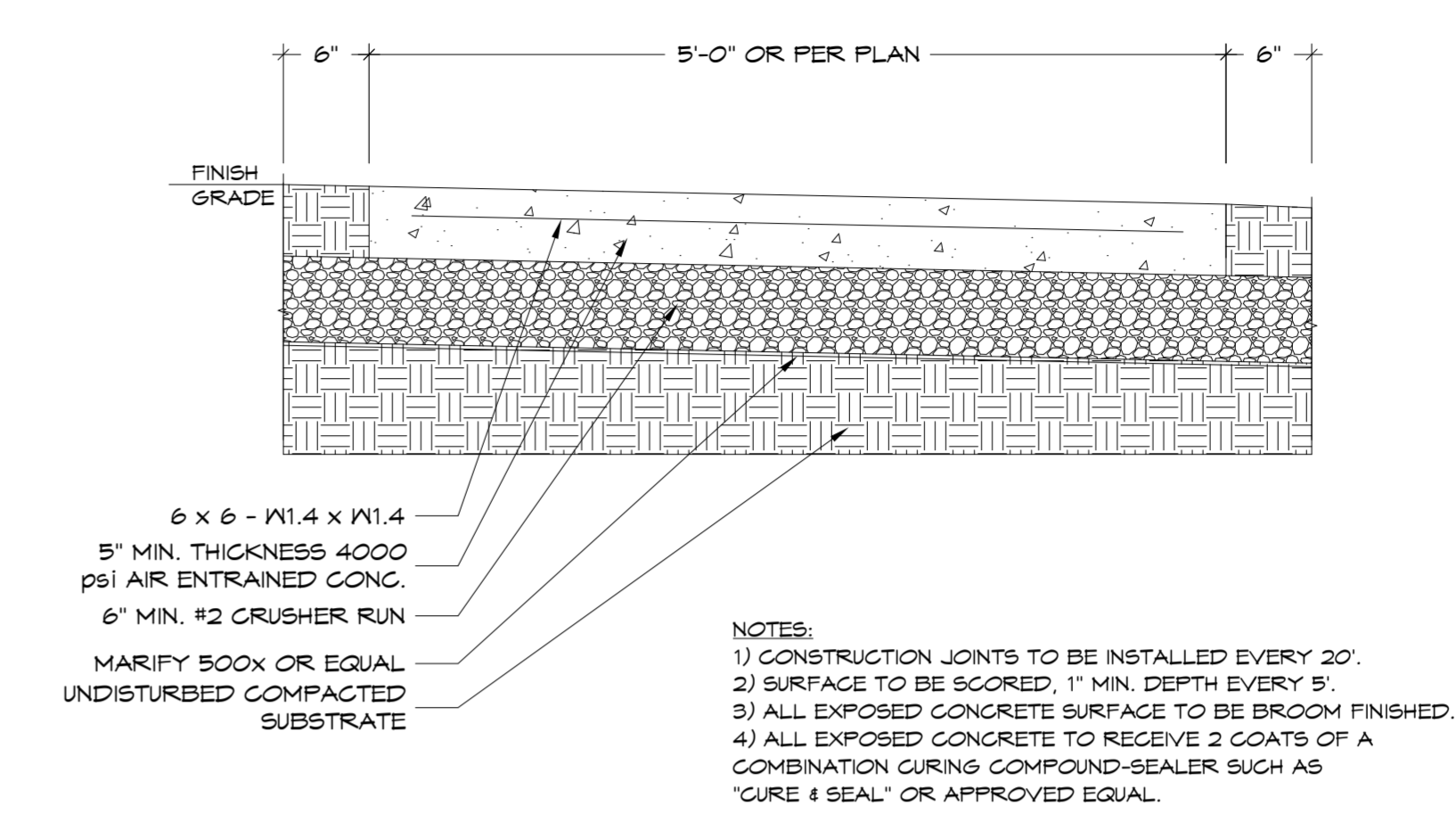
1 KEYPAD SECTION
C103 SCALE: 3/4" = 1'-0"



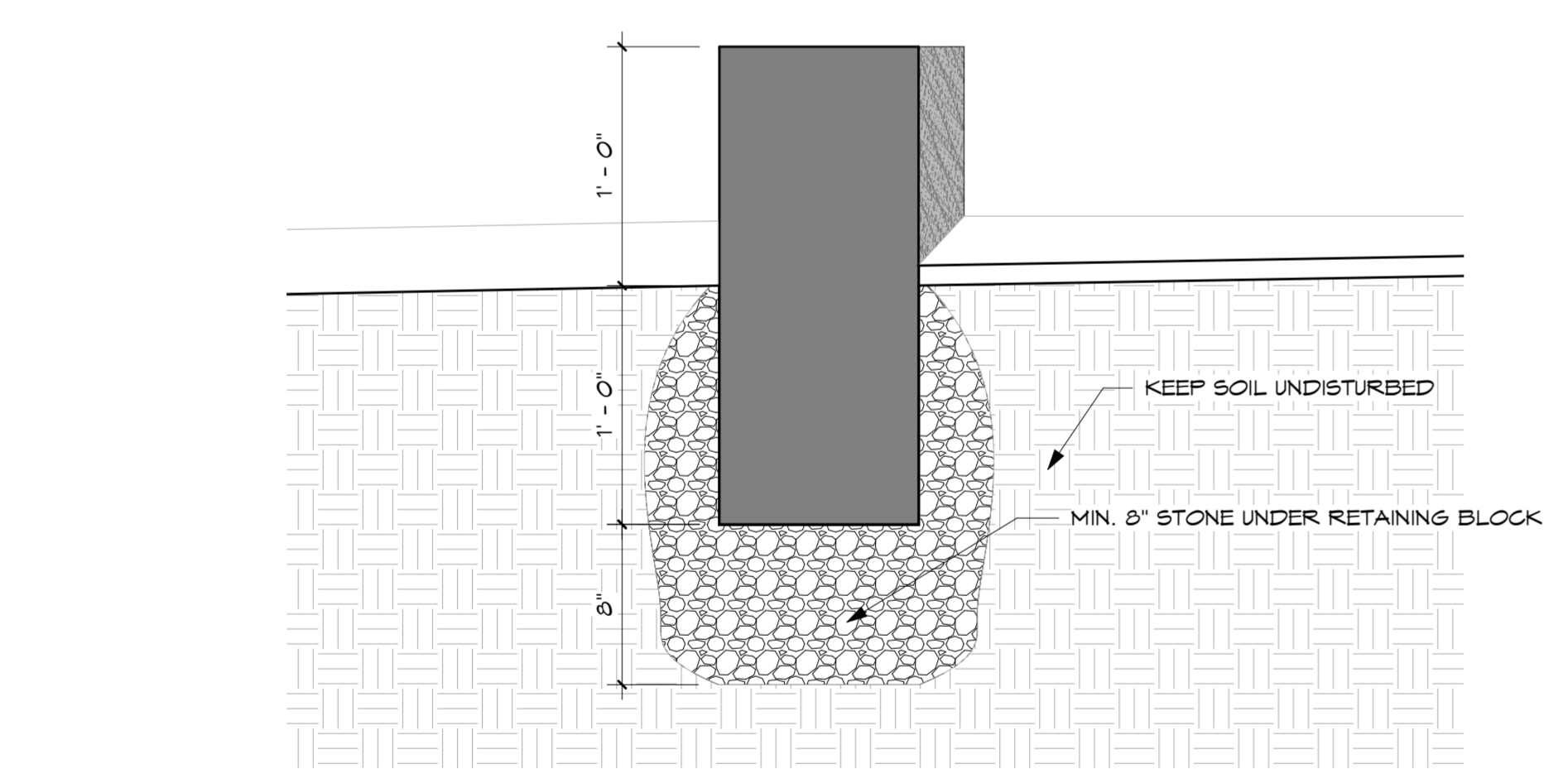
4 TYPICAL BOLLARD DETAIL
C103 SCALE: 1/2" = 1'-0"



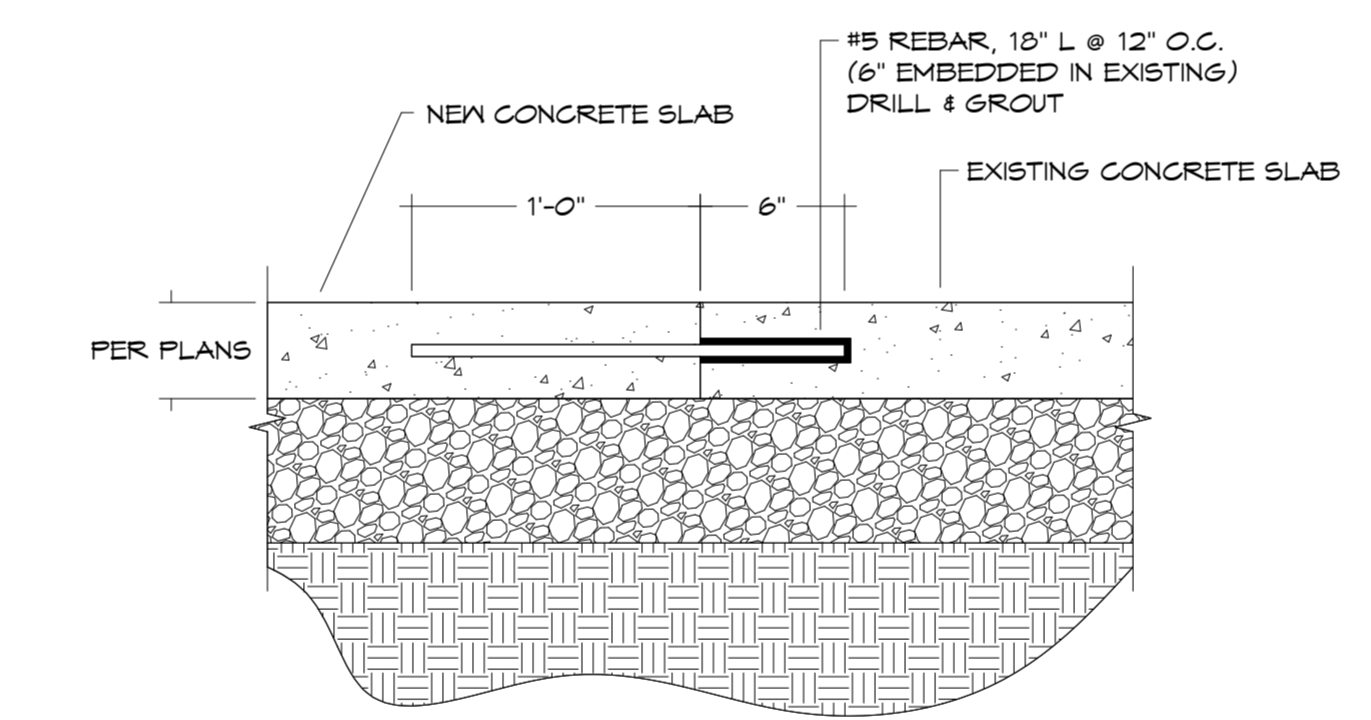
2 GROUND LOOP SENSOR
C103 SCALE: 1/2" = 1'-0"



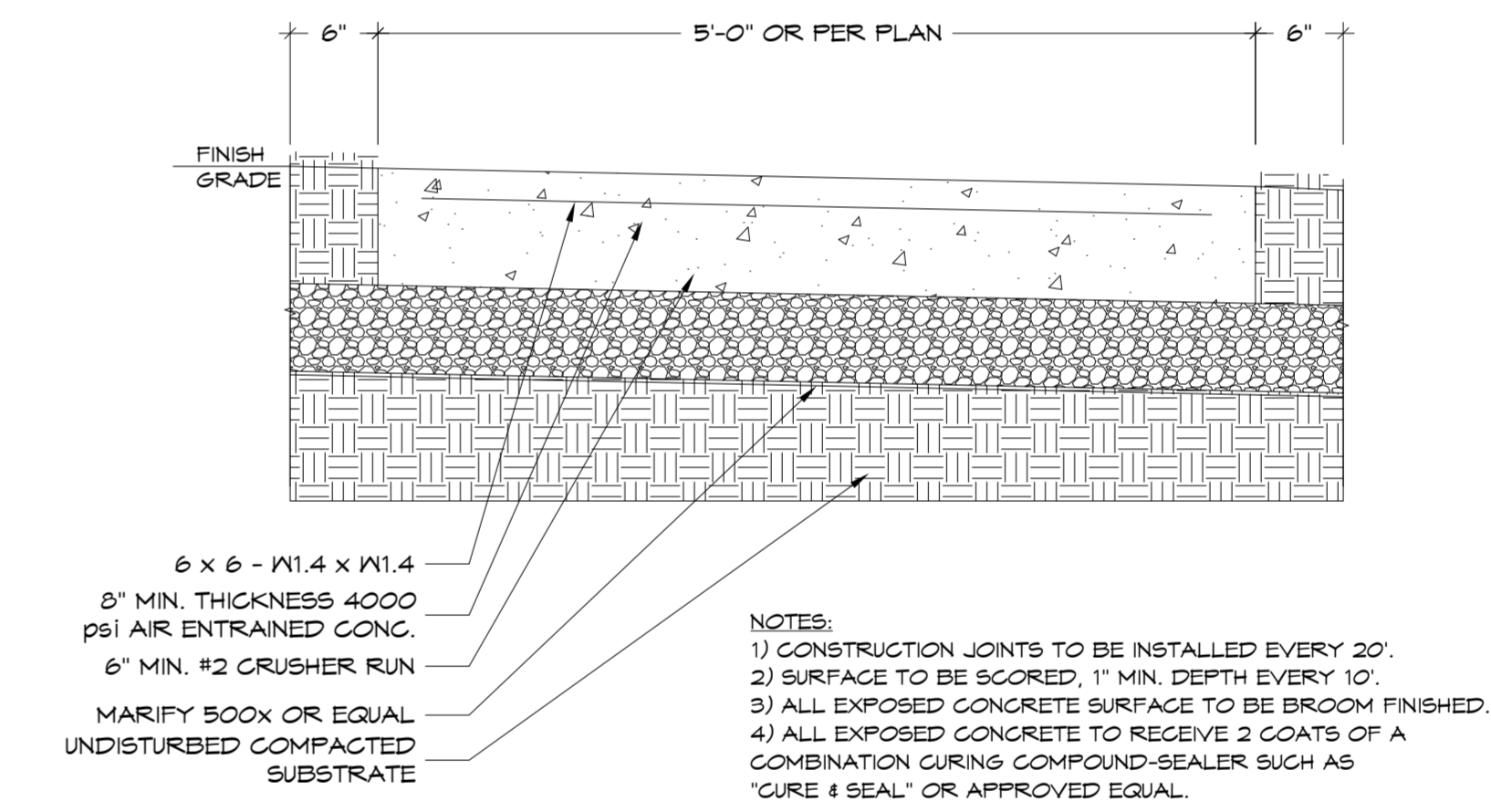
3 TYPICAL CONCRETE SIDEWALK DETAIL (FOOT TRAFFIC)
C103 SCALE: 1" = 1'-0"



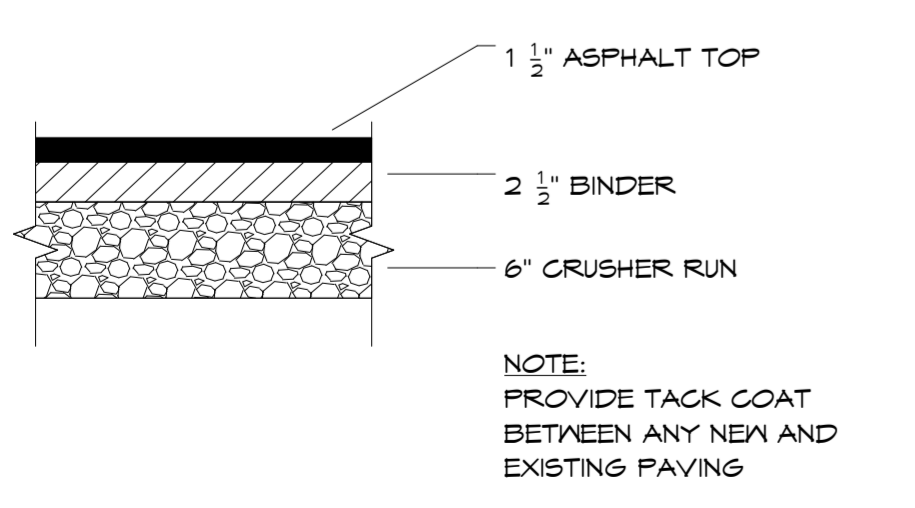
9 CURB DETAIL SECTION
C103 SCALE: 1 1/2" = 1'-0"



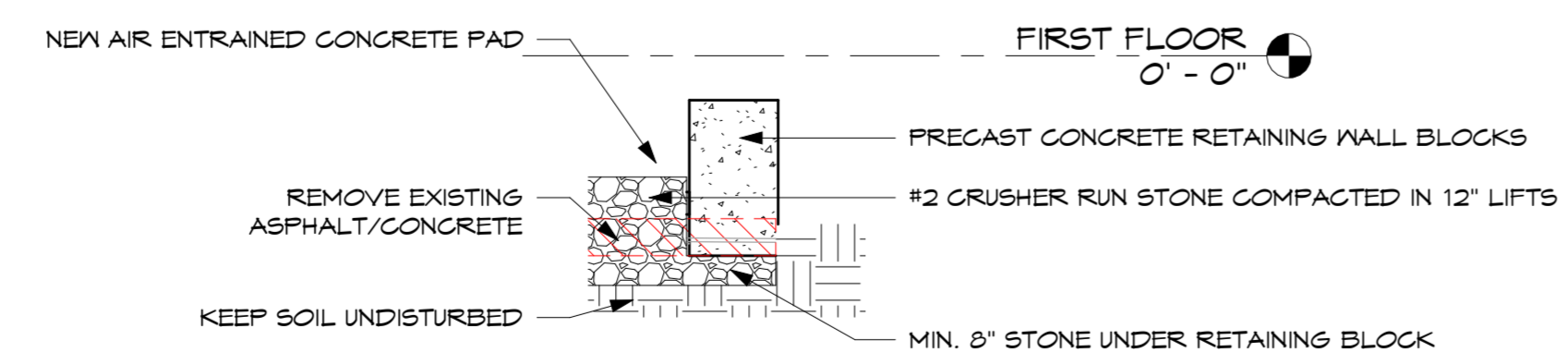
8 NEW CONCRETE DETAIL
C103 SCALE: 1 1/2" = 1'-0"



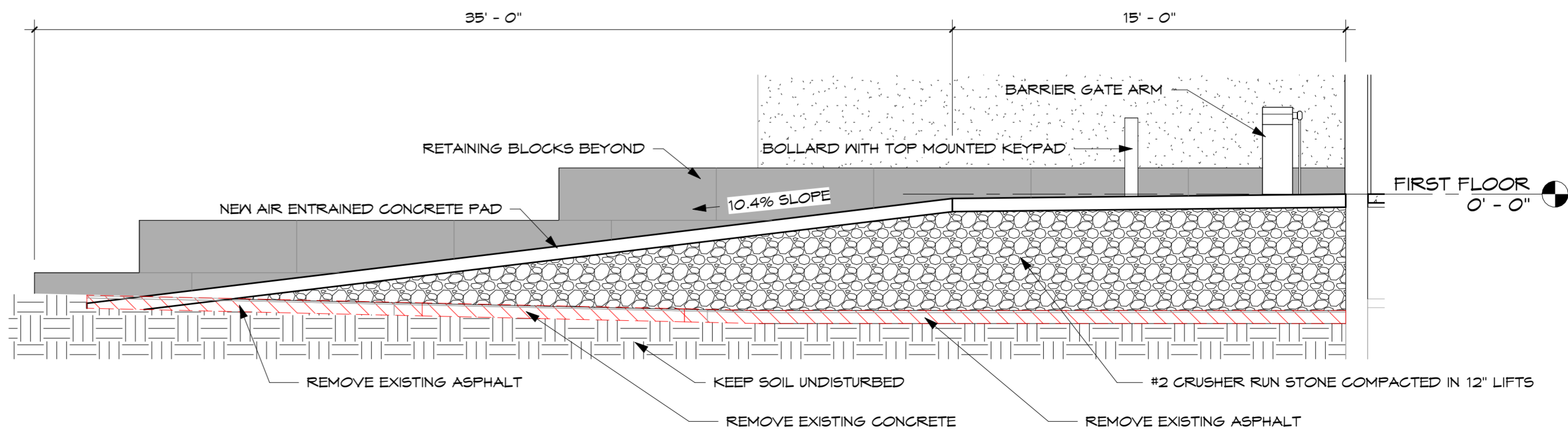
6 TYPICAL CONCRETE SIDEWALK DETAIL (VEHICLE TRAFFIC)
C103 SCALE: 1" = 1'-0"



7 TYPICAL PAVEMENT DETAIL
C103 SCALE: 1" = 1'-0"

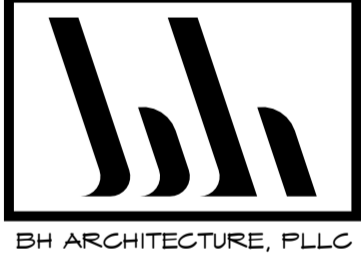


5 SECTION @ RETAINING WALL
C103 SCALE: 1/4" = 1'-0"



10 SECTION AT ENTRANCE RAMP
C103 SCALE: 1/4" = 1'-0"

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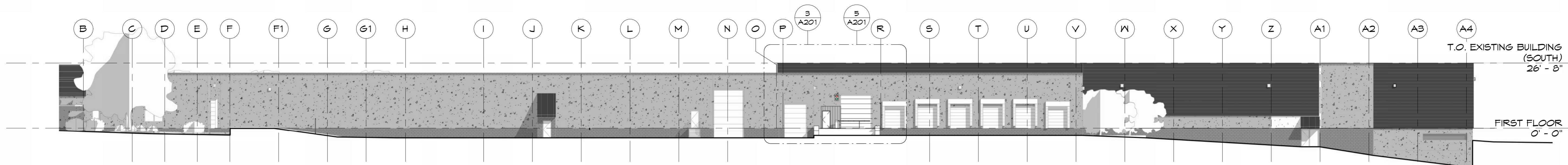


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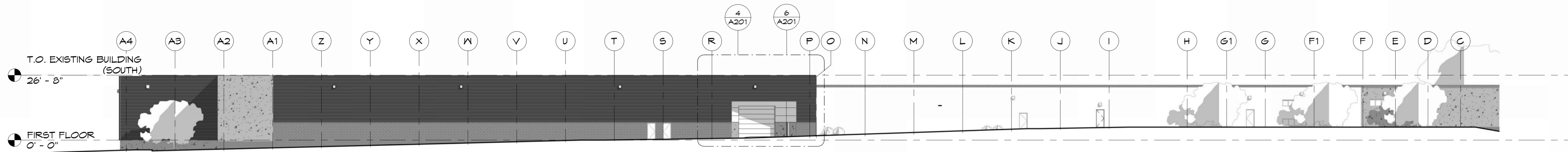
DATE: 10/21/2024
DRAWN BY: AH
SCALE: As indicated
PROJECT: 24.107

SHEET:
C103

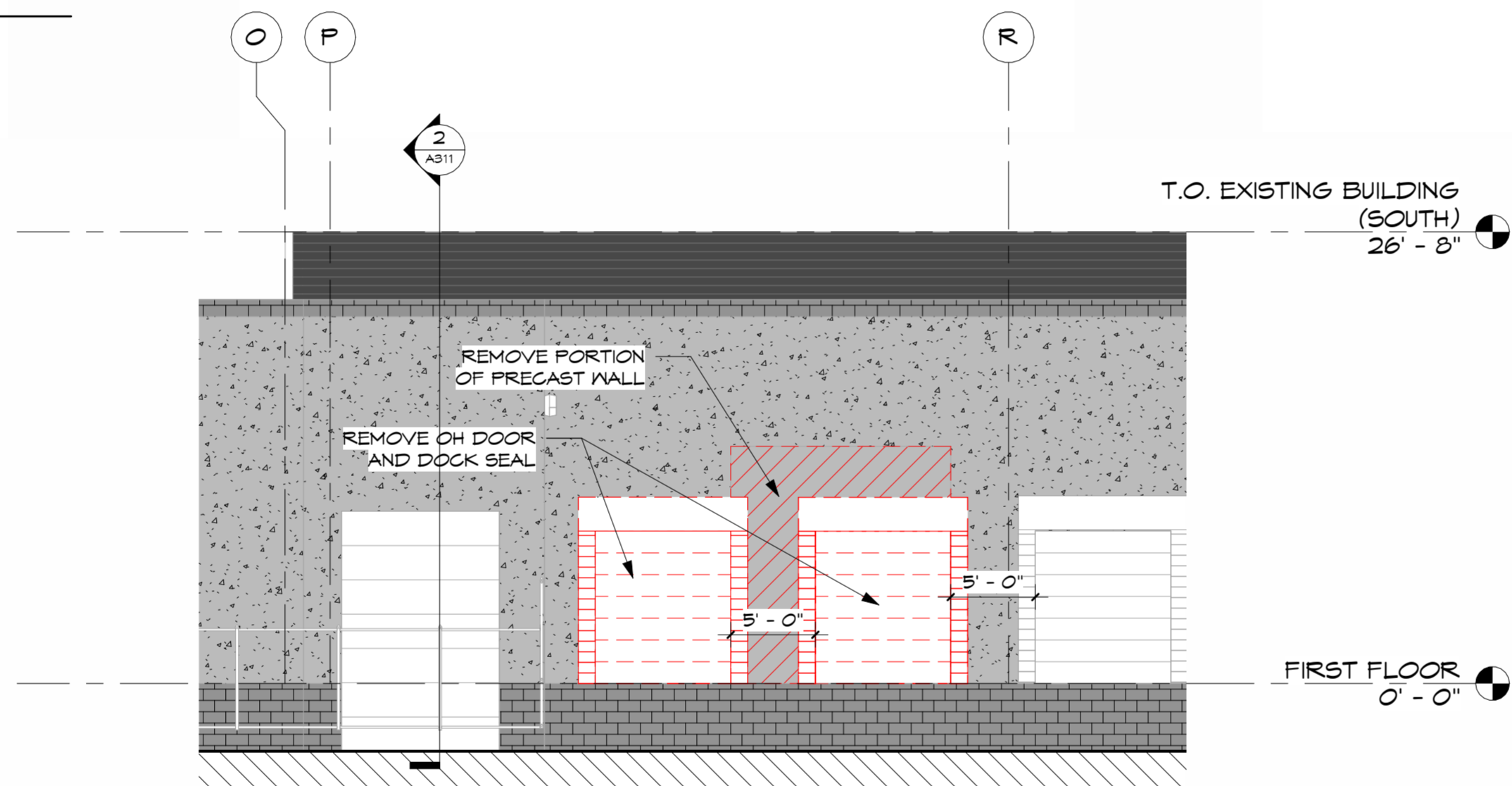
DRAWING TITLE:
SITE PLAN DETAILS
PROJECT TITLE:
FILER - LINDEN AVE DRIVE-THRU
900 W LINDEN AVE
ROCHESTER, NY 14625



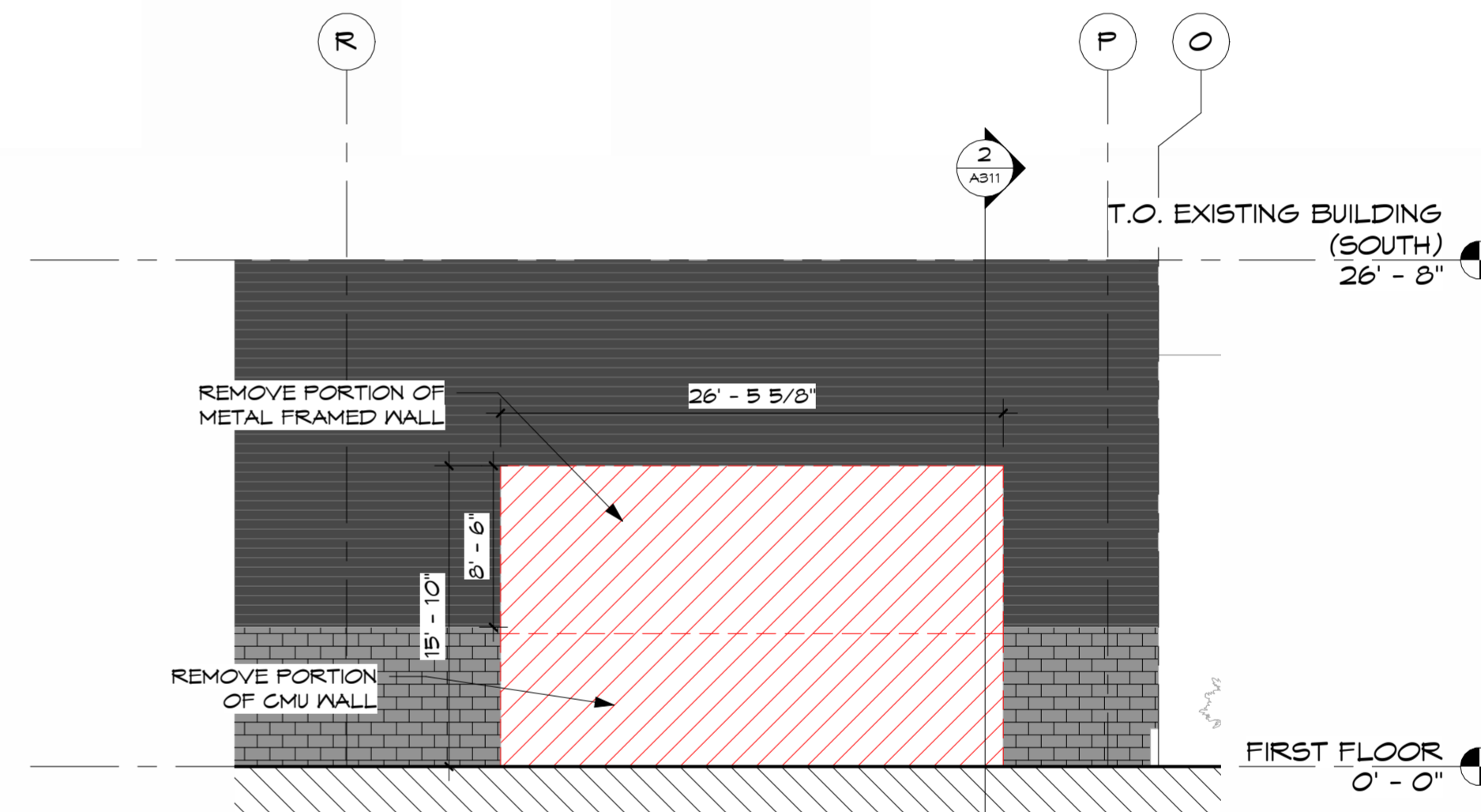
1 EAST ELEVATION
A201 SCALE: 3/64" = 1'-0"



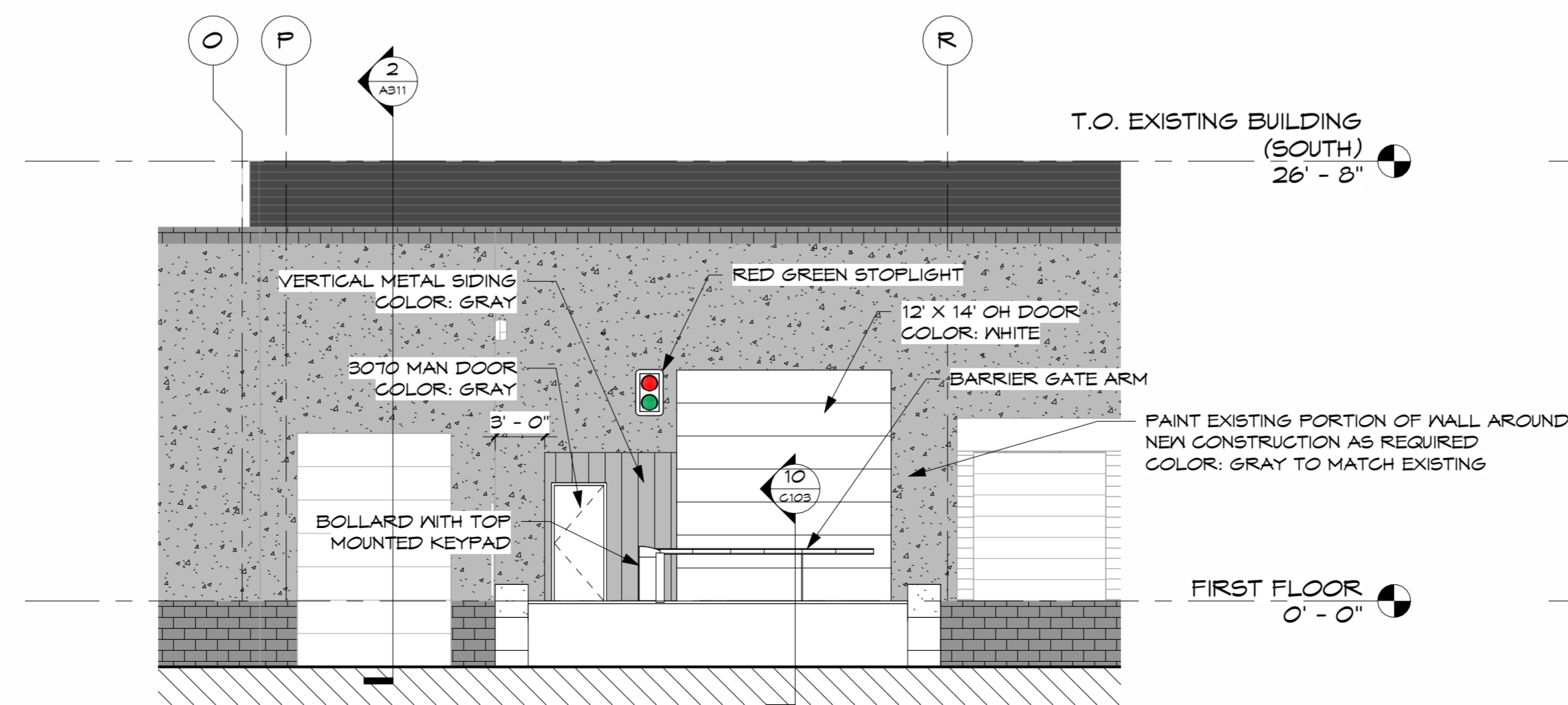
2 WEST ELEVATION
A201 SCALE: 3/64" = 1'-0"



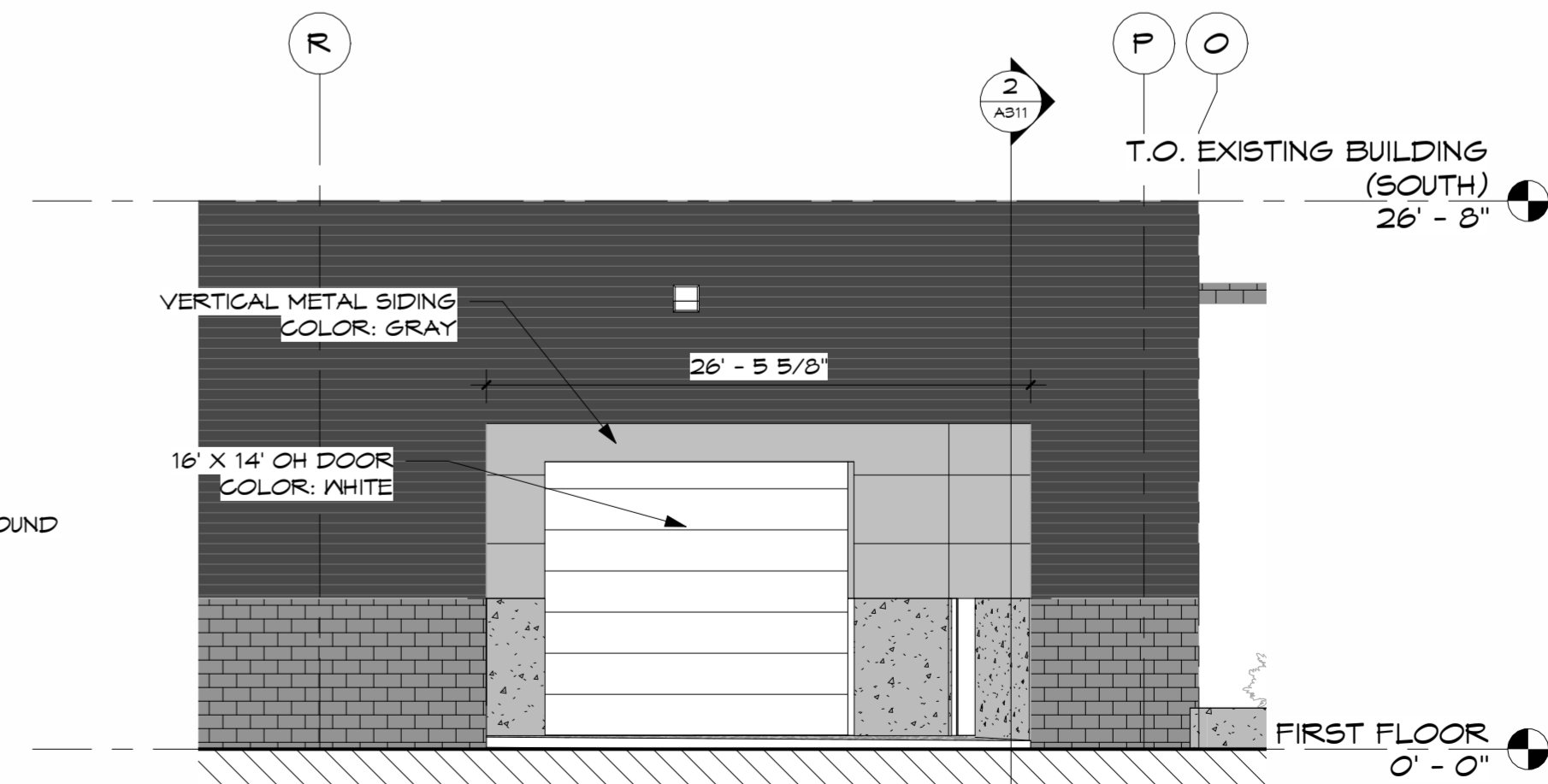
3 ENLARGED EAST ELEVATION - DEMOLITION
A201 SCALE: 1/8" = 1'-0"



4 ENLARGED WEST ELEVATION - DEMOLITION
A201 SCALE: 1/8" = 1'-0"



5 ENLARGED EAST ELEVATION
A201 SCALE: 1/8" = 1'-0"



6 ENLARGED WEST ELEVATION
A201 SCALE: 1/8" = 1'-0"

DRAWING TITLE:
ELEVATIONS

PROJECT TITLE:
FILER - LINDEN AVE DRIVE-THRU
900 W LINDEN AVE
ROCHESTER, NY 14625

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DATE: 10/21/2024
DRAWN BY: AAB
SCALE: As indicated
PROJECT: 24.107

SHEET:
A201

TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 2/10/25

SUBJECT: Cubesmart Self-Storage Drive-Thru Lane
900 Linden Avenue
Tax ID #138.16-1-11.11

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 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.

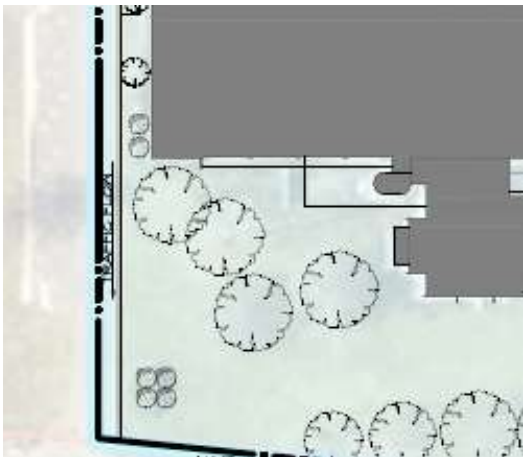
PLANNING AND ZONING ISSUES:

GENERAL

1. This application proposes an interior renovation to the existing building at 900 Linden Avenue, occupied by Cubesmart Self-Storage, intended to create a second drive-thru lane. Accompanying site work surrounding the drive-thru lane entrance is also proposed. This property is zoned Light Industrial (LI). (DPW)
2. Please add the zoning district to the site plan. (DPW)
3. This is an Unlisted Action pursuant to SEQRA and a Part I Short EAF has been submitted by the applicant. (DPW)
4. Proposed exterior building changes will require review and approval from the Design Review & Historic Preservation Board. Current and proposed elevations should be submitted for Board review. (DPW)

LIGHTING, LANDSCAPING, & SIGNAGE

5. A Special Use Permit was granted by the Planning Board in 2020, in which the plan did not propose additional lighting for the storage of recreational vehicles. Since that time, the property owner has installed lighting to serve the area of outdoor storage. The applicant should submit an existing lighting plan for review and approval. The Planning Board may revoke a Special Use Permit in the event that the Conditions of Approval are not satisfied. (DPW)
6. Please include on the lighting plan that the Town of Pittsford Code Enforcement Officers can require shielding of light sources that are visible from public ROWs or residential homes. (DPW)
7. A building permit was not submitted for the existing signage mounted on the building and at the entrance of 900 Linden Avenue. Please include signage specifications for review. (DPW)
8. Per the previously approved site plan, the southwest corner of the building is to be shielded from Linden Avenue with four deciduous trees. It appears one was removed, see images below, and should be replaced. (DPW)



BUILDING & FIRE SAFETY

9. The existing site shows fire access around the entire building. At this time, there are no concerns from East Rochester Fire Department and the Fire Marshal based on what has been presented. (FM)
10. Site entrances and roadways may not be blocked to impede emergency access at any time during construction. The road base shall be suitable for emergency vehicles. A public safety plan should be included in the plan set. No parking shall be permitted on Linden Avenue during construction. (DPW)
11. Consideration should be given to the possibility of storage of hazardous materials or storage that could create hazardous situations. It should be noted that code section 185-50 states, "Any permitted use where the handling or storage of hazardous material is ancillary to the core business function," would require a Special Use Permit. (FM, DPW)
12. The interior renovation for drive-thru access will be evaluated for NYS Building and Fire Codes during the building permit review process. Comments within this report do not include review of the interior plan for code compliance. (FM)
13. The Town of Pittsford Fire Marshal and Building Department may require an external code compliance review with a contracted consultant for NYS Building and Fire Codes during the building permit review process. (FM, DPW)
14. Please provide the square footage of the building to be used by Cubesmart Self-Storage. Is the business expanding into the entirety of the space? Is an additional tenant sharing the building? (DPW)

15. A demolition permit from the Building Department is required prior to the commencement of any and all interior demolition and external site work. (DPW)

16. A building permit from the Building Department is required prior to the commencement of construction. (DPW)

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

DPW – Department of Public Works

PSD – Pittsford Sewer Department

EB – Environmental Board

DRHPB – Design Review & Historic Preservation Board

TE – Town Engineer

FD – Fire Dept. (PFD – Pittsford, BFD – Brighton)

MCDPD – Monroe County Department of Planning & Development

FM – Fire Marshal

**TOWN OF PITTSFORD
PLANNING BOARD
JANUARY 27, 2025**

Minutes of the Town of Pittsford Planning Board meeting held on January 27, 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, Paul Alguire, John Halldow, John Limbeck

ABSENT: Paula Liebschutz, Hali Buckley, Dave Jefferson

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 3 members of the public present.

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

CONTINUED HEARING:

Thornton Engineering LLP, Warfle Subdivision
Preliminary/Final Subdivision

Glenn Thornton, of Thornton Engineering LLP, re-introduced the application. Steve Warfle and Suzanne Wolf, owners of 74 East Park Road, were also in attendance. Mr. Thornton stated that the applicant has responded to the DRC report and submitted revised plans. The only comment that will need to be worked out is the sidewalk/trail pedestrian access easement along both parcels. Mr. Thornton stated that the applicant is opposed to the pedestrian access easement.

Ms. Wolf stated that when purchasing the property, she and Mr. Warfle contacted the Planning Department about subdivision of the property. Town staff provided research done for the NYS Canal Authority easement over a majority of the property. After finding out the easement did not stop subdivision and construction of a new home, the two purchased the property. Ms. Wolf stated that the Planning Department did not suggest a trail connection at the time. There is an existing herd path at the end of the road connecting to the canal path already, so she was unsure why an easement is now requested. She also stated that a majority of residents, both in the neighborhood and not, use the Town Sewer Department parking lot to park and travel the canal path, though sometimes people park at the end of East Park Road and use the herd path. Mr. Warfle agreed. He stated that he enjoys living near the canal path and has even cleared his property to the path. He stated that mostly immediate neighbors use the herd path.

Board Member Morabito asked why the easement cannot be moved further north. Mr. DeRue stated that if moved, it would encroach onto the neighbor's property, and no subdivision is proposed there. He assured the Board that the trail would not be constructed anytime soon per the Commissioner of Public Works and the Parks Department. The Town would need to obtain approval from NYS Canal Authority to cross their lands and would need to arrange for funds to construct the trail, both requiring time. Mr. DeRue stated that no parking is or would be permitted at the end of the road.

Chairman Limbeck stated that when creating a large subdivision, trails are built from the beginning and become a part of the subdivision itself. He believed this request was different. Board Member Morabito agreed.

DRAFT MINUTES 012725

Vice Chairman Halldow stated he is in favor of requiring the easement. The trail is already there, and the Town would not rush out to construct a trail that is already functioning. Board Member Alguire agreed.

Chairman Limbeck advised the Board to hold off on a resolution, as the Board is split and is missing 3 members.

Chairman Limbeck stated that this application has an open public hearing and requested public comment. Hearing none, Chairman Limbeck stated that this hearing will remain open.

OTHER DISCUSSION:

The minutes of January 13, 2025, 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 motioned to close the meeting at 7:00PM, seconded by Board Member Morabito, 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