

**AGENDA  
TOWN OF PITTSFORD  
PLANNING BOARD  
MARCH 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, March 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.

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**CONTINUED HEARING**

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

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**NEW HEARINGS**

**AD Pizza Partners LLC, Georgio's Pizza (3349 Monroe Avenue)**  
Special Use Permit

**FTFS Restaurant Holdings LLC, Mamma G's Ristorante Italiano (3349 Monroe Avenue)**  
Special Use Permit

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**OTHER BUSINESS**

**Approval of Minutes**

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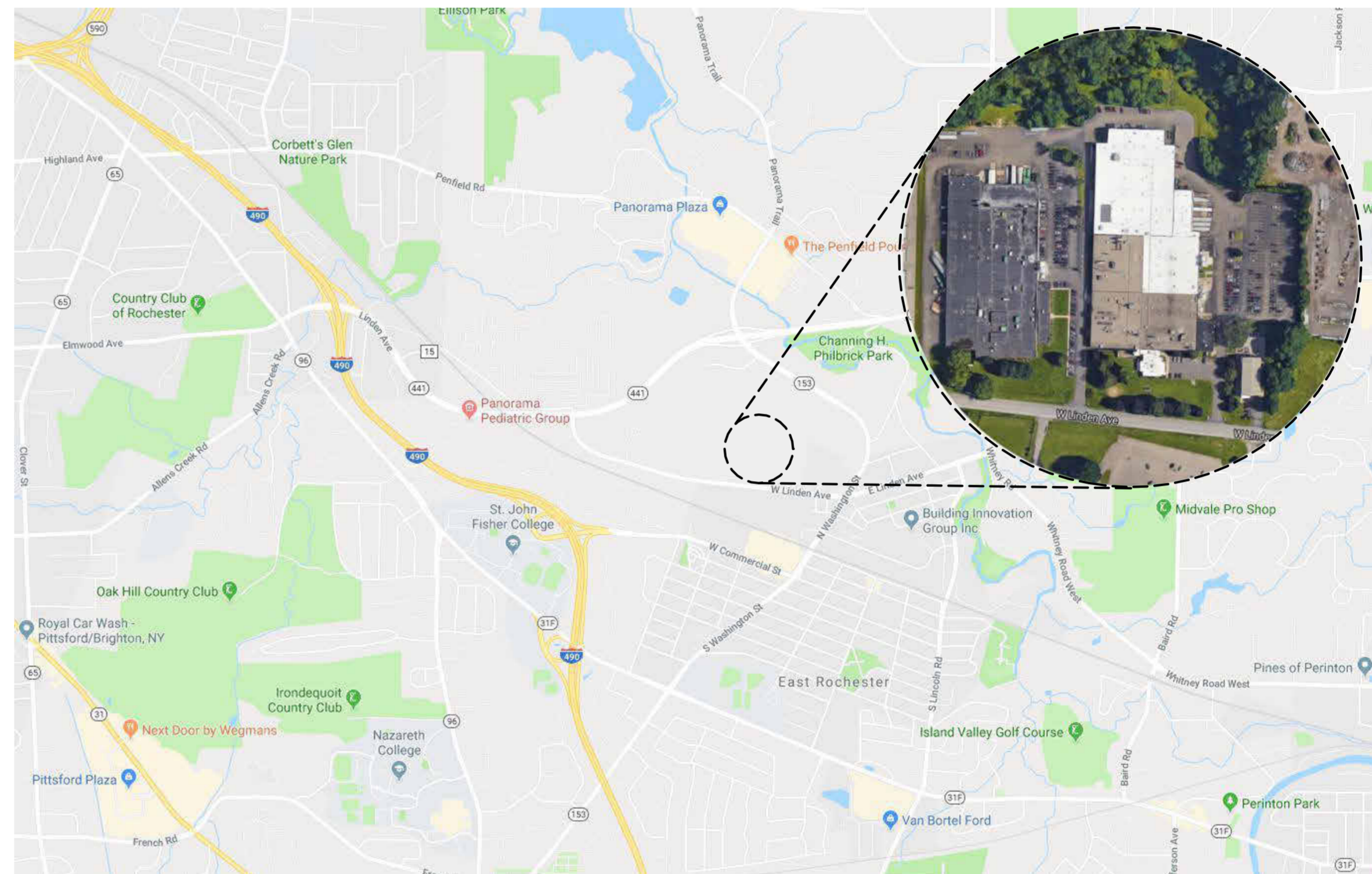
*The next scheduled meeting is for Monday, March 24, 2025.*



# 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) 770-4531

## 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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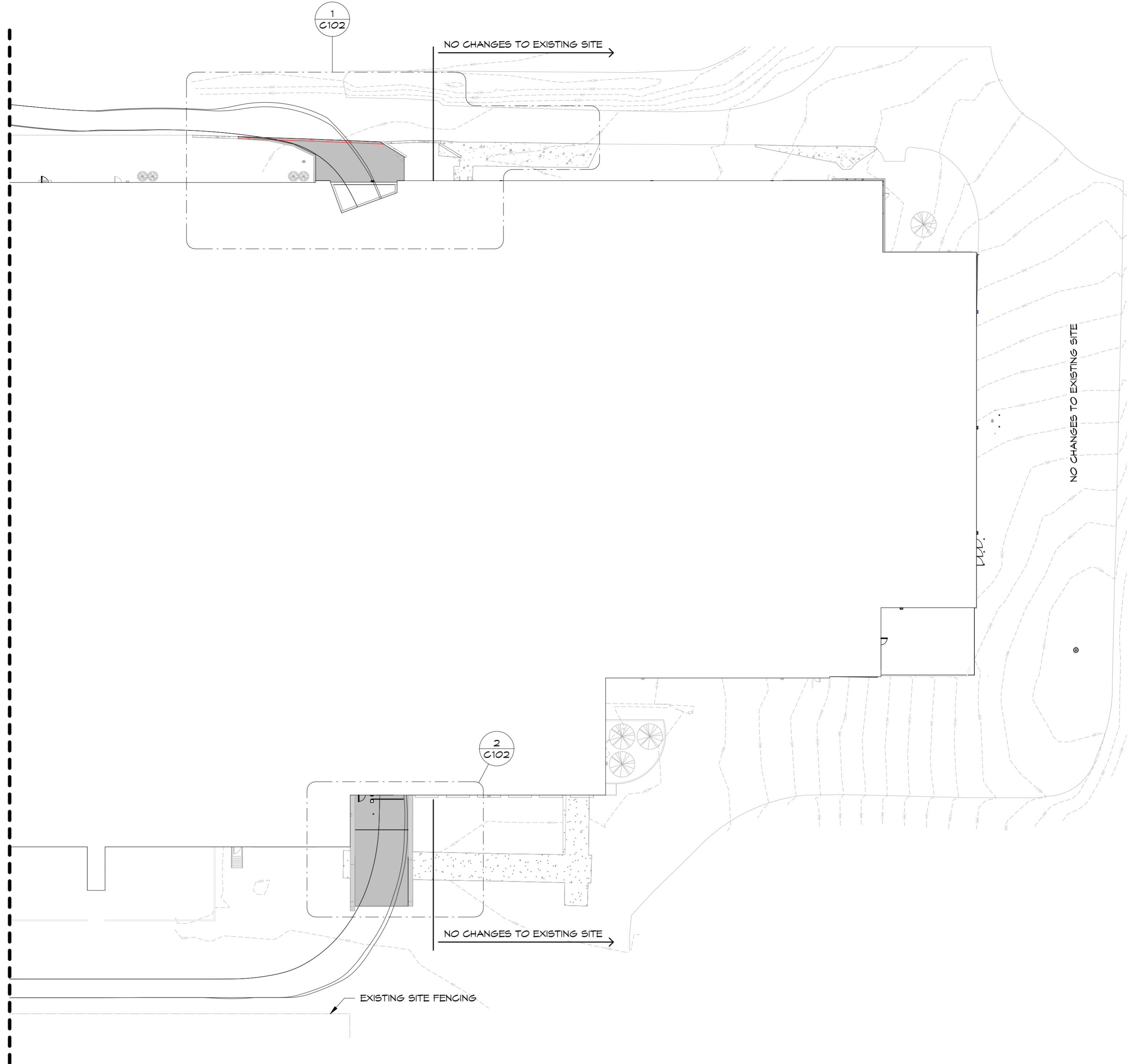


DATE: 10/21/2024  
DRAWN BY: CP

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

SHEET:  
G001

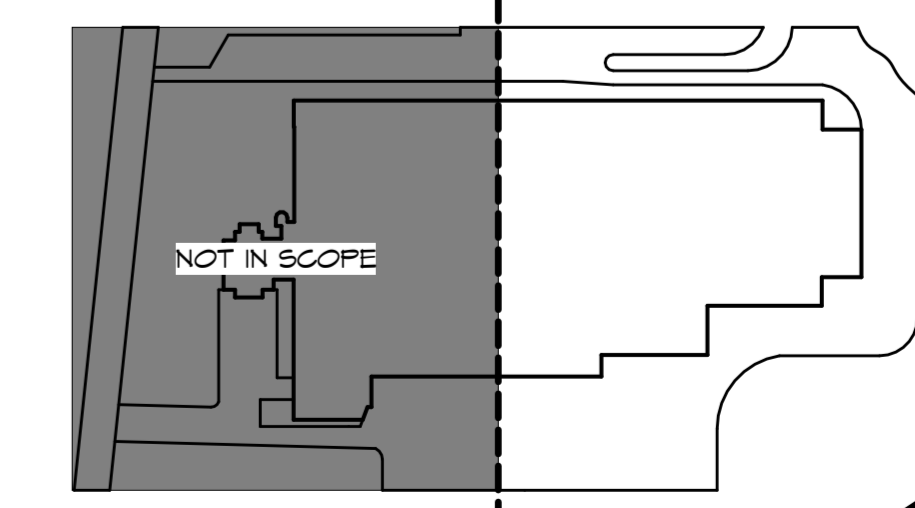




**1 OVERALL SITE PLAN**  
 C101 SCALE: 1" = 30'-0"

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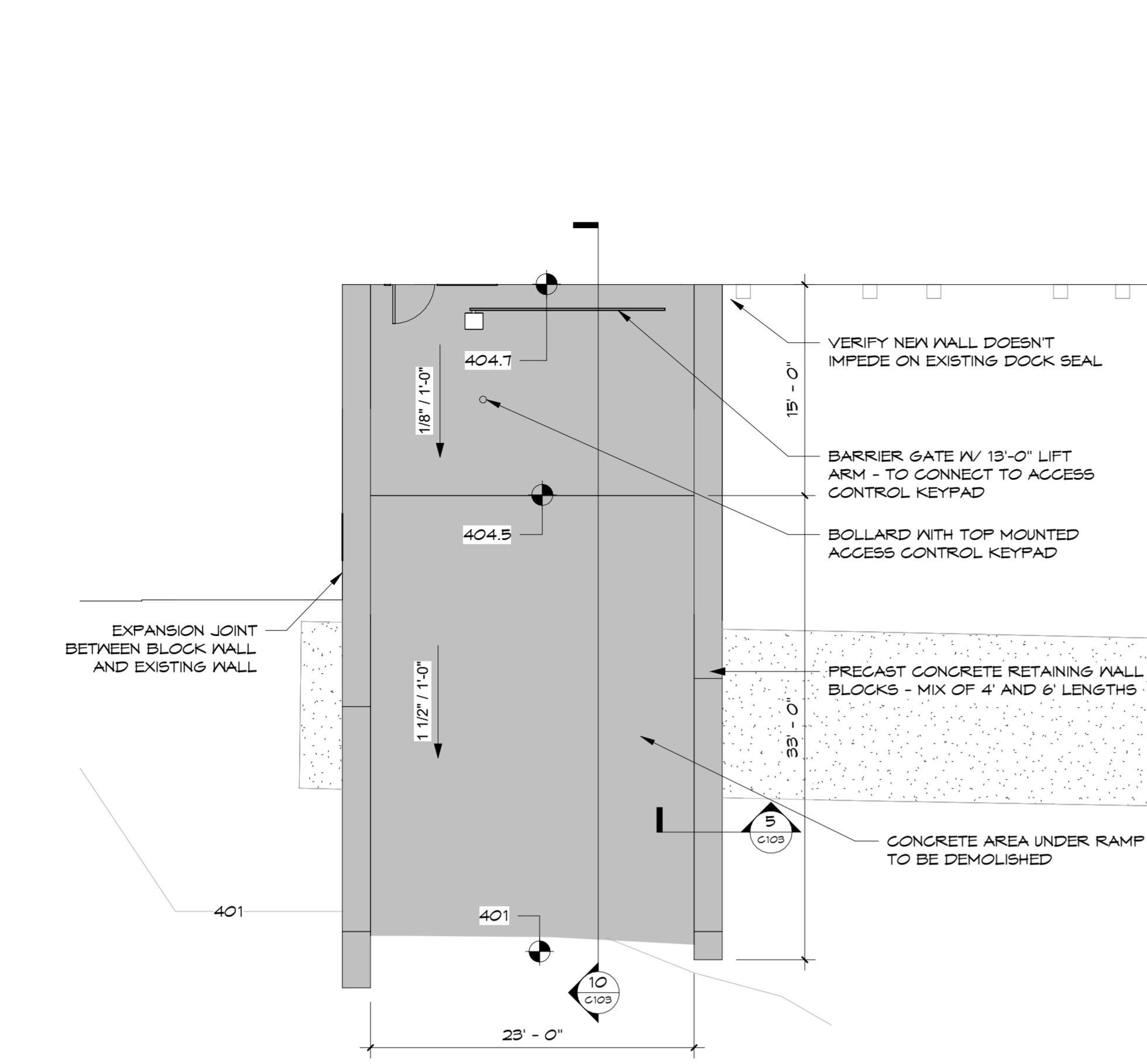
**MDB**  
**MITCHELL DESIGN BUILD**  
 Building on a Foundation of Architecture  
 7607 Commons Blvd, Victor, NY 14554 585-385-6800 mitchelldesignbuild.com

DATE: 10/21/2024 DRAWN BY: AH

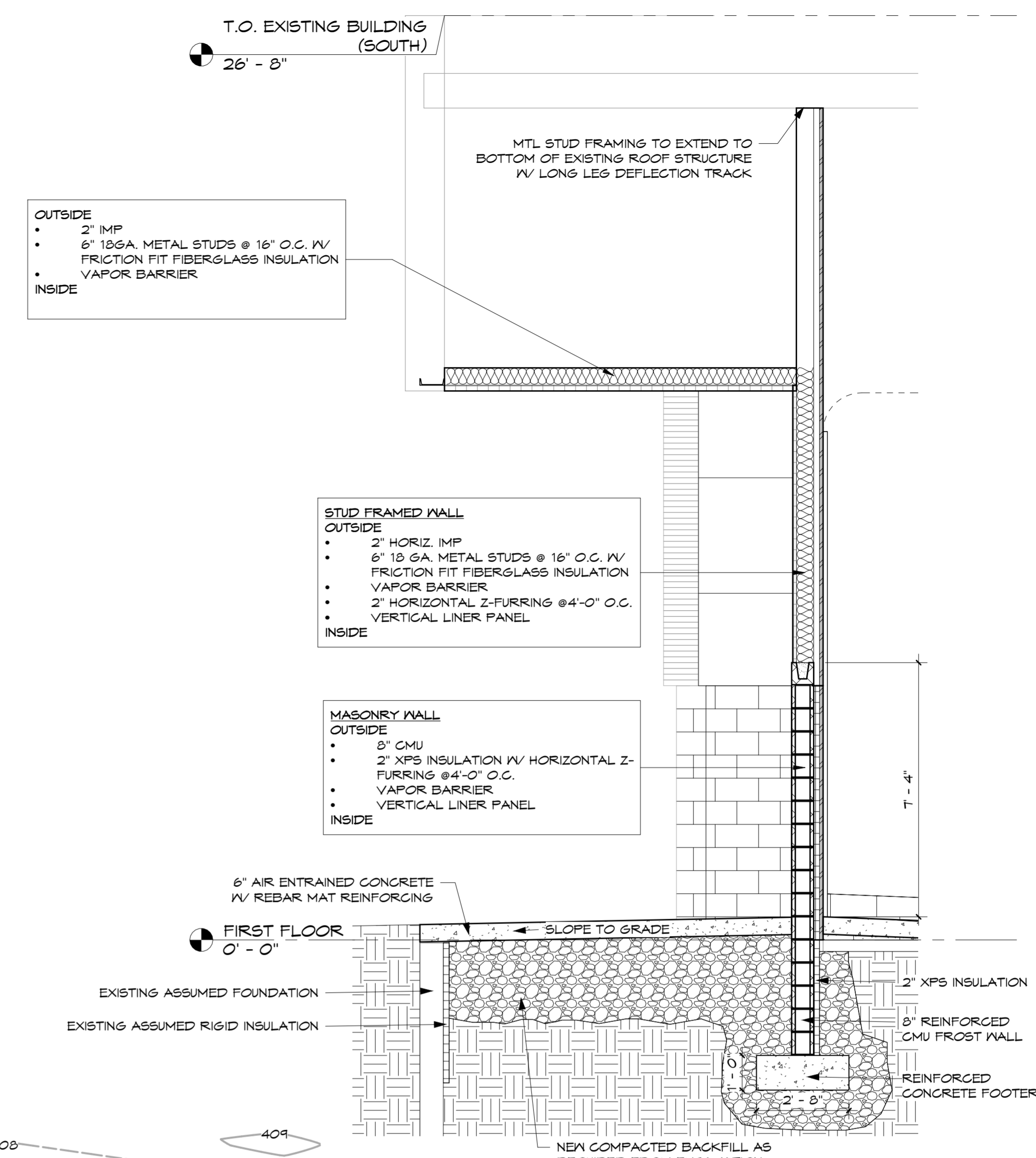
SCALE: As indicated PROJECT: 24.107

SHEET:  
**C101**

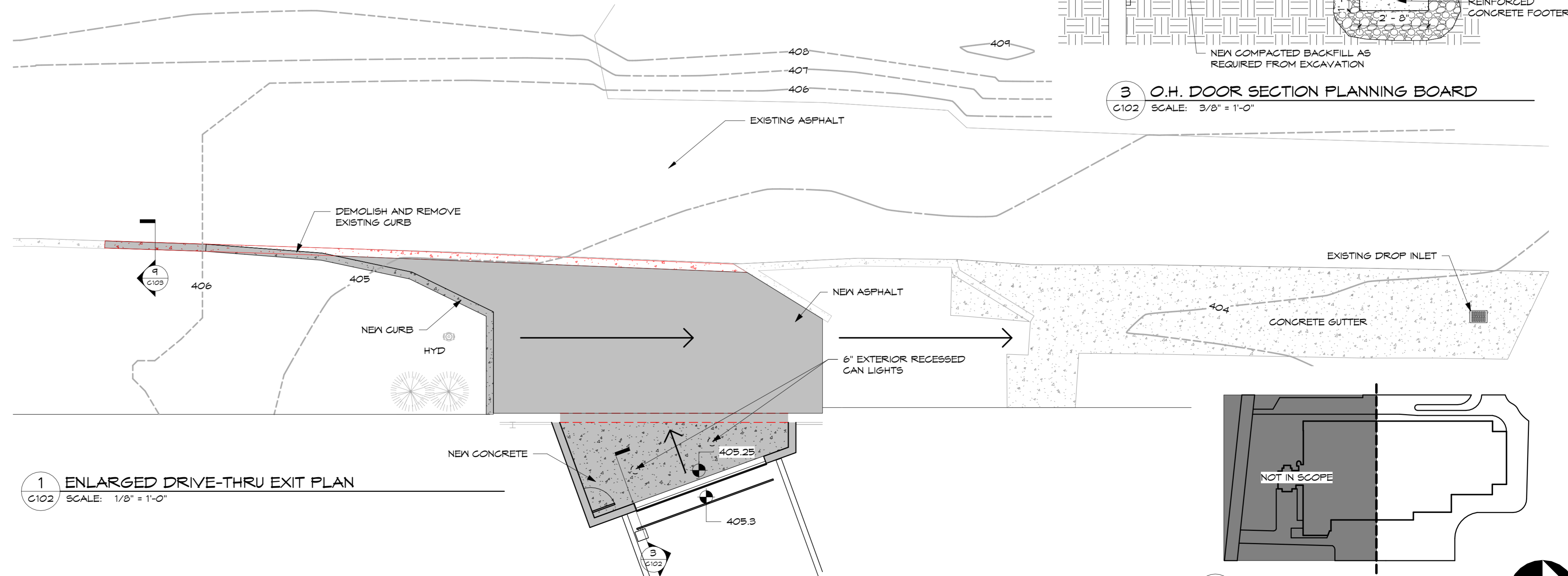




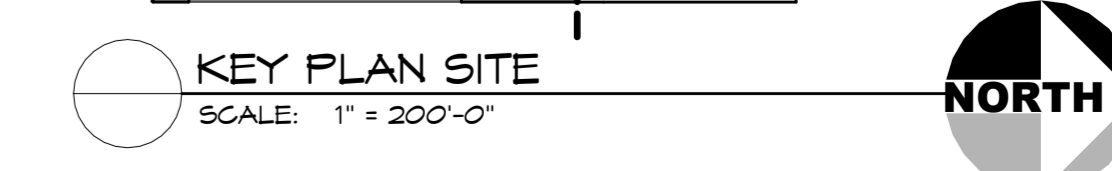
2 ENLARGED DRIVE-THRU ENTRANCE PLAN  
C102 SCALE: 1/8" = 1'-0"



3 O.H. DOOR SECTION PLANNING BOARD  
C102 SCALE: 3/8" = 1'-0"



1 ENLARGED DRIVE-THRU EXIT PLAN  
C102 SCALE: 1/8" = 1'-0"



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

**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:** eULus Listed. Suitable for wet location (IP67) and poured concrete. Assembled in USA. Dark Sky compliant.

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

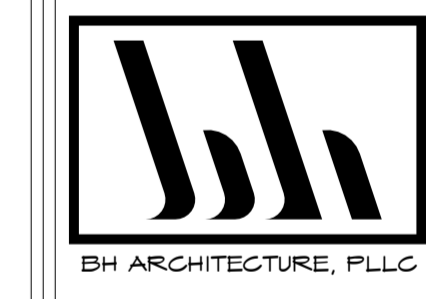
Model	Size	Type	Lumens	Wattage	Finish	Color Temperature	CR	Dimming
14078	4 1/2"	Downlight	1500lm	21 Watts	WH	27K	8	(Blank) Non-Dimming
					WH	30K	85 CR	
					WH	3500K	91	
					BLK	35K	90 CR	Dim
611	6"	Downlight	1100lm	14 Watts	BLK	40K		
615	6"	Downlight	1500lm	18 Watts	BZ	4000K		
620	6"	Downlight	1500lm	18 Watts	SL	5000K		
625	6"	Downlight	2000lm	24 Watts	SL	5000K		
615W	6"	Wall Wash	1500lm	30 Watts		5000K		

Alcon Lighting © 2021 • 1875 735-5238 • products@alconlighting.com Rev. 2/24/22 1/2

DRAWING TITLE:  
**ENLARGED SITE PLANS**

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

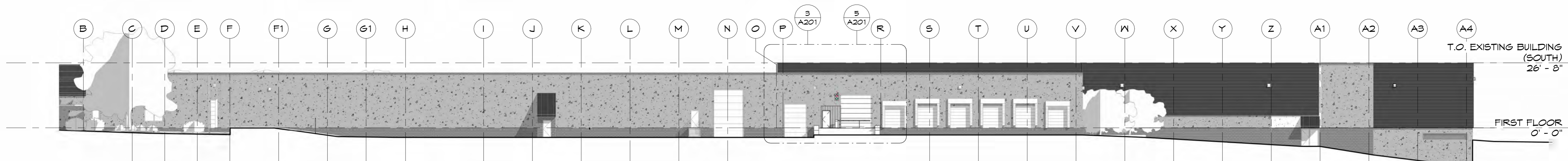
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7607 Commons Blvd, Victor, NY 14554 585-385-6800 mitchelldesignbuild.com

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





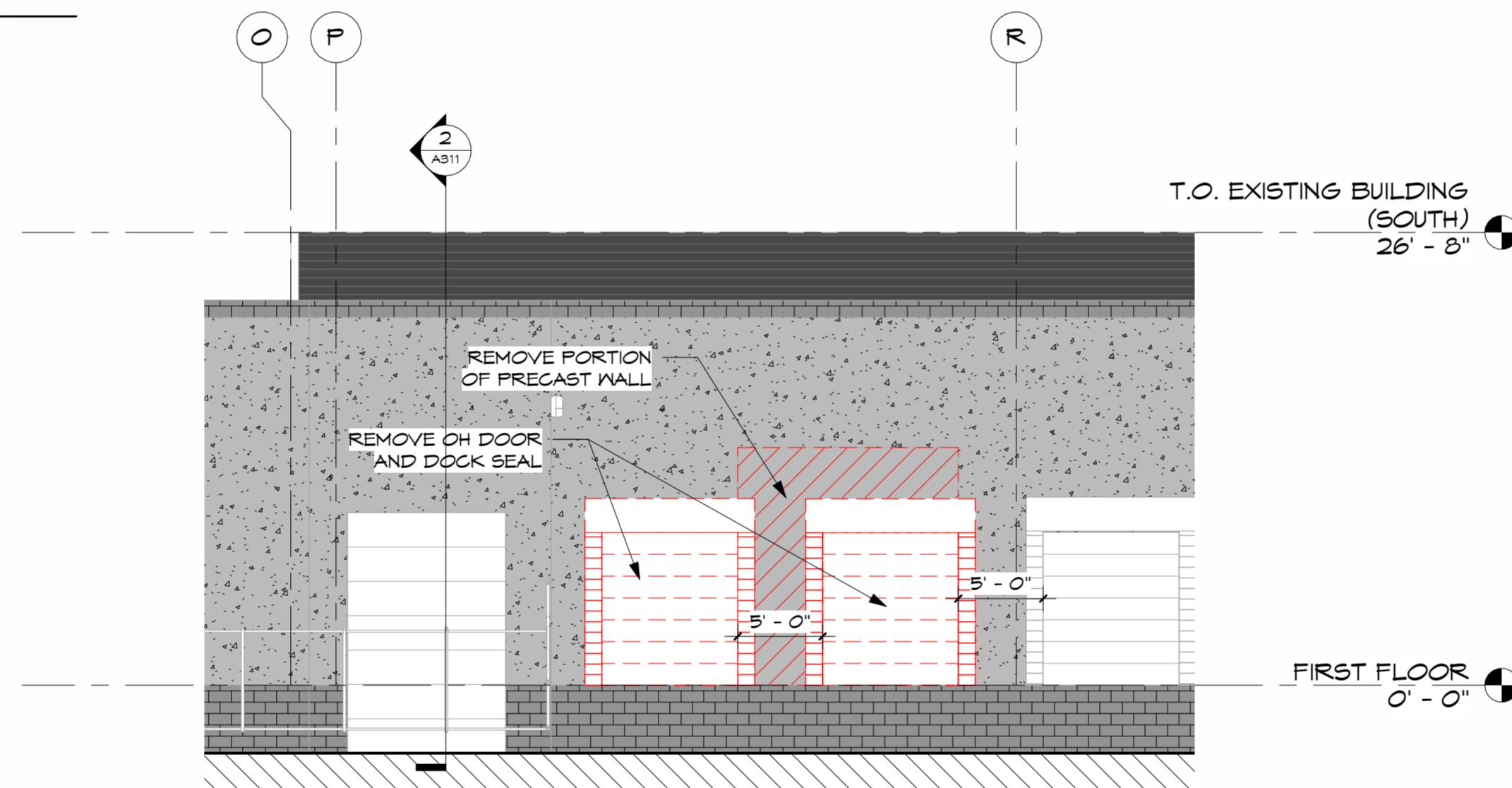
1 EAST ELEVATION

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



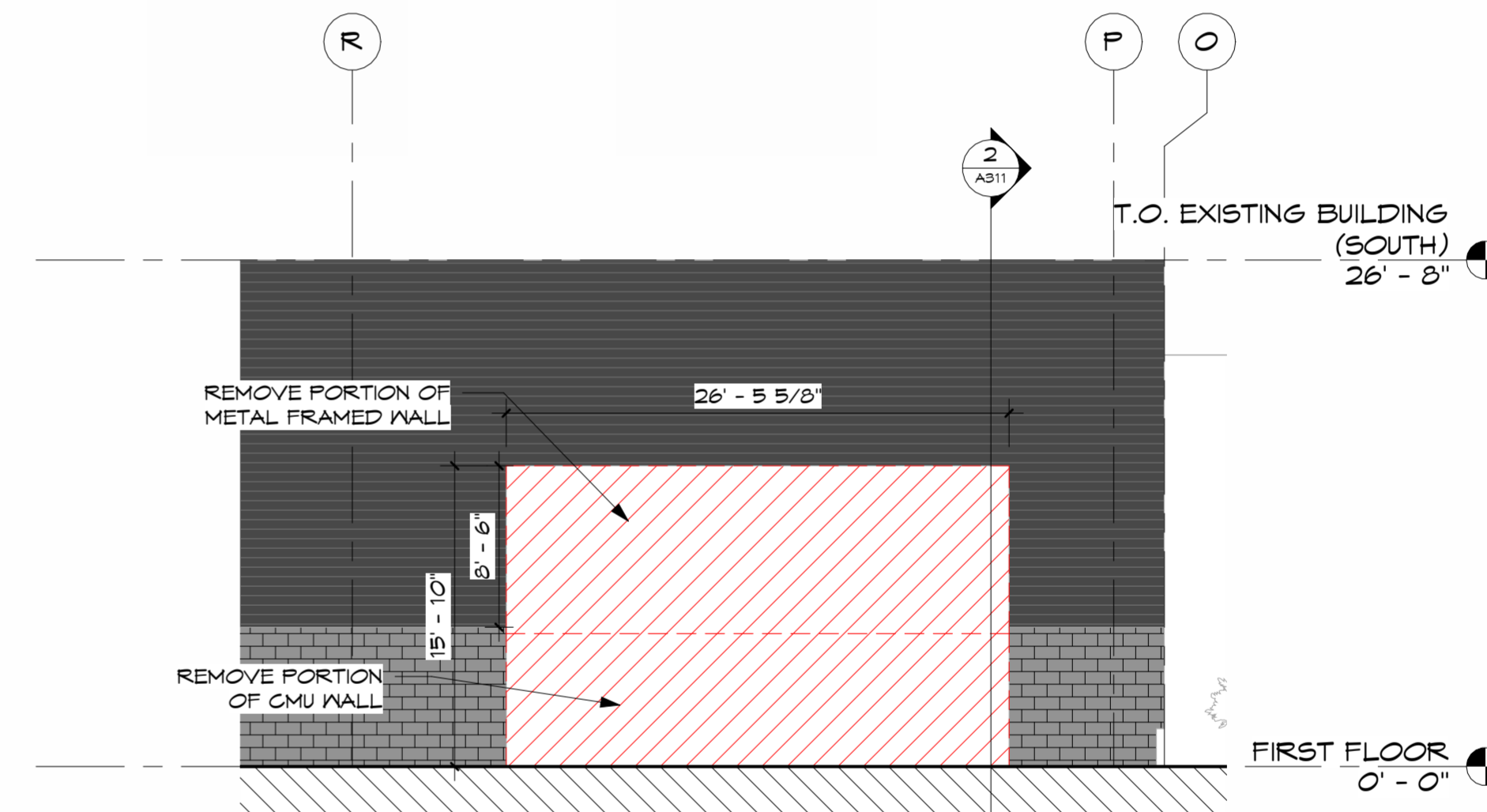
2 WEST ELEVATION

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



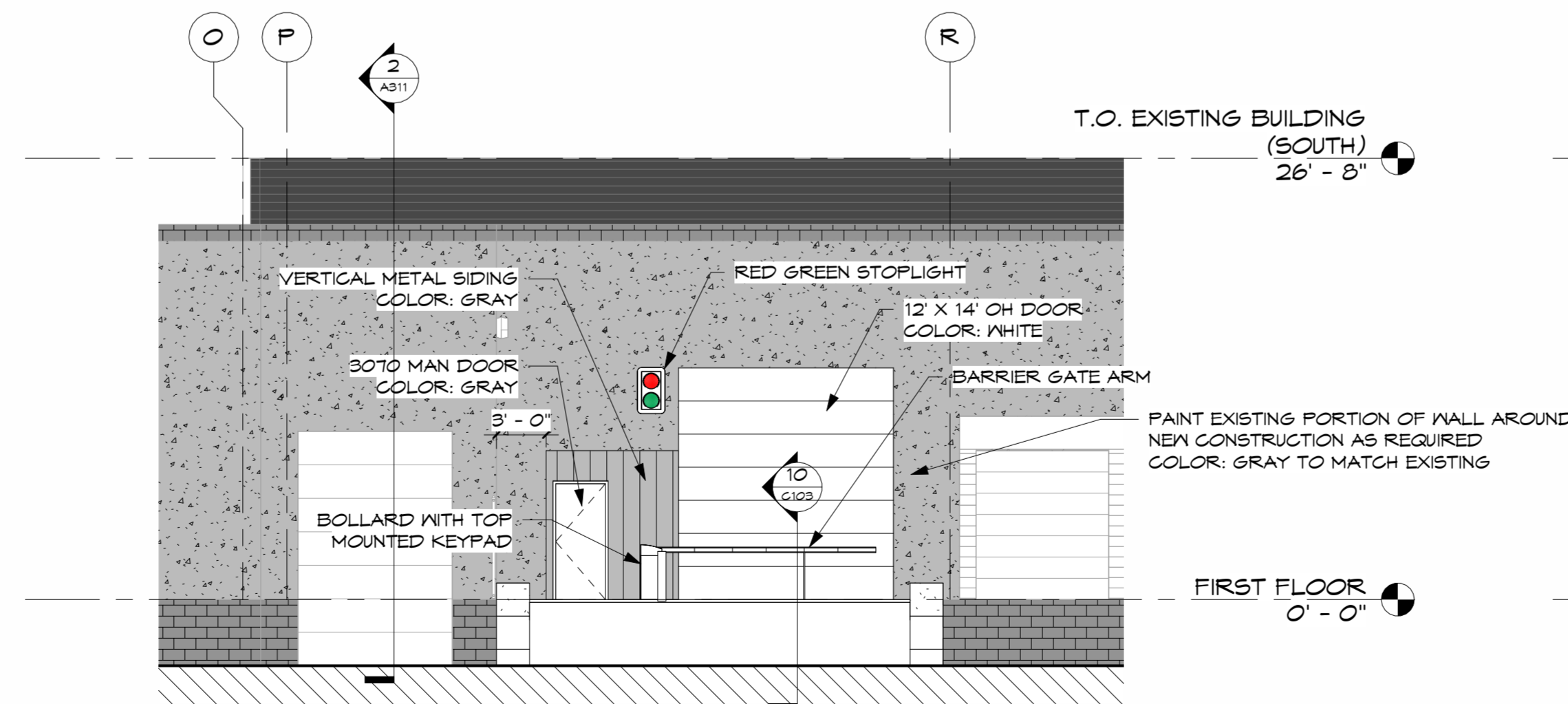
3 ENLARGED EAST ELEVATION - DEMOLITION

A201 SCALE: 1/8" = 1'-0"



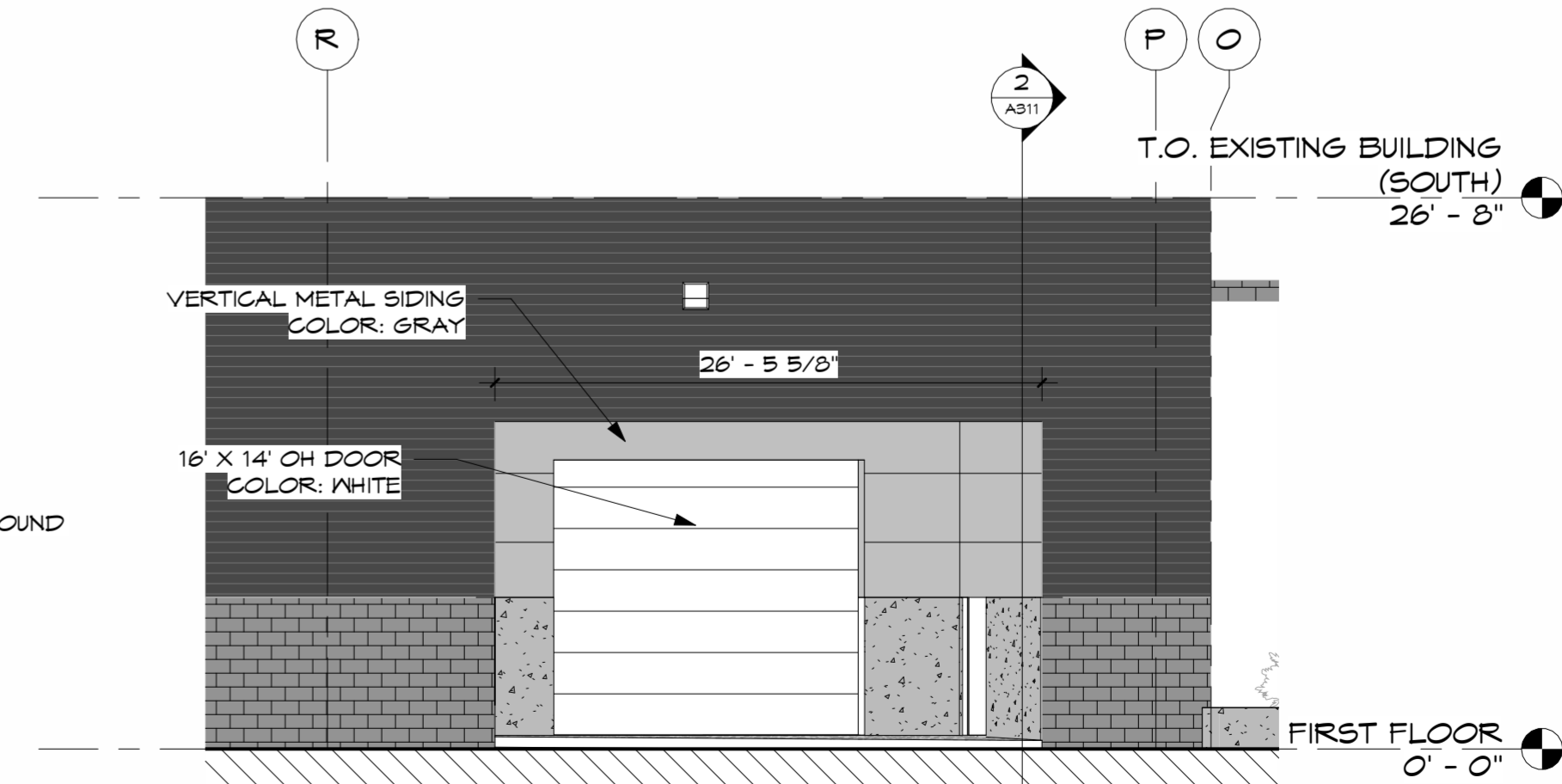
4 ENLARGED WEST ELEVATION - DEMOLITION

A201 SCALE: 1/8" = 1'-0"



5 ENLARGED EAST ELEVATION

A201 SCALE: 1/8" = 1'-0"



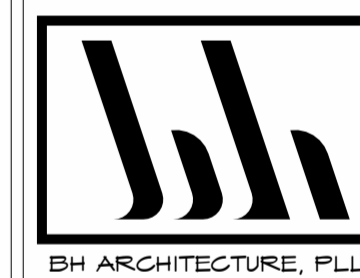
6 ENLARGED WEST ELEVATION

A201 SCALE: 1/8" = 1'-0"

DRAWING TITLE:  
ELEVATIONS

PROJECT TITLE:  
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7607 Commons Blvd, Victor, NY 14554 585-385-6800 mitchelldesignbuild.com

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

SHEET:  
A201



February 26<sup>th</sup>, 2025

Town of Pittsford Development Review Committee  
11 South Main St  
Pittsford, NY 14534

**Re: Cubesmart Self-Storage Drive-Thru Lane: DRC Planning Comments**

Please see a formalized version of the ongoing email correspondence between Doug, April and me (MDB) along with answers and responses to Doug's latest comments.

The format of the comments can be broken down as follows:

Town of Pittsford Response (April Z. 2/12/2025)  
**MDB Response (2/12/2025)**  
Town of Pittsford Response (Doug D. 2/20/2025)  
**MDB Response (2/26/2025)**

**COMMENT 1**

**Town:** Thanks for sending the lighting details. We will review them. The current lighting is a violation to the Special Use Permit for outdoor RV storage (no lighting was approved).

**MDB:** **What is the process for getting this lighting approved and in compliance with the special use permit?**

**Town:** Ideally we would tie it into the Site Plan approval, but I don't see a way to do that for this coming meeting on the 24<sup>th</sup>. The initial review shows some very high lighting levels, and while I have not checked the lights myself, I was told that there was considerable glare visible from Linden Ave. We also need to see (I didn't find it) the wall pack actual fixture to ensure that it is full 90 degree cutoff and not mounted too high on the building. I'm not trying to make this difficult, but the RV lighting has generated comments by people passing by on Linden. Noting also the twin fixture in this photo (below).





**MDB:** The wall pack light fixture used can be found at the link below. 150W-4000k. See also the photo below. <https://www.ledmyplace.com/products/150w-led-pole-light-with-photocell-4000k-universal-mount-bronze-ac100-277v/?variant=41700049256513>

Ultimately, we want to do what we can to make these non-approved lights compliant. I was out on the site the night of 2/25 with a light meter to verify what I could of the design levels shown on the supporting lighting documents. It all checks out (within a few footcandles +/-) but you can certainly go do the same exercise for your own validation.

The wall pack and pole light fixtures all appear to be pointing slightly outward, and they look like they can be adjusted to be pointing fully down and thus, compliant with 'full cut-off' design. This will be done prior to the next Planning Board meeting. Please advise if there is anything else that can be done to be more compliant, and we'll work with the owner to remedy these issues.



The twin light in the front parking lot replaced a similar singular box light and was replaced by the owner sometime after C of O for the previous project in 2020. The previous version shined out (directionally) towards the front of the building, away from the ROW.

## **COMMENT 2**

**Town:** The renovation completed in 2019 did go to DRHPB, see attached agenda. This will require the same. The Board does architectural review and historic preservation. You'll only need to come for architectural review. No separate application is required, just a building permit.

**MDB:** I see on the Town's website that the next Design Review Board meeting is on 2/27 and the submission date is on 2/19- should we plan to be on the agenda for 2/27? Subsequently, am I still on the agenda for 2/24 for a follow-up meeting to the 2/10 meeting?

Understood that no separate application is required, but I'm confused by the need for building permit. We don't typically spend the resources finalizing permit drawings until after we are approved to do the project via



**Planning Board/Site Plan Approval. Can you please clarify what is needed for this Design Review meeting other than building elevations, which has already been submitted?**

**Town:** The DRB schedule has been running full and the 2/27 meeting has been filled. The next DRB submission deadline March 5 for the March 13<sup>th</sup> meeting, but I would send info to Bill, Eric, and Anna (copied in this email) as soon as practical to make sure you make the agenda before it fills up.

**MDB:** We wish to present to the DRB on March 13 but are still unclear on the materials needed to present. The Town already has building elevations and site drawings as part of the Site Plan Review application. Please advise what other materials are required to complete the submission for DRB.

### **COMMENT 3**

**Town:** I understand dead trees are removed when needed, but the site was approved with 4 trees in that location, so there should be 4 trees. This was a previous Planning Board decision. We were trying to give you an alternative to the code section that requires landscaping, but if that is not favorable, please go ahead and submit a cost estimate for the project showing 1% will be spent on landscaping and a proposed landscaping plan. At cost plantings can be multiplied by 2.5 to include installation costs.

**MDB:** Understood on the previously approved existing landscaping. We will plant another tree in the vicinity of the tree that had previously died and been removed. Can you please provide guidance on the size (caliper) and type that would be satisfactory to replant? In addition, there is a large oak tree on the owner's adjacent property (910 W Linden Ave.) that is 80% dead and pending hazard- what is the process to get approval to remove and guidance on replacement?

**Town:** I am not a landscape expert, but front yard area already has some large mature trees so I would give some thought to a smaller scale mid-size ornamental tree like a flowering cherry or crab apple. I see a portion of another tree near the building is dead, if that tree ends up needing to be taken down, please replace it with a tree of your choice. Usually, we find that 1 ½ caliper trees have a fairly good survival rate. The other large oak tree can be taken down if it's a hazard without any special approval from the town, but we would want a tree replanted in the area. That tree selection should be made taking into account that an Oak tree was there before, some old diseased trees can pass the disease to new planted trees.

**MDB:** We are completely on board to replace trees as directed. Do you have someone in your department that we could work with to suggest the right replacement tree that will have the best chance of survival?

If the committee 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



WEN LIGHTING  
E-mail: info@wenlighting.com  
www.wenlighting.com

SKU:- WEN-S-G07-150WCT3A1-BRA&D4000K-W-PCCELL

Note:

WEN= Company name;

S-G14B = Product series, LED Shoebox Light;

150W = Rating Power;

"B" =LED manufacturer,Lumileds 2835;

"T3" =light distribution type;

"A5"=Version number;

"a" can be any two letters to represent lamp colors, BR=Brown,

BH=Black, or Customized;

"b" can be "3RP", "3NP", "5RP", "5NP", "7RP" or "7NP" for

Photocontrol type provided or blank for no Photocontrol provided;

"c" can be "10SP" or "20SP" for Surge-protective Device type

provided or blank for no Surge-Protective Device provided;

"d" can be "DM", "DP", "Z", "ZM", "ZP" or blank for DC sensor type provided or not;

"e" can be "AM", "DM", "A&D","YM" or "FM" to represent mounting bracket types;

"W" for wattage adjustable;

"g" can be any two digits to represent CCT,can be

30=3000K, 35=3500K,40=4000K, 45=4500K,

50=5000K, 57=5700K;



AM



DM



FM

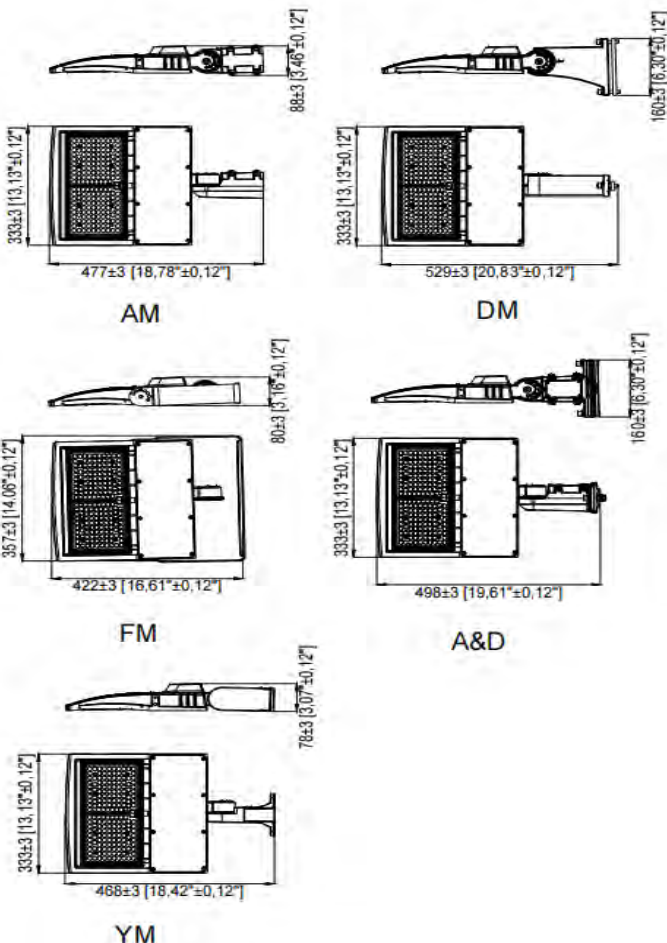


YM



A&D

## DIMENSIONS



## ADVANTAGE

- UL cUL certificate;
- Lumileds Chip, high CRI;
- Input voltage 120-277 VAC;
- Output constant current lever can be; adjusted through output cable with 0-10V;
- No UV or IR in the beam;
- Easy to install and operate;
- Energy saving, long lifespan;
- Light is soft and uniform, safe to eyes;
- Instant start, NO flickering, NO humming;
- Green and eco-friendly without mercury;

## APPLICATION

- Outdoor basketball court, tennis court;
- Badminton court, the football field;
- The school playground, stadium;
- Outdoor basketball court, tennis court;
- Badminton court, the football field;



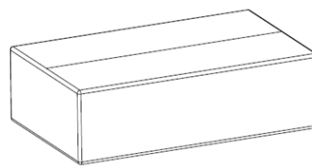
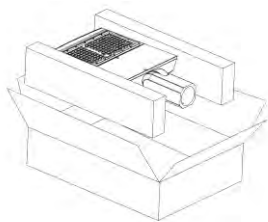
## SPECIFICATIONS

OPTICAL	Input Power (Tolerance : ±10%)	<b>150W/120W/100W</b> (Wattage Adjustable Range: 25%-100%)					
	Color Temperature	3000K	3500K	<b>4000K</b>	4500K	5000K	5700K
	Lumen (Tolerance : ±10%)	19200 LM	19350 LM	<b>19500 LM</b>	19650 LM	19800 LM	19950 LM
	Efficacy (Tolerance : ±3%)	128 LM/W	129 LM/W	<b>130 LM/W</b>	131 LM/W	132 LM/W	133 LM/W
	CRI	>80					
	Color Consistency	<6 Steps (or <6 SDCM)					
	BUG	B3-U0-G3					
	Distribution Pattern	Type III					
	Beam Angle (50%) (Tolerance : ±15%)	155*80 Degree					
ELECTRICAL	Input Voltage and Frequency	120-277 VAC, 50/60Hz					
	PF (Tolerance : -3%)	≥0.9					
	THD (Tolerance : +5%)	≤20%					
	Flicker Percent	<5%					
	Driver Brand	SOSEN					
	Driver Model	SS-160NH-E260BH					
	Driver Surge protection	L/N-PE: 6kV, L-N: 6kV					
	Dimming	0-10V dimming standard					
	Sensor Type	Occupancy Sensor、 Exterior Photocell、 Integral Sensor Receptacle					
	Optional Accessory	Photocontrol, Surge-protective Device, DC Motion Microwave sensor, DC Motion PIR sensor, photocell receptacle, shorting cap					
MATERIALS	LED Brand	Lumileds					
	LED Type	SMD2835					
	LED QTY	184 PCS					
	Housing	Die-cast aluminum					
	Housing Color	<b>Brown, Black, or Customized</b>					
	Waterproof Rating	WET (IP65)					
OTHERS	Operating Temperature	Without Motion Sensor: -40°C TO 50°C; With Motion Sensor: -30°C TO 50°C					
	Storage Temperature	-40°C TO 85°C					
	Operating Humidity	10% - 95% RH					
	Storage Humidity	10% - 95% RH					
	Warranty	5 years					

## PACKAGE

Bracket Type	Carton Size	Qty / Carton	Net Weight / Carton	Gross Weight / Carton
AM	565*385*155mm [22.24*15.16*6.10 inch]	1 PC	4.3Kg [9.46 LBS]	5.1Kg [11.22 LBS]
DM	565*385*155mm [22.24*15.16*6.10 inch]	1 PC	4.5Kg [9.90 LBS]	5.3Kg [11.66 LBS]
FM	565*385*155mm [22.24*15.16*6.10 inch]	1 PC	5.3Kg [11.66 LBS]	6.1Kg [13.42 LBS]
YM	565*385*155mm [22.24*15.16*6.10 inch]	1 PC	4.4Kg [9.68LBS]	5.2Kg [11.44 LBS]
A&D	565*385*155mm [22.24*15.16*6.10 inch]	1 PC	4.6Kg [10.12 LBS]	5.4Kg [11.88 LBS]

Tolerance of Carton Size: ±15 mm [±0.59 inch], Tolerance of Weight: ±10%.



## LIGHT DISTRIBUTION TESTING PARAMETERS

### Luminaire Property

---

Luminaire Manufacturer:

Luminaire Category:

Lamp Catalog:

Number of Lamps:

Luminous Length (mm):

Luminous Height (mm):

Current: 1.269 A

Power Factor: 0.999

Luminaire Description:

Lamp Description:

Lumens per Lamp:

Luminous Width (mm):

Voltage: 120.0 V

Power: 152.16 W

### Photometric Results

---

IES Classification: Type III

Total Rated Lamp Lumens: 19419.2 lm

Efficiency: 100%

Upward Ratio: 0%

C0r0 Intensity: 5208.34 cd

Pos of Max. Intensity: H160 V69

Beam Angle(C0/C180,C90/C270,C45/C225,C135/315): 157.7, 82.5, 108.9, 105.7

Longitudinal Classification: Medium

Measurement Flux: 19419.2 lm

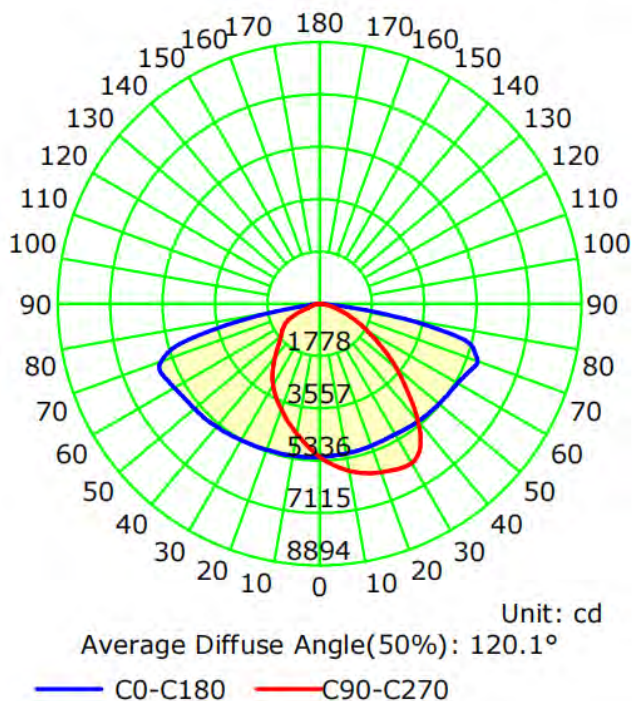
Downward Ratio: 100%

Luminaire Efficacy Rating (LER): 127.67

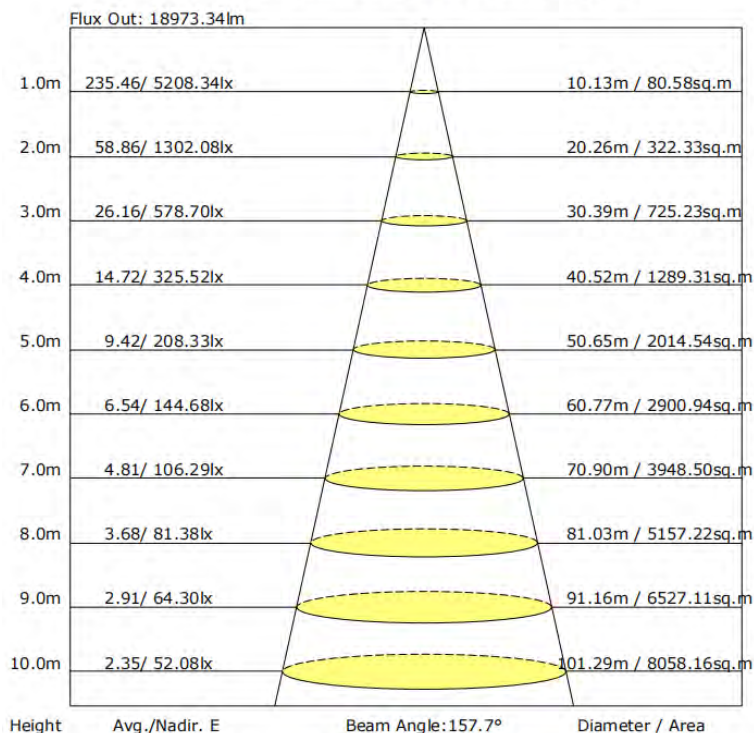
Max. Intensity: 7115.4 cd



**Luminous Intensity Distribution Curve**



**The Average Illuminance Effective Figure**



### NOTICE FOR USER

- Please turn off power before install or change assembly parts.
- The input voltage and lamps should be matched, after connecting the power line, Please make sure the wiring section is insulated.
- No-professionals, must not install and disassemble the lamps.

### TROUBLE SHOOTINGS

Troubles	Check points
Flickering of the light	Turn off the power and turn on again in 3 minutes. If same phenomena occur, then call agencies.
Out of working	Please check the connection.



**Green Country  
Lights LLC**

# Adjustable Area Light Series

## SPECIFICATIONS

Lifespan 50,000hrs Operating Temperature -40°C - +40°C IP65 rating

### FEATURES

- ▶ High pressure die cast aluminum housing, Anti-static powder coat finish.
- ▶ Highly efficient thermal conductive heat dissipation system.
- ▶ Slip fitter, U-bracket and straight arm are available.
- ▶ Beautiful appearance, Easy Installation, Maintenance Free.
- ▶ IP Rating: IP65
- ▶ High efficient LED Chip module ensures excellent performance.

### Application

- ▶ Parking lots, pedestrian walkways, roadways, and other outdoor applications

### CERTIFICATION



**PHILIPS  
LUMILEDS**



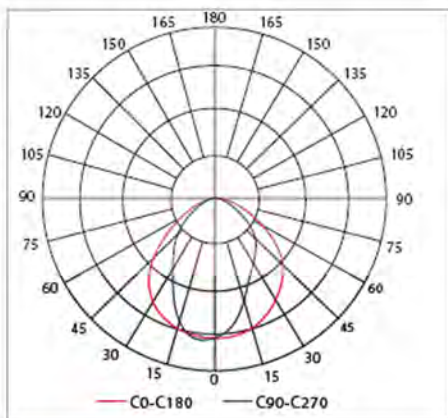
Sensor Option



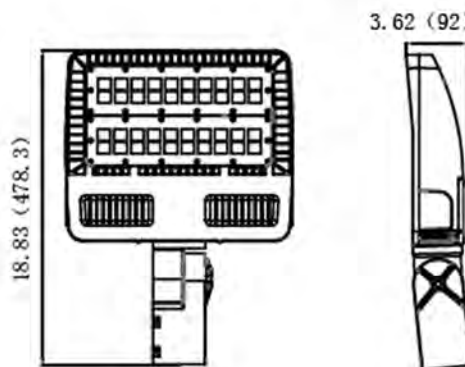
### SPECIFICATIONS

Power	ETL	DLC	Input Voltage	CCT	CRI	Delivered Lumens (5K)	Power Factor	THD	Installation
150W	YES	YES	100-277V 50/60HZ	4000K- 5000K	>75	18,750 LM	>0.92	<15%	Slip Fitter, U-Bracket or Straight Arms
200W	YES	YES				24,000 LM			

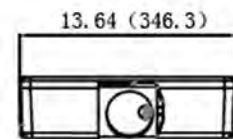
### PHOTOMETRIC



### DIMENSIONS



Model	Weight
150W	17 lb
200W	20 lb



**DESIGNLIGHTS**  
CONSORTIUM





**Green Country  
Lights LLC**

# 320W Adjustable Area Light

## SPECIFICATIONS

Lifespan 50,000hrs Operating Temperature -40°C - +40°C IP65 rating

### FEATURES

- ▶ High pressure die cast aluminum housing, Anti-static powder coat finish.
  - ▶ Highly efficient thermal conductive heat dissipation system.
  - ▶ Slip fitter, U-bracket and straight arm are available.
  - ▶ Beautiful appearance, Easy Installation, Maintenance Free.
  - ▶ IP Rating: IP65
  - ▶ High efficient LED Chip module ensures excellent performance.
- Application**
- ▶ Parking lots, pedestrian walkways, roadways, and other outdoor applications

**PHILIPS  
LUMILEDS**



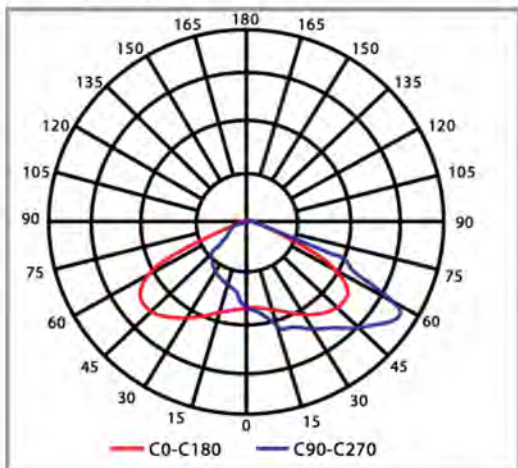
### CERTIFICATION



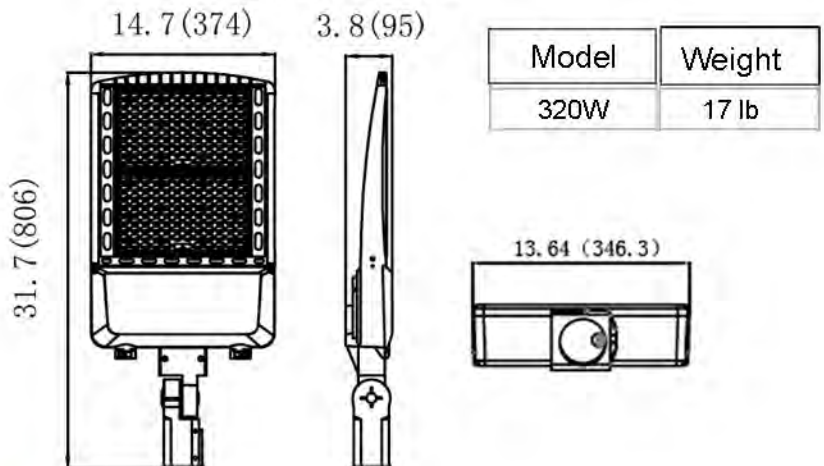
### SPECIFICATIONS

Power	ETL	DLC	Input Voltage	CCT	CRI	Delivered Lumens (5K)	Power Factor	THD	Installation
320W	YES	YES	100-277V 50/60HZ	5000K	>75	48,000 LM	>0.92	<15%	Slip Fitter, U-Bracket or Straight Arms

### PHOTOMETRIC



### DIMENSIONS



**DESIGNLIGHTS**  
CONSORTIUM

Customer:  
TED FILER

Operator:  
DEWEY SURBEY

Date:  
4/22/2021

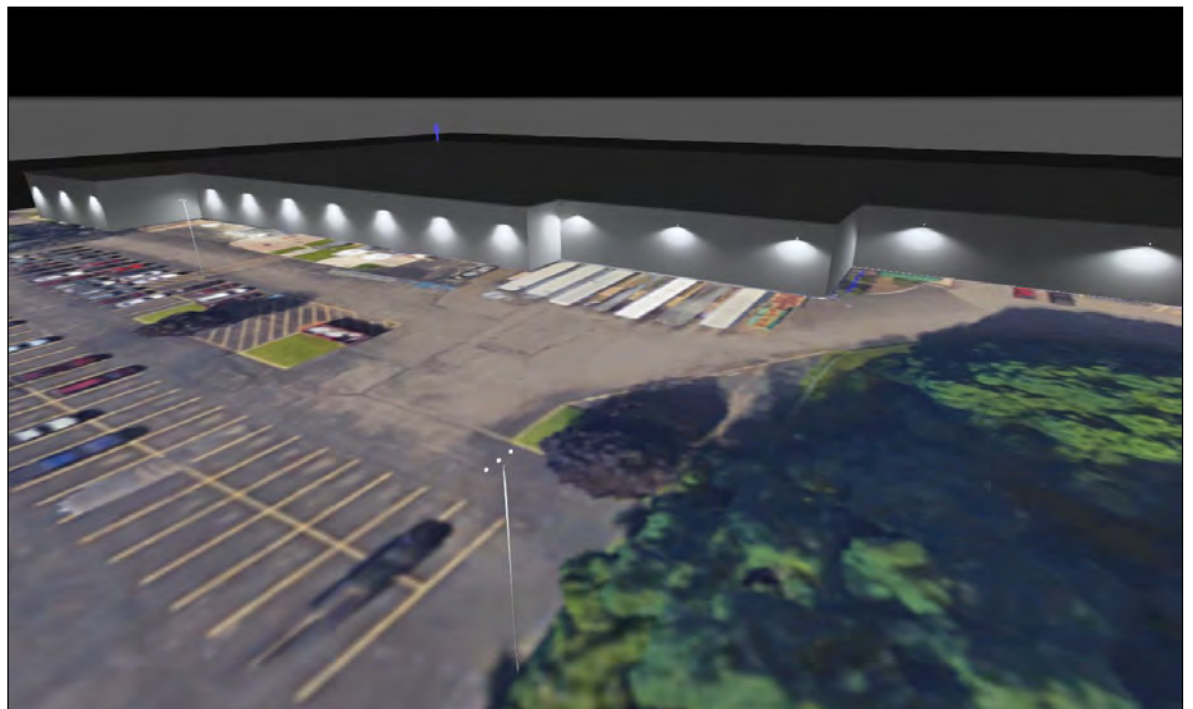
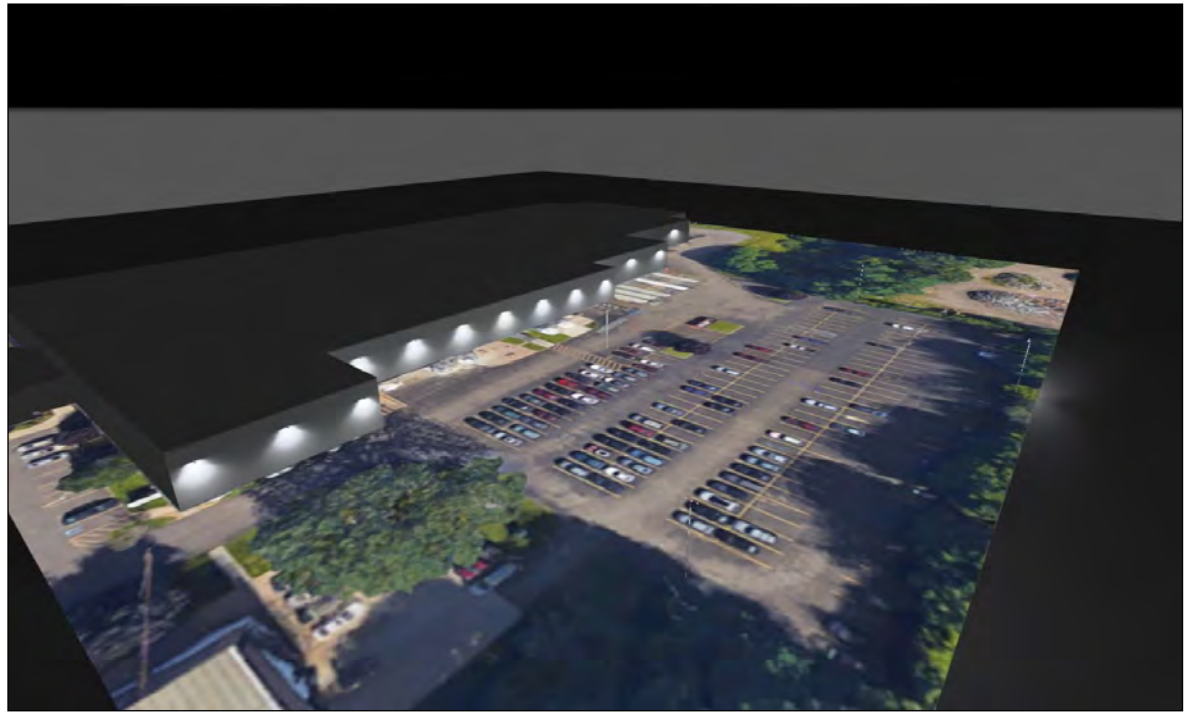


MUSTARD STREET MGMT  
900 LINDEN AVE  
ROCHESTER, NY 14625  
561-569-5677  
tedfiler@gmail.com

GREEN COUNTRY LIGHTS  
8630 SW SCHOLLS FERRY RD  
SUITE 125

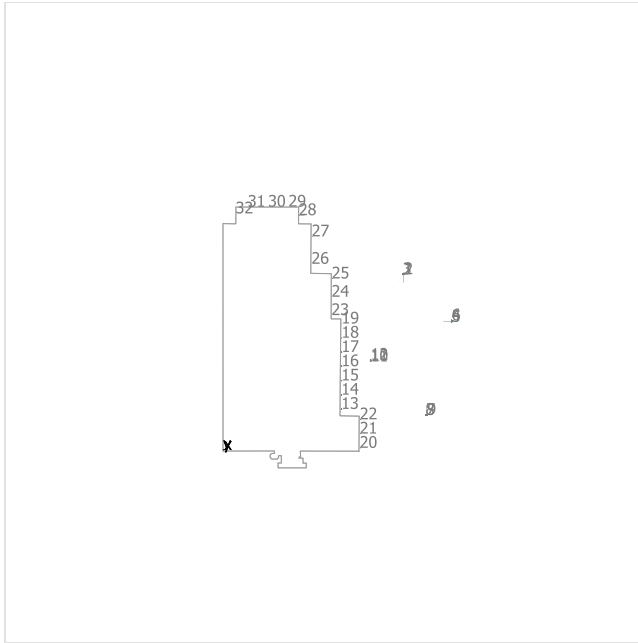
800-989-7365  
503-757-4339  
dewey@greencountrylights.com

## 900 Linden RV parking and back building





### Site 1



Shanghai Supertek Lighting Co.,Ltd.

No.	X [ft]	Y [ft]	Mounting height [ft]	Light loss factor
1	443.265	431.845	30.000	0.80
2	445.233	431.845	30.000	0.80
3	441.296	431.845	30.000	0.80
4	561.837	316.597	30.000	0.80
5	561.837	314.629	30.000	0.80
6	561.837	318.566	30.000	0.80
7	499.726	85.853	30.000	0.80
8	497.757	85.853	30.000	0.80
9	501.694	85.853	30.000	0.80
10	362.447	219.486	30.000	0.80
11	362.447	217.517	30.000	0.80
12	362.447	221.454	30.000	0.80

Supertek FL34A-150-4000K

No.	X [ft]	Y [ft]	Mounting height [ft]	Light loss factor
13	289.821	100.575	20.000	0.80
14	289.934	135.575	20.000	0.80
15	290.047	170.575	20.000	0.80

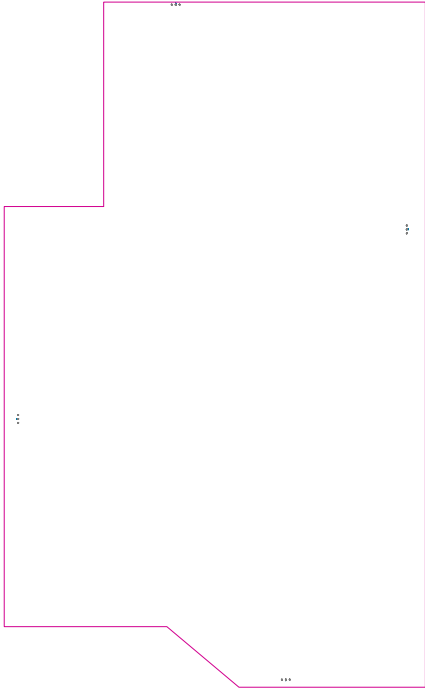
No.	X [ft]	Y [ft]	Mounting height [ft]	Light loss factor
16	290.160	205.574	20.000	0.80
17	290.273	240.574	20.000	0.80
18	290.386	275.574	20.000	0.80
19	290.499	310.574	20.000	0.80
20	335.281	4.943	18.000	0.80
21	335.361	39.943	18.000	0.80
22	335.441	74.943	18.000	0.80

## Shanghai Supertek Lighting Co.,Ltd.

No.	X [ft]	Y [ft]	Mounting height [ft]	Light loss factor
23	265.928	331.355	20.000	0.80
24	266.263	376.353	20.000	0.80
25	266.598	421.352	20.000	0.80
26	216.800	457.432	20.000	0.80
27	217.302	524.931	20.000	0.80
28	185.868	576.977	20.000	0.80
29	160.406	597.829	20.000	0.80
30	110.407	597.646	20.000	0.80
31	60.407	597.464	20.000	0.80
32	30.450	581.257	20.000	0.80



## Workplane (RV Parking Area) / Perpendicular illuminance (adaptive)



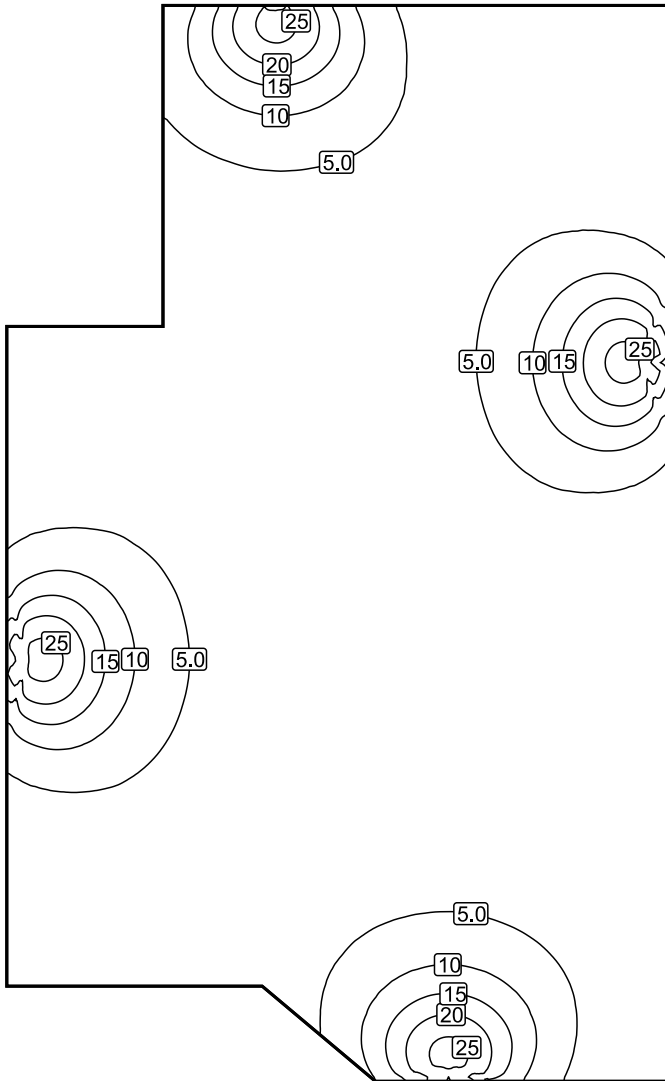
Workplane (RV Parking Area): Perpendicular illuminance (adaptive) (Surface)

Light scene: Light scene 1

Average: 4.55 fc (Target:  $\geq 4.64$  fc), Min: 0.49 fc, Max: 26.9 fc, Min/average: 0.11, Min/max: 0.018

Height: 0.000 ft, Wall zone: 0.000 ft

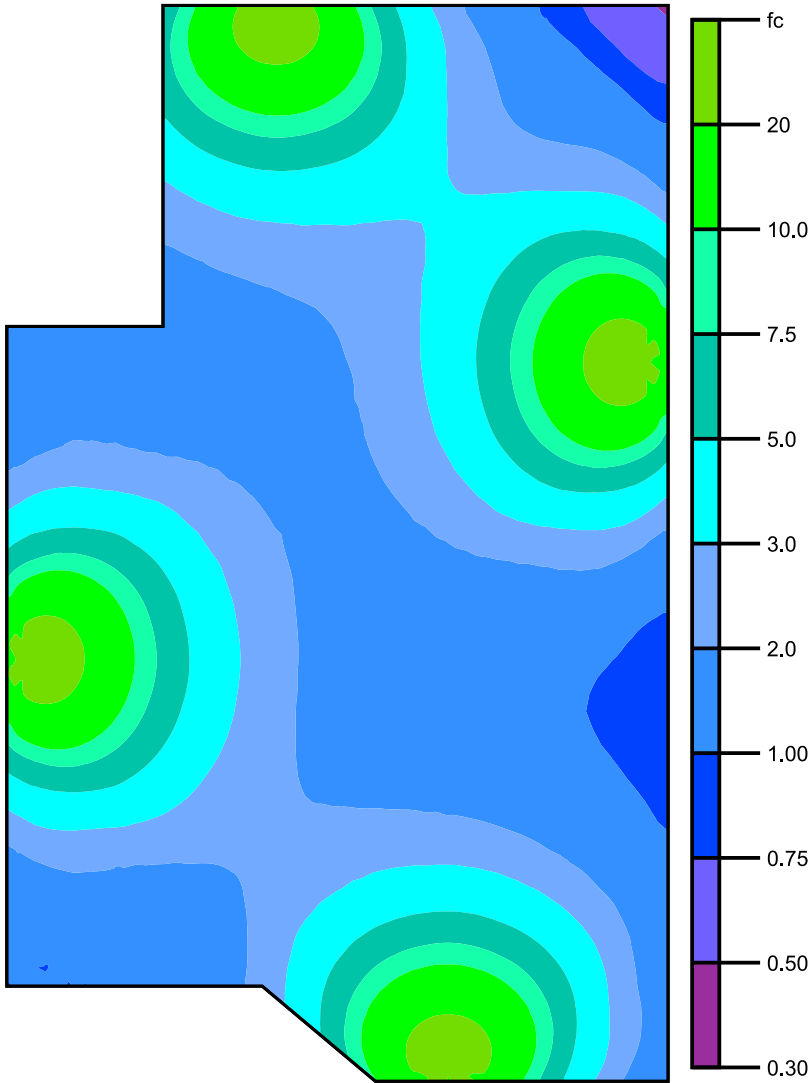
Isolines [fc]



Scale: 1 : 750



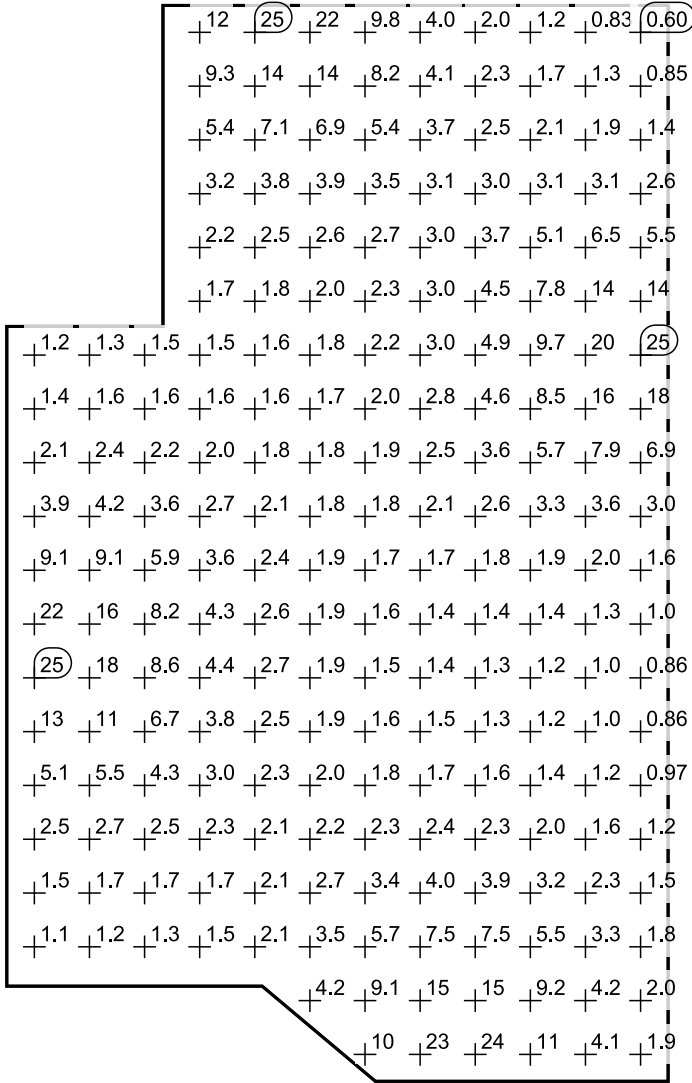
False colors [fc]



Scale: 1 : 750

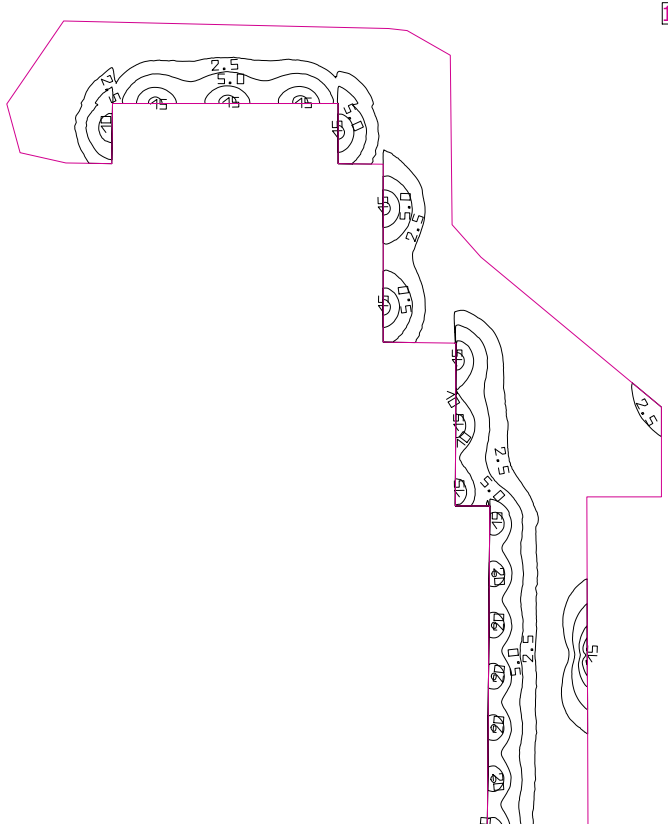


Value grid [fc]



Scale: 1 : 750

## Entrance, Loading Dock, Back



Reflection factors: Ceiling 0.0%, Walls 50.0%, Floor 0.0%, Light loss factor: 0.80

### Workplane

Surface	Result	Average (Target)	Min	Max	Min/average	Min/max
1 Workplane (Entrance, Loading Dock, Back)	Perpendicular illuminance (adaptive) [fc] Height: 1.000 ft, Wall zone: 0.000 ft	3.66 (≥ 46.4)	0.10	20.9	0.029	0.005

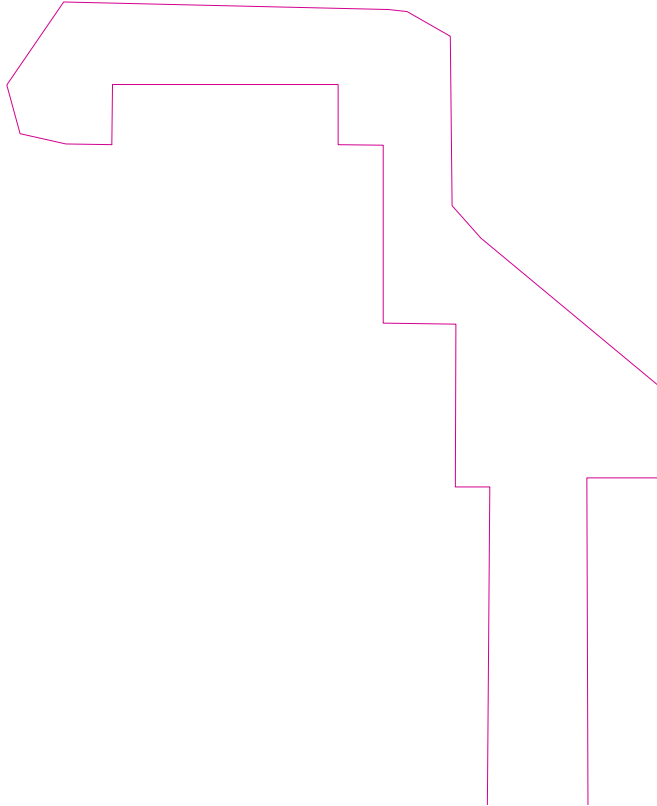
Lighting power density: 0.00 W/sq ft = 0.00 W/sq ft/10 fc (Floor area of room 60244.24 sq ft)

Consumption: 0 kWh/a of maximum 50 kWh/a

The energy consumption quantities do not take into account light scenes and their dimming levels.  
The results are informative. The energy consumption of a building results from the sum of all consumptions in the rooms.



## Workplane (Entrance, Loading Dock, Back) / Perpendicular illuminance (adaptive)



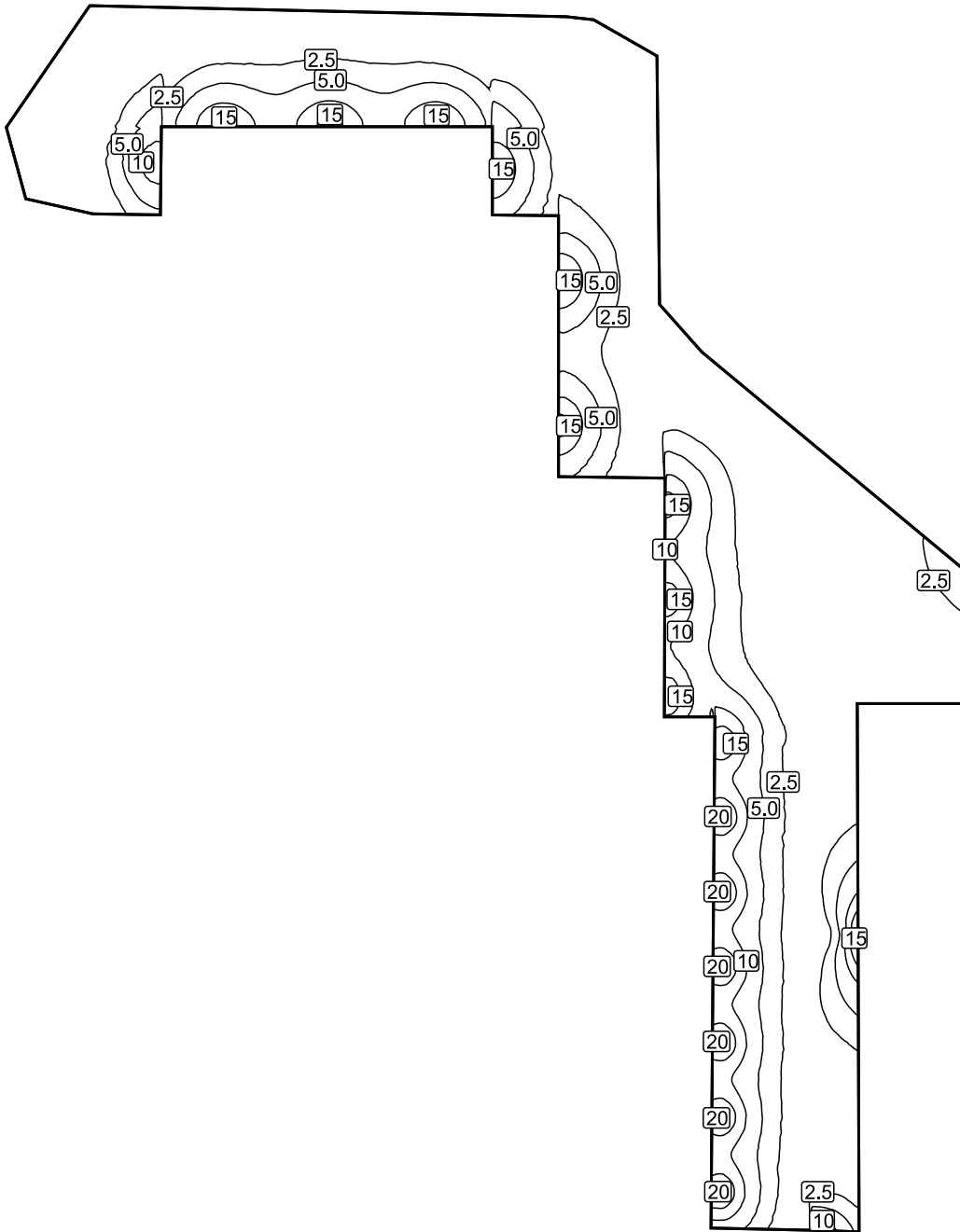
Workplane (Entrance, Loading Dock, Back): Perpendicular illuminance (adaptive) (Surface)

Light scene: Light scene 1

Average: 3.66 fc (Target:  $\geq 46.4$  fc), Min: 0.10 fc, Max: 20.9 fc, Min/average: 0.029, Min/max: 0.005

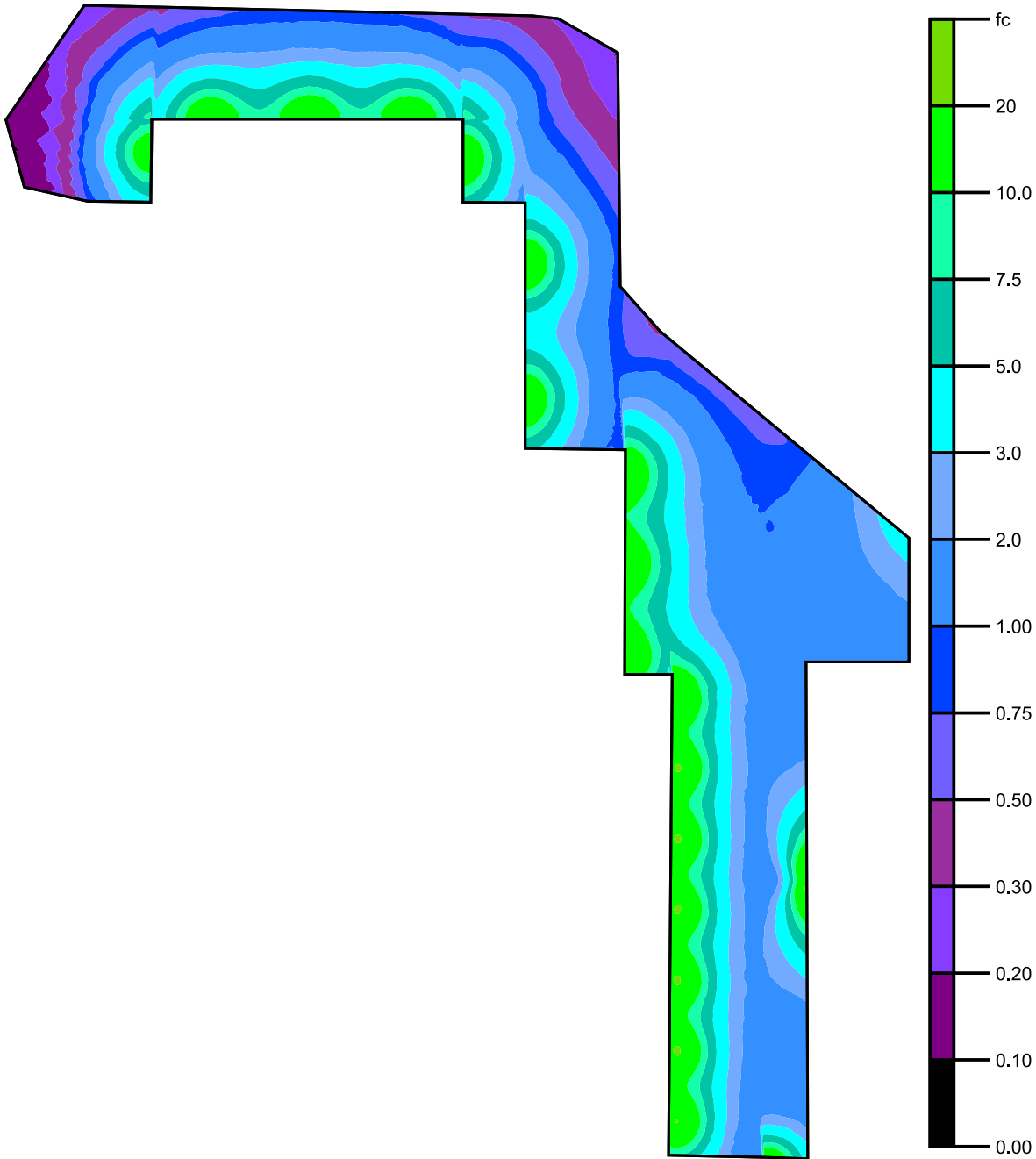
Height: 1.000 ft, Wall zone: 0.000 ft

Isolines [fc]



Scale: 1 : 1000

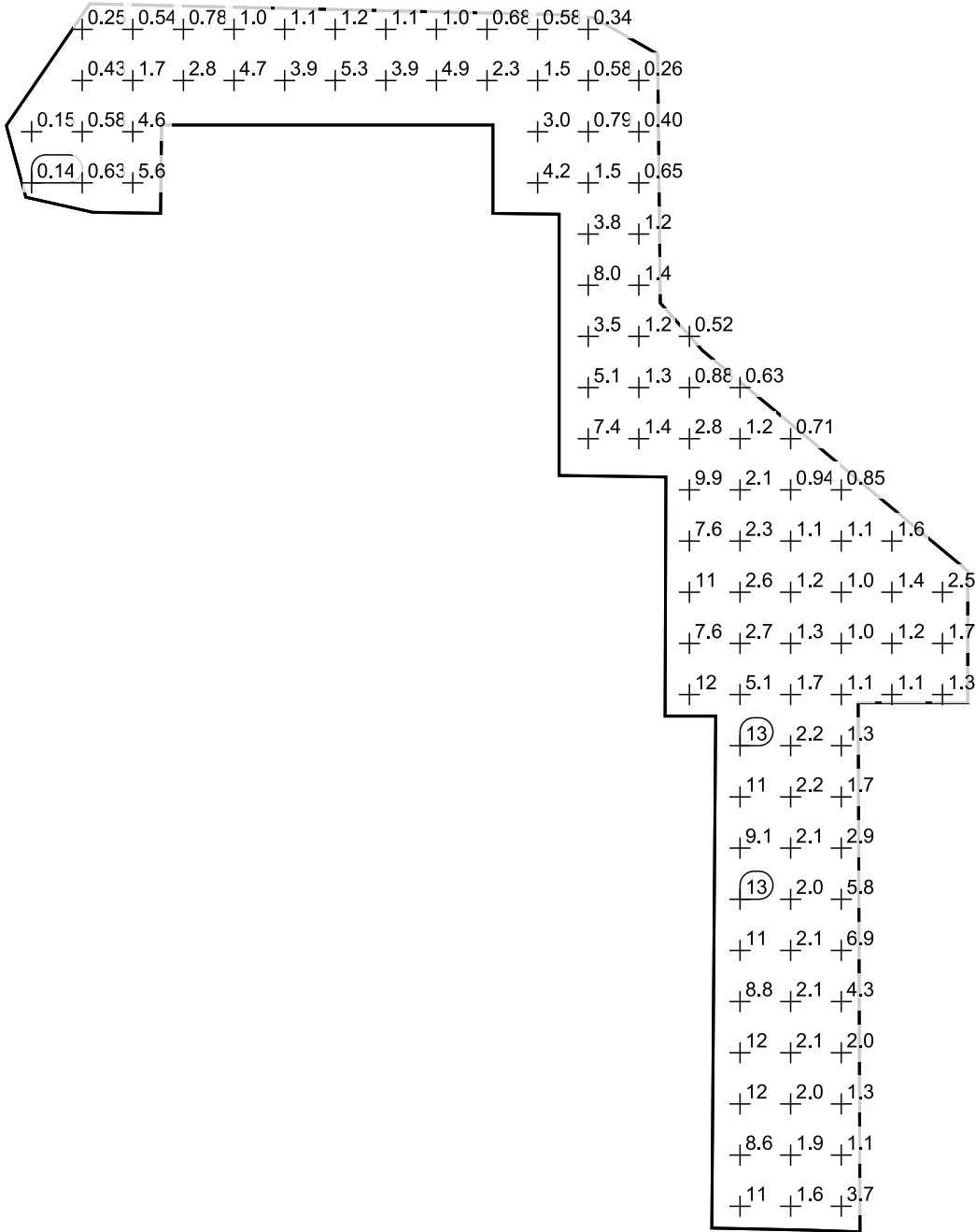
False colors [fc]



Scale: 1 : 1000



Value grid [fc]



Scale: 1 : 1000

§ 185-174. Determination of impact.

In passing upon each application, the appropriate Board shall determine whether the proposed use would endanger or tend to endanger the public health, safety, morals or the general welfare of the community. In making such determination, it shall consider the following:

A. Whether the proposed use will be in harmony with the general purpose and intent of this chapter, taking into account the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it and the size of the site with respect to streets giving access to it.

Answer: Given that there was a similar business in that location previously, we feel the proposed use will be in harmony with the general purpose and intent.

B. Whether the proposed use will tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures.

Answer: Again, the business is almost identical to the one it's replacing. We feel the addition of our business will add to the value of adjacent property.

C. Whether the proposed use will be detrimental to the flow of traffic in the vicinity or otherwise create a traffic hazard.

Answer: Our proposed use will probably not alter the flow of traffic or create a traffic hazard. While we hope our business is wildly successful, any additional traffic will likely be marginal and not enough to affect current conditions.

D. Whether the proposed use will create fire or other safety hazards.

Answer: As a restaurant, we are required to install fire suppression systems and fire extinguishers and comply with local fire codes.

E. Whether the size and use of the proposed facility, alone or in combination with similar facilities in the area, will be so substantially out of proportion with the character of nearby residential neighborhoods as to jeopardize the continued use of the neighborhoods for residential purposes.

Answer: Pittsford Plaza is strategically positioned in a commercially zoned area. The nearest residential area is a safe distance from the plaza as to not negatively effect the residential areas nearby.

F. Whether the proposed use or operation will produce or present substantial danger of excessive noise, noxious odors, noxious or harmful discharge, fire or explosion, radiation, chemical or toxic release or other conditions injurious to the health or general welfare of occupants of the surrounding area.



Answer: To my knowledge, our operation would not produce any excess noise, noxious odors or harmful discharge. In addition, our restaurant would not be emitting any toxic material into the surrounding area.

G. Whether the location and size of the use, the size of the site in relation to the use, the operations in connection with the use and the parking and traffic related to the operations will be such as to create a significant hazard to the safety and general welfare of the surrounding area.

Answer? Our small pizza shop will not be creating any significant safety hazard to the surrounding area.

H. Whether the proposed use will be detrimental to neighboring property or alter the essential character of the neighborhood.

Answer: To my knowledge, our pizza shop will not be detrimental to the neighboring property.

I. Whether the proposed use complies with the State Environmental Quality Review Act (SEQRA).

Answer: Our proposed use complies with the SEQRA.

Addendum to Special Use Permit

RECEIVED

FEB 06 2025

TOWN OF PITTSFORD

Town of Pittsford Planning Board,

As previously mentioned in the original application, our plan at Georgia's Pizza is to add fryers in order to offer wings and other fried foods as part of our menu. The need for fryers is not only to increase revenue, but to stay competitive in the pizza shop space by offering foods commonly served at pizza shops. In my estimation, the previous owner was not able to generate enough revenue to be profitable by serving only pizza.

The addition of fryers requires the addition of a type 1 grease hood system, which I have already purchased and is waiting to be installed. Through the permitting process, I was also informed that I would need to upgrade the grease trap. There is an existing grease trap in the building, but it's not in good condition and is not large enough to handle the potential increase of grease entering the waste water system. After lengthy discussion with drain line experts and plumbers, I was assured that by increasing the size of the trap and through regular cleaning and maintenance, there would be no increased threat of damage or disruption to the sewer system.

While the addition of cooking with fryers does increase the potential of grease entering the waste water system, the potential is greatly reduced by the type of restaurant. Our type of operation will focus on take-out and delivery with a minimal percentage (approximately 25%) of our customers actually eating inside the restaurant. In addition, all of our plates, cups, and cutlery will be disposable. This means almost zero grease will enter the waste water system as a result of cleaning dishes.

In conclusion, we're more than happy to upgrade the existing equipment to remediate the amount of grease entering the sewer. We're also willing to maintain a strict cleaning and pumping schedule which will also reduce the amount of grease that could potentially enter the system. I've contacted drain line specialists in our area and they have assured me that by maintaining and properly executing a grease abatement system, we can add fryers to our operation without risk of harming the existing sewer system. I will be providing documentation from Biotech Drain Line to substantiate these claims and will also provide equipment specifications once we decide which grease trap will best suit our needs and provide the best protection to reduce the threat of grease entering the system.

Sincerely,

David Drury  
Owner Georgia's Pizza

January 21, 2025

Town of Pittsford  
11 S. Main Street  
Pittsford NY 14534

RECEIVED

JAN 29 2025

TOWN OF PITTSFORD

Dear Planning Board,

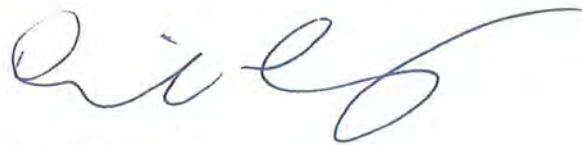
I'm writing to express my intent to begin a small renovation project at my business in the town of Pittsford and request any permits necessary to complete the job..

Recently I purchased the former Pizza Stop located in Pittsford Plaza.

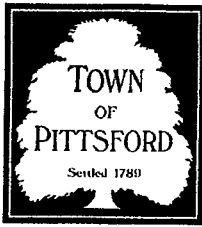
My plan is to operate similarly, but to add fryers so that we can offer an increased number of menu items and also increase revenue.

The bulk of the renovation will be the installation of a 6.5 ft, type 1 (grease) hood and fire suppression system. In addition, a larger grease trap will be installed to remove fats, oils and grease from waste water. Other renovations will include interior painting and the installation of a new sign on the front of the building.

Sincerely yours,



David Drury  
Owner



# TOWN OF PITTSFORD SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: Georgio's Pizza

LOCATION: 3349 Monroe Ave Site 18 (Formerly The Pizza Stop)

TAX ACCOUNT NO: 33-1699454

OWNER: AD Pizza Partners LLC

APPLICANT: David Drury

ADDRESS: 20 Whitestone Lane

ADDRESS: 20 Whitestone Lane

CITY, ST ZIP: Rochester NY 14618

CITY, ST ZIP: Rochester NY 14618

PHONE: (585) 356-1563

PHONE: (585) 356-1563

FAX: \_\_\_\_\_

FAX: \_\_\_\_\_

E-MAIL: ddruryref@gmail.com

E-MAIL: ddruryref@gmail.com

AGENT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, ST ZIP: \_\_\_\_\_

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_

E-MAIL: \_\_\_\_\_

BRIEF DESCRIPTION OF PROJECT: Installation of a 6.5 ft Hood and fire suppression system.

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

HEARING DATE REQUESTED: \_\_\_\_\_

Square Footage of Building: 2800

Total Acreage of Disturbance: \_\_\_\_\_

ZONING CLASSIFICATION: Commercial SIZE OF PARCEL: \_\_\_\_\_

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

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





# TOWN OF PITTSFORD SPECIAL PERMIT 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, Karl Postler (Tenant Coordinator, Owner Rep), the owner of the property located

at: 3349 Monroe Ave. Pittsford 14618  
(Street) (Town) (Zip)

Tax Parcel # 150.12-1-18 do hereby authorize

David Drury (owner of Georgio's Pizza) to make application to the

Town of Pittsford Planning Board, 11 South Main Street, Pittsford NY 14534 for the  
purpose(s) of renovating Georgio's Pizza with new Kitchen hood and fryers

Signature of Owner

12/30/24

Date

# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

**Georgio's Pizza**

(Project Name)

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

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

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

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

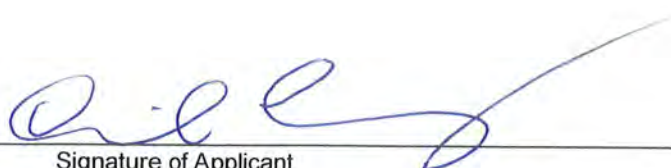
...issued under the provisions of the Ordinances, Local Laws, Rule or Regulations constituting the zoning and planning ordinances regulations of the Town of Pittsford, do hereby certify that I have read the provisions of Section §809 of the General Municipal Law of the State of New York attached to this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

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

Name(s)

Address(es)

None



Signature of Applicant

01/21/2025

Dated

20 Whitestone Lane

Street Address

Rochester NY 14618

City/Town, State, Zip Code

617.20  
**Appendix B**  
**Short Environmental Assessment Form**

**Instructions for Completing**

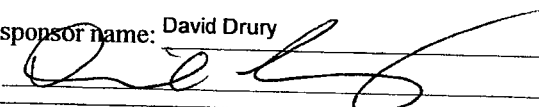
**Part 1 - Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available.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

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

<b>Part 1 - Project and Sponsor Information</b>			
David Drury (AD Pizza Partners LLC)			
Name of Action or Project: Georgio's Pizza			
Project Location (describe, and attach a location map): 3349 Monroe Ave Suite 18			
Brief Description of Proposed Action: Installation of 6.5 ft. grease hood and fire suppression system			
Name of Applicant or Sponsor: David Drury		Telephone: 356-1563	
		E-Mail: ddruryref@gmail.com	
Address: 20 Wthiestone Lane			
City/PO: Rochester		State: NY	Zip Code: 14618
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:			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			





18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: David Drury	Date: 01/21/2025	
Signature: 		

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

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

**TOWN OF PITTSFORD**  
**DEVELOPMENT REVIEW COMMITTEE – Planning Comments**  
For Planning Board Meeting 3/10/25

SUBJECT:     Georgio’s Pizza  
              Restaurant Special Use Permit  
              3349 Monroe Avenue (Pittsford Plaza)  
              Tax Parcel #150.12-1-18

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 operation of a restaurant, Georgio’s Pizza, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The current restaurant, The Pizza Stop, will be renovated to include fryers and a hood fire suppression system to serve the new tenant. This property is zoned Commercial (C). (DPW)
2. This is an Unlisted Action pursuant to SEQRA and a Part I Short EAF has been submitted by the applicant. (DPW)
3. The applicant submitted responses to Town Code §185-174 Determination of Impact. The Planning Board should review the applicant’s responses to evaluate potential impacts to the plaza and Monroe Avenue corridor. (DPW)

**PARKING**

4. Will the special short-term parking spaces be provided? It should be noted that parking in the drive lane in front of the storefront is not allowed. (DPW)
5. Recent observations have shown that parking in the plaza is sufficient, but at peak times parking may only be available in less than convenient locations. The proposed use may generate increased parking generation that coincide with existing peak periods. (DPW)

**SANITARY SEWERS**

6. In accordance with §121-11 of the Town Code, a design engineer or architect must provide a suitable grease interceptor for the kitchen and food preparation areas of the restaurant; an external grease trap is required for most restaurant operations. The Town Engineer received grease trap information on March 4, 2025, and has submitted a letter to the applicant dated March 5, 2025, also attached hereto. Further materials are requested for review. (DPW)
7. The applicant is requested to submit formal plans to Monroe County Pure Waters (MCPW) for review of the grease trap. A copy of the approval from MCPW should be submitted to the Town for record-keeping. (MCDPD)

**FIRE SAFETY**

8. A demolition permit is required from the Building Department prior to interior demolition of the existing space. A building permit is required from the Building Department prior to renovation and outfitting for the new restaurant. Installation of the hood fire suppression system will be reviewed as part of the building permit process. (DPW)

9. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention, at the request of Monroe County Department of Health (MCDOH). (MCDPD)

## **SIGNAGE**

10. Per the current sign plan for Pittsford Plaza, the total maximum signage for this space is 45 square feet. The applicant has submitted a signage permit for 26.75 square feet. The Town of Pittsford is currently working to revise the regulations for signage. As proposed, the new regulations would allow the total maximum signage at 25 square feet. Depending on the date of issuance for the submitted signage permit and the adoption date of the new code, the Building Department may require the signage to be reduced to 25 square feet. (DPW)
11. Signage design is subject to review and approval by the Design Review and Historic Preservation Board. (DPW)
12. Short-term parking spaces depicted with signage must conform to §185-138 C. of the Town Code. (DPW)

## **MISCELLANEOUS**

13. Although outdoor seating is not proposed at this time, the Planning Board could allow it near the front of the entrance, if desired. There is also a public courtyard with tables and chairs close to the location that could be utilized by customers. Any outdoor seating would be subject to approval by the plaza owner, but as long as seating did not block the pedestrian pathway or pose a safety hazard, the Planning Board could allow for a few tables and chairs. (DPW)
14. Town Code §185-42 G. states, "No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is, or may become, hazardous, obnoxious or offensive owing to emission of odor, dust, smoke, cinders, gas fumes, noise vibration, refuse matter or water-carried waste." Application materials do not indicate the type or location of dumpsters. (DPW)
15. Trash and refuse are presumed to be taken out the to the rear of the lease space. This should be confirmed by the Planning Board during the hearing process. If an additional dumpster is necessary, an enclosure will be required, and its location will be subject to review and approval by the Planning Board. (DPW)
16. Monroe County Department of Planning & Development has reviewed this application and has provided comments. A copy of the report is attached and incorporated herein. (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

SETTLED 1789

*Department of Public Works*

11 SOUTH MAIN STREET, PITTSFORD, NY 14534  
TEL. 585-248-6250 FAX 585-248-6262

March 5, 2025

AD Pizza Partners LLC  
Attn: David Drury  
20 Whitestone Lane  
Rochester, NY 14618  
Email: ddruryref@gmail.com

**RE:** Georgio's Pizza – 3349 Monroe Ave.  
Grease Interceptor Review

Dear David Drury:

The following comments are offered after review of your project's Preliminary Application request to use an interior hydromechanical Grease Interceptor at the proposed renovated space associated with the former "Pizza Stop Restaurant" located at 3349 Monroe Ave. Our review is based on the limited documents received to date and are contingent on a final review of the project's plumbing plans that have not been submitted as of the date of this letter.

1. Prior to submission of the Final Design Plans, the Applicant / Property Owner shall submit for Town review, a plumbing schematic and video of the existing plumbing network from the point of proposed connection to the existing lateral's connection at the sewer main. Based on communication with EC4B Engineering, Dale Lagon, this has been done and will be submitted shortly.
2. The Town requires an exterior gravity grease trap with a minimum size of 1,000 gallons for restaurants within our community. Given the extenuating circumstances associated with access to an exterior wall and proposed limited Fats, Oils, and Grease (FOG) loading associated with this restaurant's business model, the Town is agreeable to waving the exterior gravity grease trap requirement. This restaurant's business model minimizes FOG through limited seating capacity (36 seats), disposable flatware and utensils, as well as a proposed waste oil tank plumbed from the fryers through a storage tank to the exterior of the building for disposal.

This waiver is based on the Applicant providing a below slab hydromechanical Grease Interceptor with pretreatment solids interceptor basket traps for all "Food Prep" and "Compartmental Sinks" used for washing.



March 5, 2025

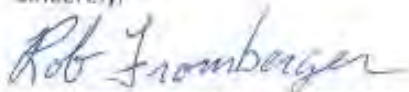
RE: Georgio's Pizza – 3349 Monroe Ave.  
Grease Interceptor Review

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3. The proposed hydromechanical Grease Interceptor shall be sized to accommodate all floor drains, mop basins and sinks within proximity to the kitchen. The Town has reviewed draft calculations that indicate a "2-minute drain time" has a flow rate of 63 GPM combined with an estimated grease production of (36 seats x 4 turns per seat x 0.035lb/serving x 90 day pump out period) 454 lbs of FOG. This suggests that a GB-75 Schier Model, as proposed, may be the minimum sized unit that will be approved based on the limited information we have received to date.
4. The project design will need to locate the proposed Grease Interceptor below the floor slab and include a plumbed direct vent to the exterior.
5. A remote pump out connection shall be plumbed from the unit to the exterior of the building.
6. Final Approval will be contingent on review of the project's floor and plumbing plans as well as associated sizing calculations. When making your final design submission, please include the sizing calculations and Fixture Unit count for the entire facility as well as those fixtures draining through the Grease Interceptor only.

We trust this information will be helpful to complete your design for formal review. If you should have any questions, please do not hesitate to give us a call. You may reach me at 248-6250.

Sincerely,



Rob Fromberger, P.E. – Town Engineer

CC:

Karl Postler & Eric Wright – Wilmorite

Dale Logan, P.E. – EC4B Engineering

Doug DeRue – Town Planner

Anthony Caruso – Fire Marshal / Building Inspector

April Zurowski – Planning Assistant

Jim Peterson – Sewer Foreman

File: L001 (Grease Interceptor Sizing).doc



Department of Planning & Development  
Monroe County, New York

Adam J. Bello  
County Executive

Ana J. Liss  
Director

To: Town of Pittsford Planning Board  
From: Yixuan Lin, Senior Planner *yl*  
Date: March 6, 2025  
Subject: Georgio's Pizza - Pittsford Plaza  
3349 Monroe Ave, Rochester 14618  
MCDP&D Response to Development Review Referral (PT25003)

Review Authority and Response:

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

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

Yes  No

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

Yes  No

MCDP&D Comments:

1. Applicants are encouraged to contact other County Departments and non-county agencies to ensure all permitting requirements for this project have been satisfied.
2. According to New York State Town Law § 272-a (11)(a) and (b), all land use regulations shall be made in accordance with the comprehensive plan. It is recommended that the Board refer to the Town of Pittsford's Comprehensive Plan when deciding land use matters.

If you have any questions regarding this review, please contact me at 585-753-2026 or YixuanLin@monroecounty.gov.

xc: Development Review Committee  
Pittsford Plaza SPE, LLC  
AD Pizza Partners LLC, David Drury  
Monroe County Planning & Development



Subject: Attachment to File PT25003  
Georgio's Pizza - Pittsford Plaza  
3349 Monroe Ave, Rochester 14618

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

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

1. The proposed project may require a backflow preventer. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention.
2. Plans for proposed backflow preventer(s) must be submitted to and approved by the supplier of water and the Monroe County Department of Public Health prior to installation.
3. If the proposed project contains a food service establishment, plans must be submitted to and approved by the Monroe County Department of Public Health. For further information contact the Food Protection Section at 585-753-5064.
4. Plans for any extension or relocation of a water main must be submitted to and approved by the Monroe County Department of Public Health.

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

1. This project was not sent to Monroe County Department of Transportation for review. Applicants should verify with this agency that they do not have jurisdictional requirements for this project.

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

1. Please be advised that Monroe County Pure Waters (MCPW) must review and approve plans for any site development / new construction in the "Irondequoit Bay South Central Pure Waters District".
2. Plan resides within our "Irondequoit Bay South Central Pure Waters District"- formal Plans to be sent to MCPW. Engineer to complete the PW-2 abbreviated form. Monroe County Industrial Waste Division will need to see that grease trap or oil/water separator is included within the design of this project. They will ask for – A.) Interior plumbing plans. B.) Manufacturer cut-sheet(s) for separator. C.) Sizing calculations for any grease trap or oil/water separator.

**PW-2 Forms can be downloaded at:**

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

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

**PW-2 Forms can be downloaded at:**

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

Please send the filled PW-2 form to Rich Bianchi via email at [RBianchi@MonroeCounty.gov](mailto:RBianchi@MonroeCounty.gov)

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

1. The Monroe County Department of Planning and Development has reviewed this application and does not have any comment. Please refer to the attached Project Review Report for the complete list of Development Review Committee comments.

REQUEST FOR SPECIAL USE PERMIT

MAMMA G'S RISTORANTE ITALIANO

PITTSFORD PLAZA

SPACE # 28

3349 MONROE AVENUE, PITTSFORD NY 14618





**FTFS Restaurant Holdings LLC**

**Db a Mamma G's Italian Restaurant**

1/22/2025

**RE: Business Description of Mamma G's**

To whom it may concern,

My name is Alessio Troiano and I am one of the owner of FTFS Restaurant Holdings LLC.

I am writing this letter with the purpose of describing our idea of business to be located in Pittsford Plaza, 3349 Monroe Avenue, Pittsford, NY 14618

The business will occupy 5,084 SF in space #28 of the Pittsford Plaza (former Benucci's Italian Ristorante) and will be an Italian restaurant named Mamma G's Ristorante Italiano.

My family and I have been operating for almost 10 years our main location of Mamma G's Ristorante Italiano at 2133 E Henrietta Rd, Rochester, NY 14623 and we are looking to provide our signature homemade traditional Italian fares in a second location in the town of Pittsford and we believe that the former Benucci's restaurant space is ideal for us.

We would like to integrate our homemade kitchen with wood fire oven pizza (oven already installed in the space) and with a full-service bar serving our customers with signatures drinks and wines popular in Italy. Our goal is to provide our customers with an authentic Italian dining experience in the most prestigious area of the region.

We are expecting to initially employ between 25 and 30 employees between full time and part time and depending on the day of the week and time of the day we will be scheduling between 12 and 16 workers (employees, managers and owners) to be working per shift.

We expect our customers to spend anywhere between 90 minutes and 2 hours at our location depending on the time of the day (shorter visits during lunch time), day of the week and size of the party dining in. We will also provide to-go services where customers can just pick up their orders. In this case we expect their visit to be very quick (10 – 15 minutes or less).

We expect to stay open for both lunch and dinner time from 11.00 am to 9.00 pm (with kitchen closing around 8.30 pm) initially Tuesday to Sunday but offer our services 7 days a week when all the training of employees will be completed. Considering dine-ins and take-outs and considering our numbers at our current location, our initial goal is to serve around 1500 meals per week.

Our location will need a complete commercial kitchen including commercial cooking (gas ranges and ovens, charbroil grills, fryers, wood fire pizza oven) and refrigerating equipment (coolers and freezers both reach ins and walk ins), ventilation hoods with fire suppression systems, automatic dishwashing machines and sinks connected to grease traps and any other equipment and special devices required from both Monroe County Health Department and Town of Pittsford Fire Department to operate a food service establishment.

I am attaching initial conceptual drawings for space and some rendering pictures created by our architects with the scope to give the reader a better understanding of our idea for the business layout.

Please do not hesitate to contact me anytime if you have any questions or concerns about the business we would like to open or if you require more information for the approval of the business.

Thank you very much for your attention and interest.

Kind regards,

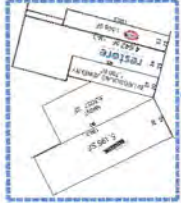
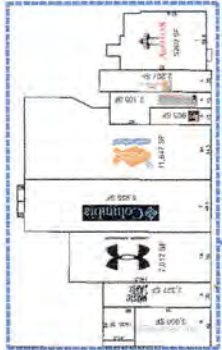
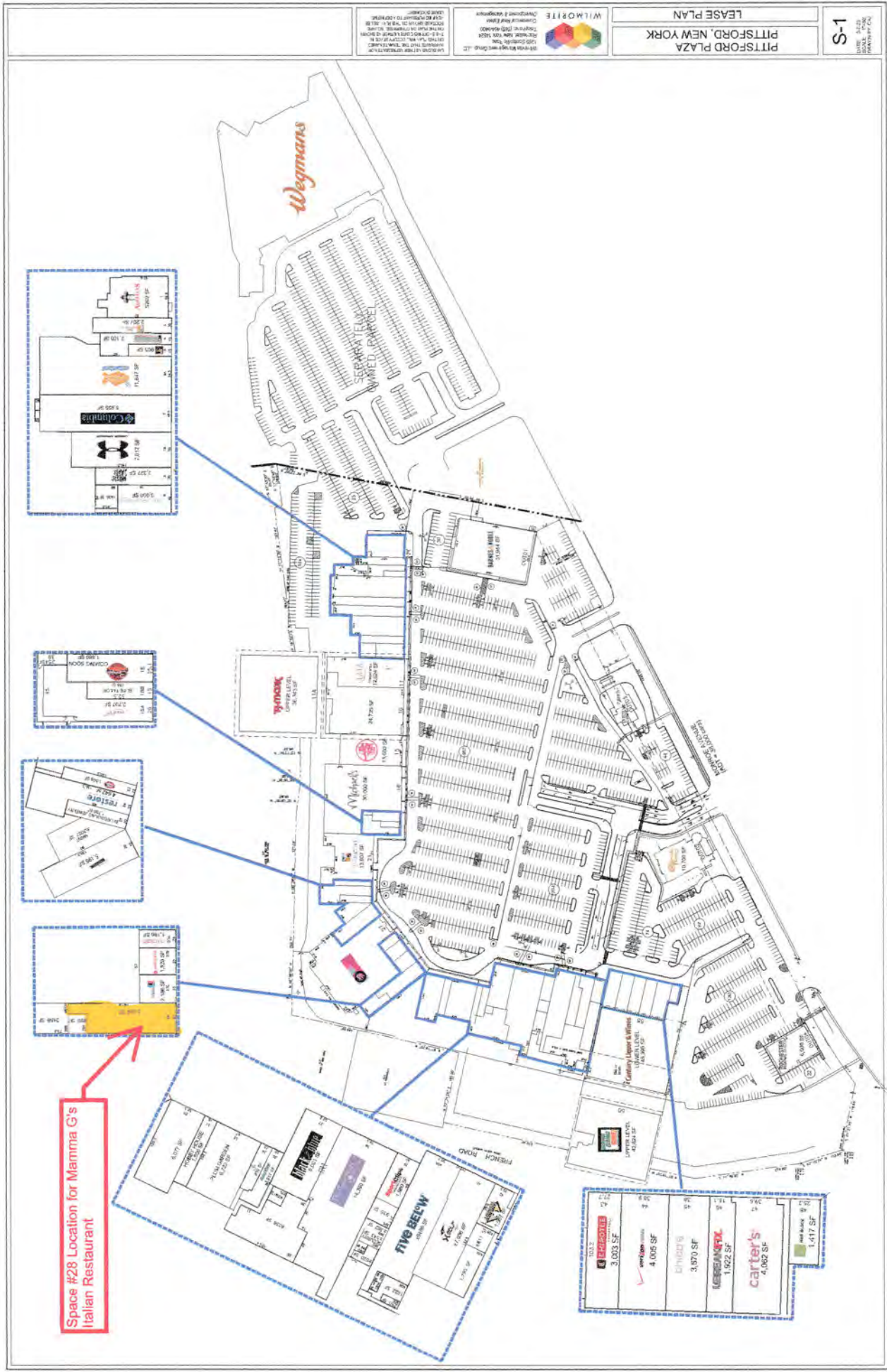
*Alessio Troiano*

Alessio Troiano  
FTFS Restaurant Holdings LLC managing member  
Troiano.ale@gmail.com  
(585) 355 7836



WILMORITE  
 DEVELOPER & LEASOR  
 1000 WILMORITE DRIVE  
 PITTSFORD, NY 14850  
 716.233.1100

REVISIONS:  
 1. 5/22/18 - REVISED TO REFLECT  
 2. 5/22/18 - REVISED TO REFLECT  
 3. 5/22/18 - REVISED TO REFLECT



Space #28 Location for Mamma G's  
 Italian Restaurant

4	REAR COURT	3,003 SF
5	WALKWAY	4,005 SF
6	ENTRANCE	3,970 SF
7	REAR COURT	1,922 SF
8	CARTER'S	4,062 SF
9	REAR COURT	1,417 SF

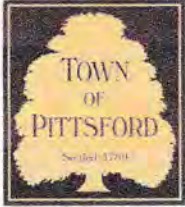












# TOWN OF PITTSFORD SPECIAL PERMIT APPLICATION FORM

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

**PROJECT NAME:** MAMMA G'S RISTORANTE ITALIANO

**LOCATION:** 3349 MONROE AVENUE, PITTSFORD, NY 14618

**TAX ACCOUNT NO:** 264689 150.12-1-18 & 150.16-2-44

**OWNER:** PITTSFORD PLAZA SPE, LLC

**APPLICANT:** FTFS RESTAURANT HOLDINGS LLC

**ADDRESS:** 1265 SCOTTSVILLE RD

**ADDRESS:** 2133 E HENRIETTA RD

**CITY, ST ZIP:** ROCHESTER, NY 14624

**CITY, ST ZIP:** ROCHESTER, NY 14623

**PHONE:** (585) 464-9400

**PHONE:** (585) 355-7836

**FAX:** (585) 464-0706

**FAX:** \_\_\_\_\_

**E-MAIL:** info@wilmorite.com, JayWilmot@Wilmorite.com

**E-MAIL:** ftfsroc@gmail.com

**AGENT:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY, ST ZIP:** \_\_\_\_\_

**PHONE:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**E-MAIL:** \_\_\_\_\_

**BRIEF DESCRIPTION OF PROJECT:** Full service Italian restaurant to be located in space 28 of Pittsford Plaza (former Benucci's Italian Ristorante)

**REQUEST FOR:** (Please check all applicable)

- Concept Subdivision
- Preliminary Subdivision
- Final Subdivision
- Special Permit
- Wetlands Permit
- Preliminary Site Plan
- Final Site Plan

**HEARING DATE REQUESTED:** 03/10/2025

Square Footage of Building: 5084 sf

Total Acreage of Disturbance: 0.117

**ZONING CLASSIFICATION:** COMMERCIAL **SIZE OF PARCEL:** 39.5 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)

See Attachment 1 (FEMA Map Panel 36055C0356G)

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



# ATTACHMENT 1 – FEMA MAP PANEL 36055C0356G

**NOTES TO USERS**

The user of this map is advised that the information shown on this map is based on the best available information at the time of the map's production. The user should not rely on this map for any purpose other than that for which it was prepared. The user should also be aware that the information shown on this map is not intended to be used as a substitute for a professional engineering or architectural drawing. The user should also be aware that the information shown on this map is not intended to be used as a substitute for a professional engineering or architectural drawing.

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**LEGEND**

**WATER**

- Water
- Water
- Water

**ROADS**

- Interstate
- State
- County
- Local

**RAILROADS**

- Interstate
- State
- County
- Local

**UTILITIES**

- High Voltage
- Medium Voltage
- Low Voltage
- Gas
- Water
- Sewer

**BOUNDARIES**

- County
- Township
- City
- Ward

**Other symbols and text in the legend.**

**PANEL 0356G**

**FIRM**

**FLOOD INSURANCE RATE MAP**

**CONTAINS**

**COULDS BE**

**SPRINGFIELD, TOWN OF**

**HEMLOCK, TOWN OF**

**PITTSBURGH, TOWN OF**

**PANEL 036 OF 038**

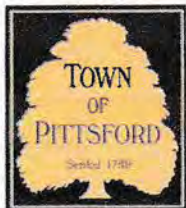
**MAP SHEET G**

**MAP NUMBER**

**2006C0356G**

**EFFECTIVE DATE**

**APRIL 28, 2006**



# TOWN OF PITTSFORD SPECIAL PERMIT 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, Karl Postler (Owners Representative), the owner of the property located

at: 3349 Monroe Ave Pittsford 14618  
(Street) (Town) (Zip)

Tax Parcel # 150.12-1-18 & 150.16-2-44 do hereby authorize

Mamma G's Italian Restaurant to make application to the

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

purpose(s) of Operating an Italian Restaurant

Karl Postler

Signature of Owner

1/29/2025

Date





# 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.



# Disclosure Form E

STATE OF NEW YORK  
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

**MAMMA G'S RISTORANTE ITALIANO**

(Project Name)

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

*Town Board*     *Zoning Board of Appeals*     *Planning Board*     *Architectural 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)

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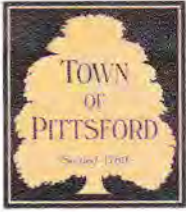
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Signature of Applicant

01/29/2025  
Dated

2133 E HENRIETTA RD  
Street Address

ROCHESTER, NY 14623  
City/Town, State, Zip Code



# TOWN OF PITTSFORD

## LISTING OF ABUTTERS

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

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

*site plan*

*special permit*

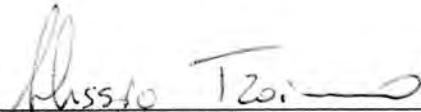
*subdivision*

...for property at: 3349 MONROE AVENUE, PITTSFORD, NY 14618

Tax Parcel # 264689 150.12-1-18 & 150.16-2-44 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

01/29/2025

Date

### LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

SEE ATTACHMENT 2 - LIST OF PARCELS 500' DISTANCE

ATTACHMENT 2 – LIST OF PARCELS WITHIN 500' OF PROPOSED SPACE

Source : monorecounty.gov

Parcel Address	Parcel Address City	Zip code	Owner	Mailing Address
9 Leeward Ln	ROCHESTER	14618	HANSEN,BRIAN C. HANSEN,POONAM P.	9 LEEWARD LN ROCHESTER, NY 14618
364 French Rd	Pittsford	14534	HAENGGI,TIMOTHY J. COLASANTO,ANDREA	364 FRENCH RD PITTSFORD, NY 14534
353 French Rd	PITTSFORD	14534	KEMP,CLIFFORD JR MUELLER,GRACE EVANS	353 FRENCH RD PITTSFORD, NY 14534
77 West Brook Rd	Pittsford	14534	GLASGOW, JAKE E. GLASGOW, LAURA M	77 WEST BROOK RD PITTSFORD, NY 14534
15 West Brook Rd	PITTSFORD	14534	MERRICKS,DAVID MERRICKS,JENNIFER	15 WEST BROOK RD PITTSFORD, NY 14534
16 West Brook Rd	PITTSFORD	14534	ZANDVOORT,MARC W. ZANDVOORT,MELANIE M	16 WEST BROOK RD PITTSFORD, NY 14534
3462 Monroe Ave	PITTSFORD	14534	BAJOREK,RONALD G. JR BAJOREK,LORI S.	3462 MONROE AVE PITTSFORD, NY 14534
3330 Monroe Ave	ROCHESTER	14618	3330 MONROE AVE LLC	550 LATONA RD BLDG E STE 501 AVE ROCHESTER, NY 14626
10 Larwood Dr	ROCHESTER	14618	ABRAMS,DEBRA L.	10 LARWOOD DR ROCHESTER, NY 14618
3195 Monroe Ave	ROCHESTER	14618	WEGMANS FOOD MARKETS INC	REAL ESTATE ACCOUNTING PO BOX 24470 ROCHESTER, NY 14624
355 French Rd	PITTSFORD	14534	RAINEY,BRADFORD J. KING-RAINEY,KRISTEN	355 FRENCH RD PITTSFORD, NY 14534
41 West Brook Rd	PITTSFORD	14534	SEARL,ROBERT SEARL,VIRGINIA G.	41 WEST BROOK RD PITTSFORD, NY 14534

3290 Monroe Ave	ROCHESTER	14618	PITTSFORD PLACE ASSOC	JOHN SUMMERS 1001 LEXINGTON AVE ROCHESTER, NY 14606
25 Long Meadow Cir	PITTSFORD	14534	BEELEY,JAMES A. BEELEY,DAWN M.	25 LONG MEADOW CIR PITTSFORD, NY 14534
370 French Rd	Pittsford	14534	11 WEXFORD GLEN LLC	11 WEXFORD GLN PITTSFORD, NY 14534
21 Evergreen Ln	Rochester	14618	TURRI,JOSEPH A. TURRI,KATHRYN C	21 EVERGREEN LN ROCHESTER, NY 14618
12 Leeward Ln	ROCHESTER	14618	MCKAY,THOMAS M. MCKAY,LISA N.	12 LEEWARD LN ROCHESTER, NY 14618
343 French Rd	Pittsford	14534	PACITTO,PAUL T.	343 FRENCH RD PITTSFORD, NY 14534
48 West Brook Rd	PITTSFORD	14534	CRAIG,TODD R. PAGANO,STEPHANIE	48 WEST BROOK RD PITTSFORD, NY 14534
32 West Brook Rd	Pittsford	14534	NAUGHTON,LINDA	32 WEST BROOK RD PITTSFORD, NY 14534
311 French Rd	PITTSFORD	14534	SHEU,CHWAN SHIOU LIU,WEI ZHI	311 FRENCH RD PITTSFORD, NY 14534
201 French Rd	Rochester	14618	LEWIS,SEAN F. LEWIS,DANIELLE R.	201 FRENCH RD ROCHESTER, NY 14618
69 West Brook Rd	Pittsford	14534	HOFFKINS,ROBERT J. HOFFKINS,CHRISTINE A.	69 WEST BROOK RD PITTSFORD, NY 14534
3225 Monroe Ave	ROCHESTER	14618	WEGMANS FOOD MARKETS INC	C/O KEY BANK PO BOX 94839 CLEVELAND, OH 44101
4 West Brook Rd	Pittsford	14534	DASTA,ALYNN	4 WEST BROOK RD PITTSFORD, NY 14534
200 French Rd	ROCHESTER	14618	GORDON,ROBERT	1530 FIRST FEDERAL PLAZA 28 E MAIN ST ROCHESTER, NY 14614
3400 Monroe Ave	ROCHESTER	14618	PITTSFORD COLONY LLC	28 EAST MAIN ST STE 700 ROCHESTER, NY 14614

3350 Monroe Ave	ROCHESTER	14618	GJEFF LLC	3350 MONROE AVE ROCHESTER, NY 14618
20 Evergreen Ln	ROCHESTER	14618	WARZOCHA,KENNETH J. WARZOCHA,JOANNE B.	20 EVERGREEN LN ROCHESTER, NY 14618
371 French Rd	PITTSFORD	14534	GLASSBROOK,NEIL D. GLASSBROOK,SALLY	371 FRENCH RD PITTSFORD, NY 14534
350 French Rd	PITTSFORD	14534	CONTINUING DEV SERV INC	860 HARD RD WEBSTER, NY 14580
341 French Rd	PITTSFORD	14534	FERRIS,WENDY	341 FRENCH RD PITTSFORD, NY 14534
3256 Monroe Ave	Rochester	14618	3256 MONROE AVENUE, LLC	3256 MONROE AVE ROCHESTER, NY 14618
3220 Monroe Ave	ROCHESTER	14618	CLOVER MONROE ASSOC LLC	ATTN: RAINALDI REAL ESTATE INC 205 ST PAUL ST STE 200 ROCHESTER, NY 14604-1187
3300 Monroe Ave	ROCHESTER	14618	PITTSFORD PLACE ASSOC	JOHN SUMMERS 1001 LEXINGTON AVE ROCHESTER, NY 14606
365 French Rd	PITTSFORD	14534	LEFLER,KERRY M. LEFLER,ADAM J.	365 FRENCH RD PITTSFORD, NY 14534
359 French Rd	Pittsford	14534	RAINEY,J. BRADFORD RAINEY,KRISTEN	355 FRENCH RD PITTSFORD, NY 14534
345 French Rd	Pittsford	14534	RATHFELDER,ERIC RATHFELDER,TEGAN	345 FRENCH RD PITTSFORD, NY 14534
3349 Monroe Ave	ROCHESTER	14618	PITTSFORD PLAZA SPE, LLC	C/O COFORGE BPS 2727 LBJ FREEWAY 806 DALLAS, TX 75234
3240-3246 Monroe Ave	ROCHESTER	14618	BUFFALO-PITT SQ ASSOC LLC	570 DELAWARE AVE BUFFALO, NY 14202
3280 Monroe Ave	ROCHESTER	14618	MC DONALD'S CORP	110 N CARPENTER ST DEPT #027 CHICAGO, IL 43219
3380 Monroe Ave	Rochester	14618	NMS MONROE II, INC	10 PINE ACRES DR ROCHESTER, NY 14618



373 French Rd	PITTSFORD	14534	MOON,JAMES P. BONHAM,JESSICA E.	373 FRENCH RD PITTSFORD, NY 14534
12 Larwood Dr	Rochester	14618	NEWMAN,HELENE C.	12 LARWOOD DR ROCHESTER, NY 14618
347 French Rd	Pittsford	14534	KASSABOV,RUSLAN KASSABOVA,ANNA	347 FRENCH RD PITTSFORD, NY 14534
3200 Monroe Ave	ROCHESTER	14618	CLOVERHILL ASSOC LLC	C/OPETCO SUPPLIES ATTNPROPMGMT 654 RICHLAND HILLS DR SAN ANTONIO, TX 78245
21 Long Meadow Cir	Pittsford	14534	LIU,WEI ZHI	311 FRENCH RD PITTSFORD, NY 14534
3340 Monroe Ave	ROCHESTER	14618	3340 MONROE AVE ASSOC LLC	28 EAST MAIN ST STE 700 ROCHESTER, NY 14614
180 French Rd	ROCHESTER	14618	COLOSI,ANDREA	180 FRENCH RD ROCHESTER, NY 14618
14 Larwood Dr	ROCHESTER	14618	VAIL,JOHN LANDERS,CATHERINE H.	14 LARWOOD DR ROCHESTER, NY 14618
16 Larwood Dr	ROCHESTER	14618	MOORE,ROBERT C. ALISA,MOORE	16 LARWOOD DR ROCHESTER, NY 14618
22 Evergreen Ln	ROCHESTER	14618	SCUDDER,BRIAN D. SCUDDER,KELLY A.	22 EVERGREEN LN ROCHESTER, NY 14618
11 Leeward Ln	ROCHESTER	14618	DAS,MANJU P. REV TRST DAS,MANJU & VIJAY	3426 HANCOCK BRIDGE PKWY 1004 N. FORT MYERS, FL 33903

**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.

<b>Part 1 - Project and Sponsor Information</b>			
FTFS RESTAURANT HOLDINGS LLC dba MAMMA G'S ITALIAN RESTAURANT, 2133 E HENRIETTA RD, ROCHESTER, NY 14623			
Name of Action or Project: MAMMA G'S RISTORANTE ITALIANO			
Project Location (describe, and attach a location map): PITTSFORD PLAZA space # 28, 3349 MONROE AVENUE, PITTSFORD, NY 14618			
Brief Description of Proposed Action: Full service Italian restaurant to be located in space #28 of Pittsford Plaza (former Benucci's Italian Ristorante)			
Name of Applicant or Sponsor: ALESSIO TROIANO		Telephone: (585) 355-7836	
		E-Mail: ffsroc@gmail.com	
Address: 2133 E HENRIETTA RD			
City/PO: ROCHESTER		State: NY	Zip Code: 14623
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: New York State Liquor Authority for the approval of a full NYS Liquor License			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0.117 acres	
b. Total acreage to be physically disturbed?		0.117 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input checked="" type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____	<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 type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
All water from gutters and parking lot drainage will be moved into an existing storm water drain connected to the municipal stormwater system			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>ALESSIO TROIANO</u>	Date: <u>01/29/2025</u>	
Signature: <u><i>Alessio Troiano</i></u>		

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

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



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

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

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

FTFS Restaurant Holdings LLC

DbA Mamma G's Italian Restaurant

1/29/2025

**RE: Special Use Permit – § 185-174 Determination of Impact**

To whom it may concern,

My name is Alessio Troiano and I am one of the owner of FTFS Restaurant Holdings LLC.

I am writing this letter with the purpose of requesting Special Use Permit for our restaurant business idea to be located in Pittsford Plaza, 3349 Monroe Avenue, Pittsford, NY 14618 and be named Mamma G's Ristorante Italiano.

This letter has also the purpose of helping describe the proposed project and if it's impact would endanger or tend to endanger the public health, safety, morals or the general welfare of the community as per Town Code § 185-174 point A to I.

**Will the proposed use be in harmony with the general purpose and intent of this chapter, taking into account the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it and the size of the site with respect to streets giving access to it?**

We propose to use the space as a full service, family friendly, Italian restaurant which will strive to elevate the welfare and general morale of the local community with, providing dine in and take out food services. Along the years, we have catered to our customers during special celebrations (some happy like birthdays, anniversaries and graduations and some less happy like funeral functions) as well as we have helped families and individuals with dinners right after a long day of work.

From individuals to families to business gatherings, we will try to impact in the best possible way the moral of our patrons with good food and good service.

The proposed space is located in Pittsford Plaza which, with it's 39.5 acres of space, is equipped with a very large and well-lit parking space and served by 3 main entrances (2 light regulated direct entrances from Monroe Avenue and 1 side entrance shared with adjacent parcel still light regulated from Monroe Avenue)). The plaza also offers plenty of sidewalk space, multiple pedestrian curb cuts and handicap parking making it very easy to access, navigate, park and reach the wanted destination.

With a total square footage of 5084 sf, the proposed restaurant space will occupy only a very small portion of the total area of the plaza creating no significant impact on its parking lot capability or car traffic flow.

As a food service business, the nature of the restaurant operations involves the use of cooking equipment (gas, electric and wood fire) to prepare, cook and serve meals which involves the risk to

the public health and safety deriving from food born illness. We will follow all of the procedures and food safety practices dictated by the NFS and we will work closely with the Monroe County Health Department to make sure our restaurant operation will minimize the risk of food born illness hazards for the community. The Monroe County Health Department will also authorize the restaurant to operate a food service establishment and will regularly monitor the operations throughout inspections. We will also always have a L1 food manager certified employee overseeing that the operations will follow best practice rules to minimize this risk.

**Will the proposed use tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures?**

Given its location within the Pittsford Plaza property, the proposed restaurant use for the space will have very little to none impact on the value of adjacent properties. The rubbish and recycle dumpsters as well as the exhaust oil containers will also be positioned in the back of the plaza building with no direct sight or access to them from the customers or neighborhood properties (access to the containers and dumpsters will be strictly limited to employees via locking sets).

**Will the proposed use be detrimental to the flow of traffic in the vicinity or otherwise create a traffic hazard?**

Pittsford Plaza is well served and accessible by Monroe Avenue with 2 direct traffic light regulated entrances and a third entrance, still regulated with a traffic light on Monroe Avenue, shared with the adjacent property. Although Monroe Avenue has an ADT of 38,000 cars, the section of the avenue running along the plaza has 2 lines per direction and a dedicated line for turning end enter into the plaza. The entrances and exits of the plaza have 2 lines per direction as well, making it very easy to drive in and out the property. It is present a wide pedestrian sidewalk on both sides of Monroe Avenue and pedestrian crossings are well-lit and regulated by lights.

It is also easy to navigate the parking area of the plaza with multiple road signs and dictated traffic areas. With over 1300 parking spaces it is very easy to find parking spot for cars, motorcycles and any other type of vehicle.

The proposed restaurant use for the space is expected to have a little impact on the traffic workflow of the whole area considering that peak business hours will be the same as peak traffic hours but will not overall create any traffic hazard or concerns for the safety of drivers and pedestrians.

**Will the proposed use create fire or other safety hazards?**

As a restaurant business, the proposed use will create a fire hazard deriving from the use of gas, electric and wood fire cooking and refrigerating equipment.

We are planning to work with the Town of Pittsford DPW and fire marshal to respect all the NFS, NFC, NEC, NFPA and local code regulations for the layout of the proposed commercial kitchen and adopt all the procedures to minimize, contain and mitigate and risk related to fire hazard including:

- Substitute any old cooking equipment with new and better fire rated equipment
- Check, clean and bring up to code any hood ventilation system presents in the space and the wood burning oven's chimney flue

- Extend the cooking area of the kitchen and add an additional hood ventilation system with makeup air fan and fire suppression system
- Check and update to code the present fire alarm system and its components (panel, detectors, sprinkler systems)
- Install and maintain fire suppression equipment such as fire extinguishers
- Professionally clean the hoods and ventilation systems regularly to prevent grease buildups
- Professionally regularly service and maintain all the fire alarm and fire suppression equipment
- Regularly clean the whole kitchen area and deep clean the cooking equipment to avoid grease buildups
- Adopt any fire preventive measure proposed by the Town of Pittsford officials

An idea of the proposed kitchen layout can be found in the plans attached to this Special Use Permit application and will be subject to approval by the town authorities.

**Will the size and use of the proposed facility, alone or in combination with similar facilities in the area, be so substantially out of proportion with the character of nearby residential neighborhoods as to jeopardize the continued use of the neighborhoods for residential purposes?**

The proposed space is located in a commercial zone area and, more in particular, located within the premises of a large commercial hub like Pittsford Plaza. It has also been operating for the past 30 years as another Italian restaurant (Benucci's Italian Ristorante) and our best assessment would indicate that operating another Italian restaurant in that space would not jeopardize the continued use of neighborhoods area as residential.

**Will the proposed use or operation produce or present substantial danger of excessive noise, noxious odors, noxious or harmful discharge, fire or explosion, radiation, chemical or toxic release or other conditions injurious to the health or general welfare of occupants of the surrounding area.**

As of proposed use of Italian restaurant for the space, its operations will not create any noise in excess of the one produced by any other retail business. By also common agreement with the landlord, the proposed use of the space will not create any noise or noxious odors to disrupt the operations of other businesses present in the plaza or to any residential or commercial neighborhood property.

The exhausted used cooking oil will be stored in commercial grade and approved containers and professionally regularly picked up and recycled.

Food rubbish will be stored in commercial dumpsters in the back of the space, away from the general public and also located away from the property line with adjacent parcels. Rubbish will be picked up at least twice a week in order to avoid the spoilage in the dumpster and the creation of excessive odors.



Grease traps and interceptors will be installed and sized according to Town code and subject to town approval to avoid excessive grease to flow into the drainage systems.

No radiation or toxic waste will be created from the proposed use of the space.

**Will the location and size of the use, the size of the site in relation to the use, the operations in connection with the use and the parking and traffic related to the operations be such as to create a significant hazard to the safety and general welfare of the surrounding area?**

The space proposed occupies only a small area of the whole site (Pittsford Plaza lot) and with its 5084 sf will serve a maximum of anywhere between 60 and 80 customers at the same time which will have a small impact on the occupancy in the parking lot and traffic flow.

The plaza, apart from few points, is well distant from residential areas and even in unfortunate event of fire deriving from operating the restaurant space, the risk of safety for the neighborhood residential areas will be limited.

We do not expect that a family owned restaurant business (not corporate chain) operating in a 5084 sf area of a 39.5 acre plaza will create such a significant hazard with its operation (whichever related to traffic and parking, fire hazard, foodborne illness, noise or smell) to create significant risks to the safety and general welfare of the surrounding areas.

**Will the proposed use be detrimental to neighboring property or alter the essential character of the neighborhood.**

We are proposing to renovate the former Benucci's Italian Ristorante and create an Italian restaurant space that will be in line with the expectations of Pittsford Plaza visitors but we don't believe the space will, alone, have such an impact on the neighborhood areas to alter the essential character of those areas or depreciate the their value.

**Will the proposed use comply with the State Environmental Quality Review Act (SEQRA)?**

Yes

Please do not hesitate to contact me anytime if you have any questions or concerns about the business we would like to open or if you require more information for the approval of the business.

Thank you very much for your attention and interest.

Kind regards,

*Alessio Troiano*

Alessio Troiano  
FTFS Restaurant Holdings LLC managing member  
Troiano.ale@gmail.com  
(585) 355 7836

# MAMMA G'S ITALIAN RESTAURANT

CLIENT:

CLIENT NAME

3349 MONROE AVE, ROCHESTER NY 14618

PRELIMINARY DESIGN

JANUARY 16, 2025

ARCHITECT:



## DRAWING LIST

GENERAL

C1

COVER PAGE

ARCHITECTURAL

D1.1

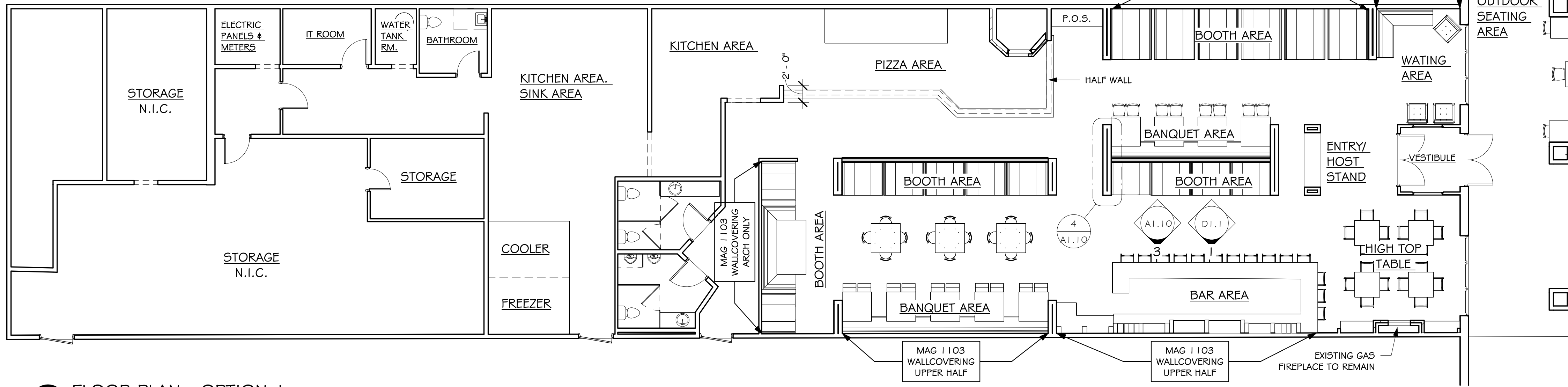
A1.10

FIRST FLOOR DEMOLITION PLAN

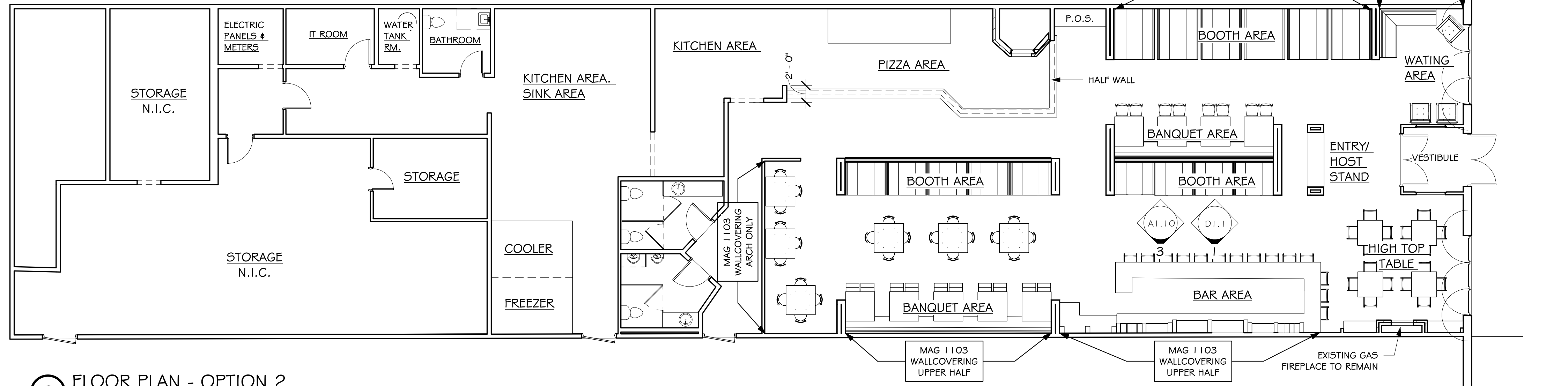
FLOOR PLAN



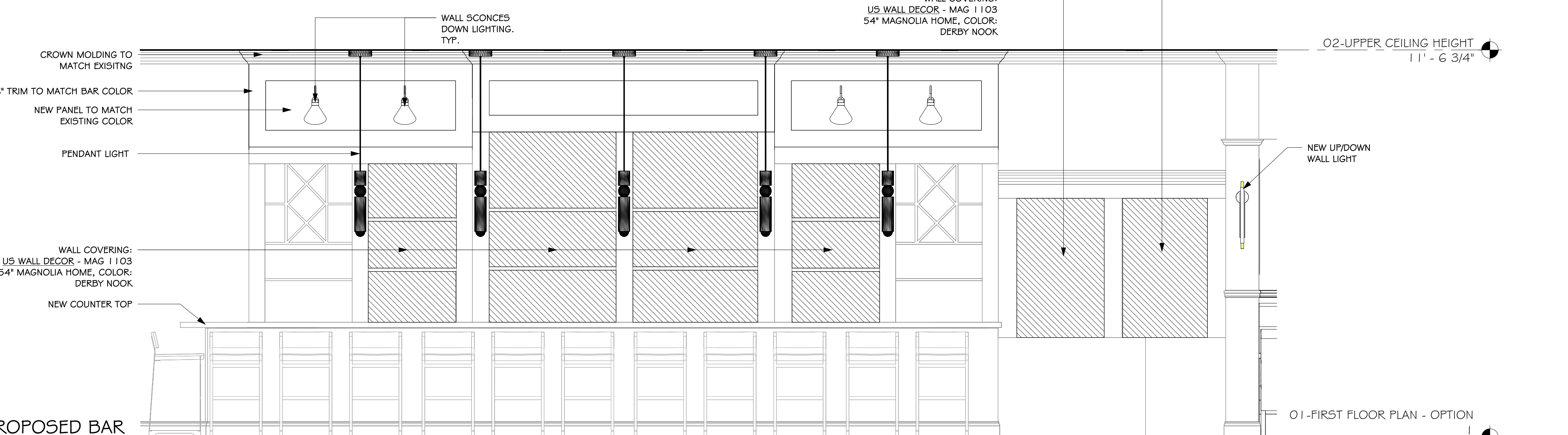
NEXT DOOR TENANT



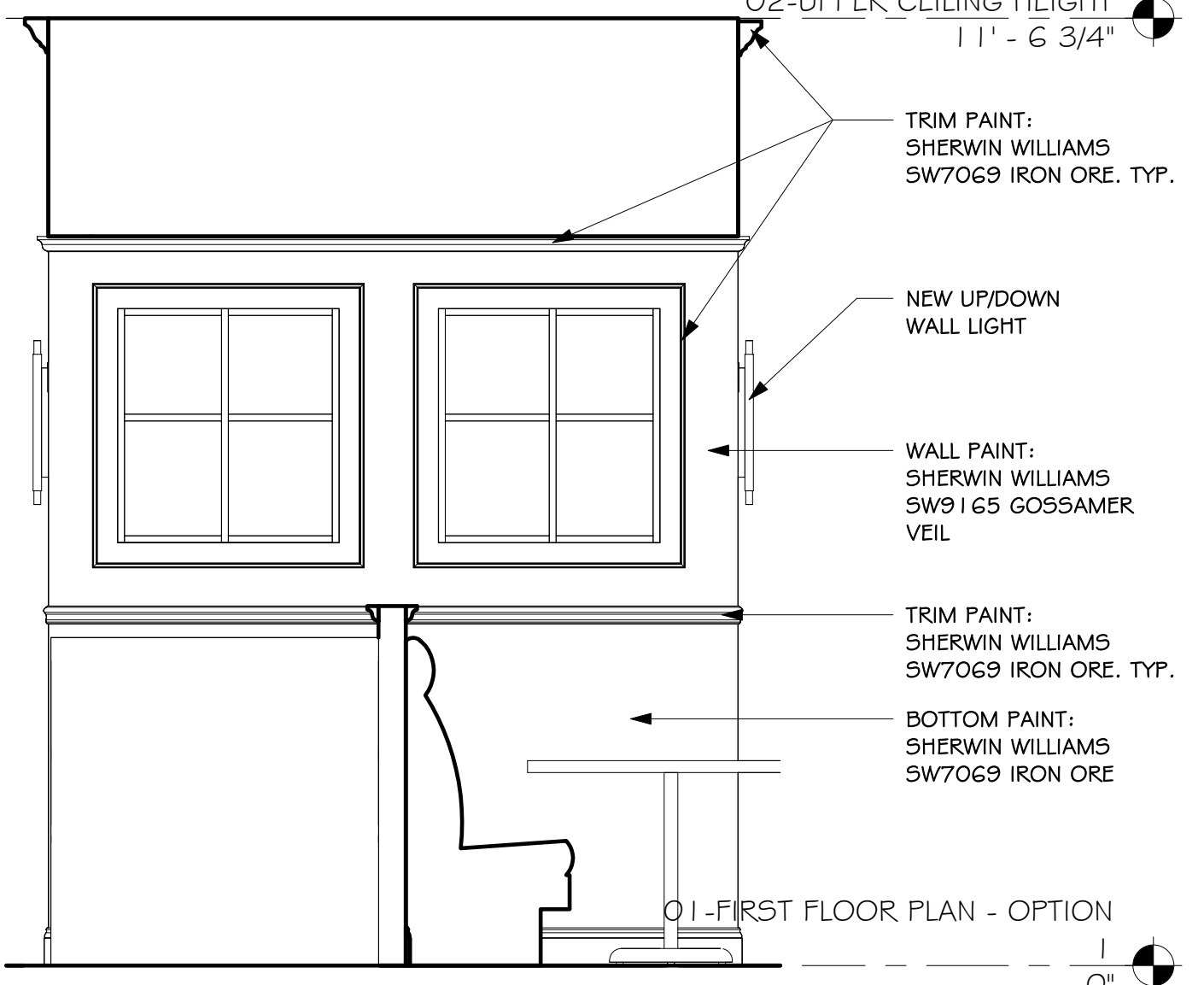
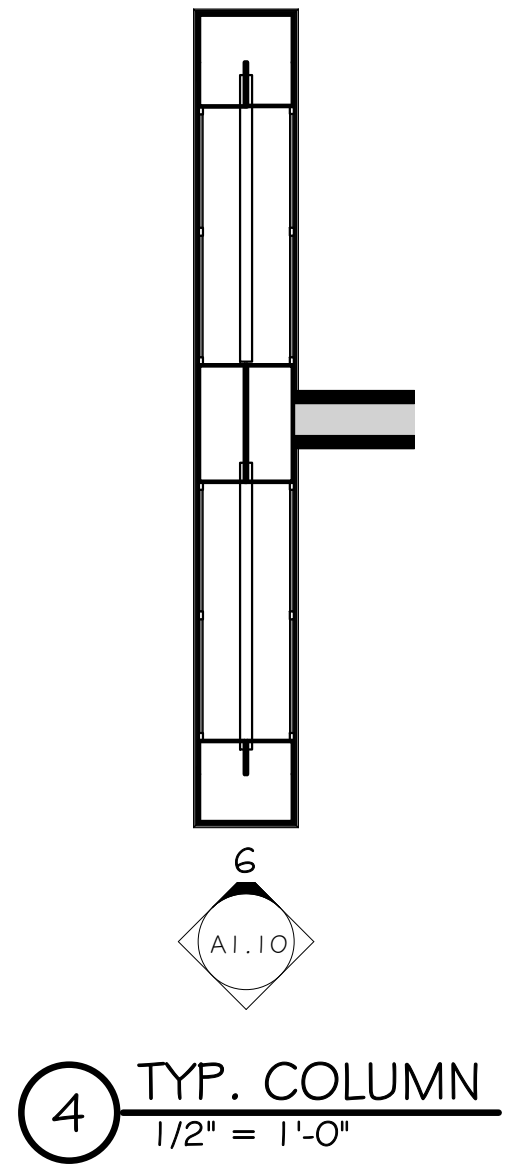
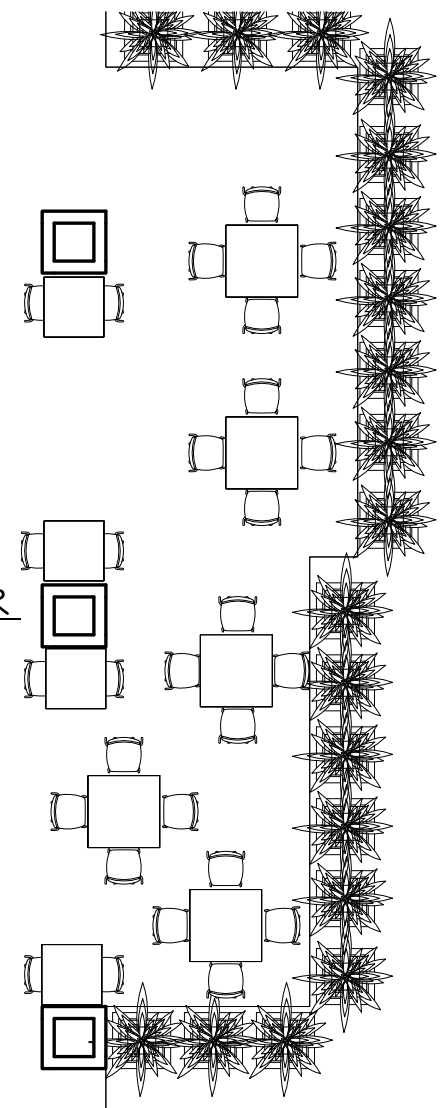
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1/8" = 1'-0"



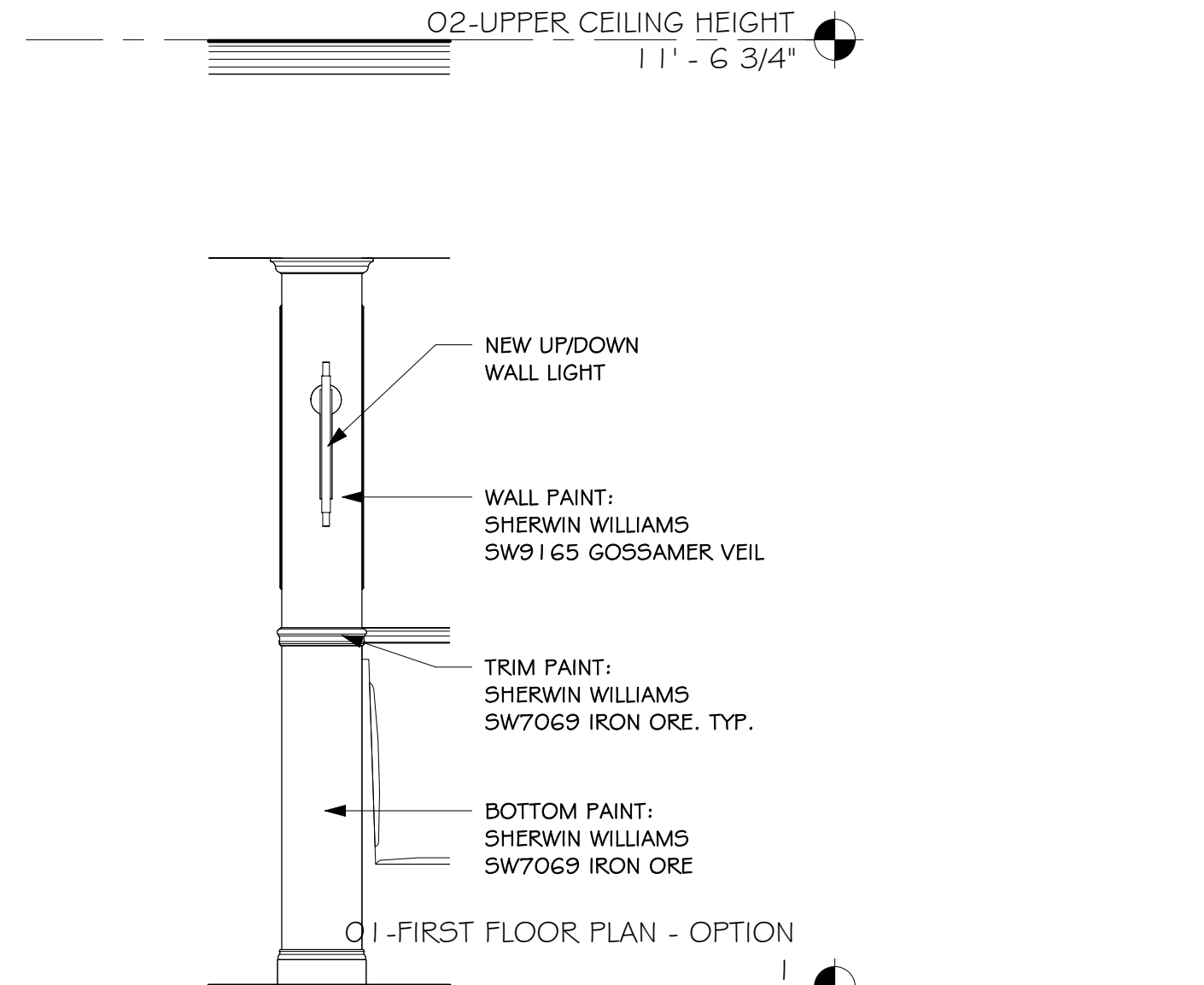
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1/8" = 1'-0"



3 PROPOSED BAR ELEVATION  
1/2" = 1'-0"



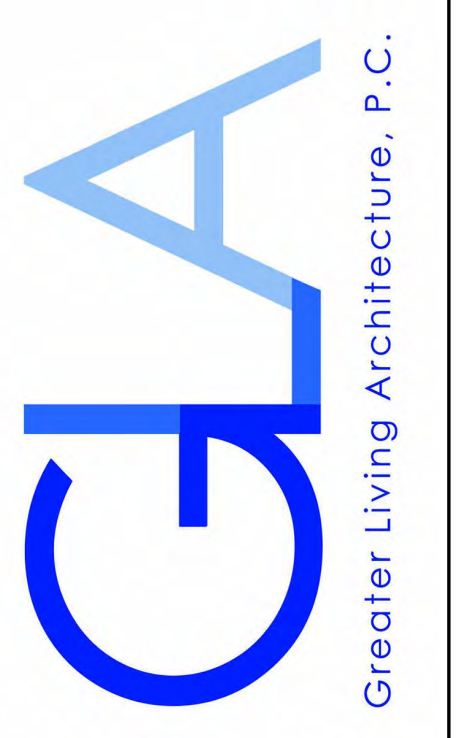
5 TYP. COLUMNS DETAIL  
1/2" = 1'-0"



6 TYP. COLUMN SIDE DETAIL  
1/2" = 1'-0"

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www.greatliving.com

**CONSULTANT:**

**CLIENT/LOCATION:**  
MAMMA G'S ITALIAN RESTAURANT  
CLIENT NAME  
3349 MONROE AVE, ROCHESTER NY 14618

**REVISIONS:**

#	DATE	BY	DESCRIPTION

**FLOOR PLAN**

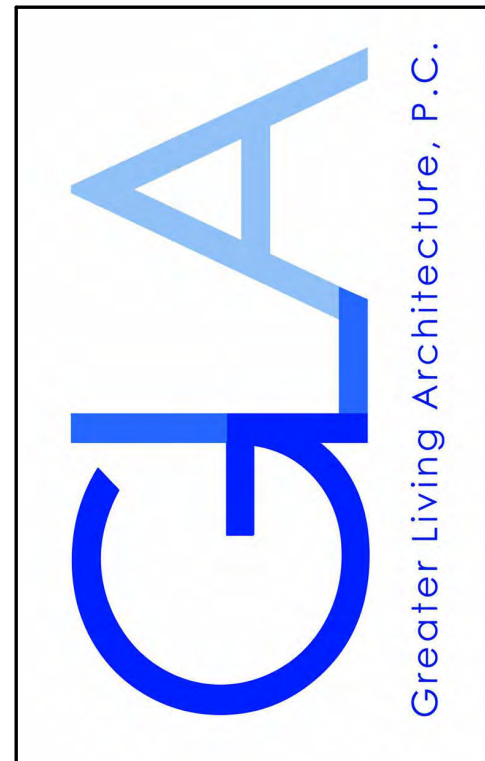
DRAWN: DO	DATE: 01/16/2025
PROJECT: 24231	SHEET: A1.10

NOT FOR CONSTRUCTION



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 ROCHESTER, NY 14623  
 CALL: (585) 272-9170  
 FAX: (585) 292-1262  
 www.greaterliving.com

CONSULTANT:

CLIENT/LOCATION:  
 MAMMA G'S ITALIAN RESTAURANT  
 CLIENT NAME  
 3349 MONROE AVE, ROCHESTER NY 14618

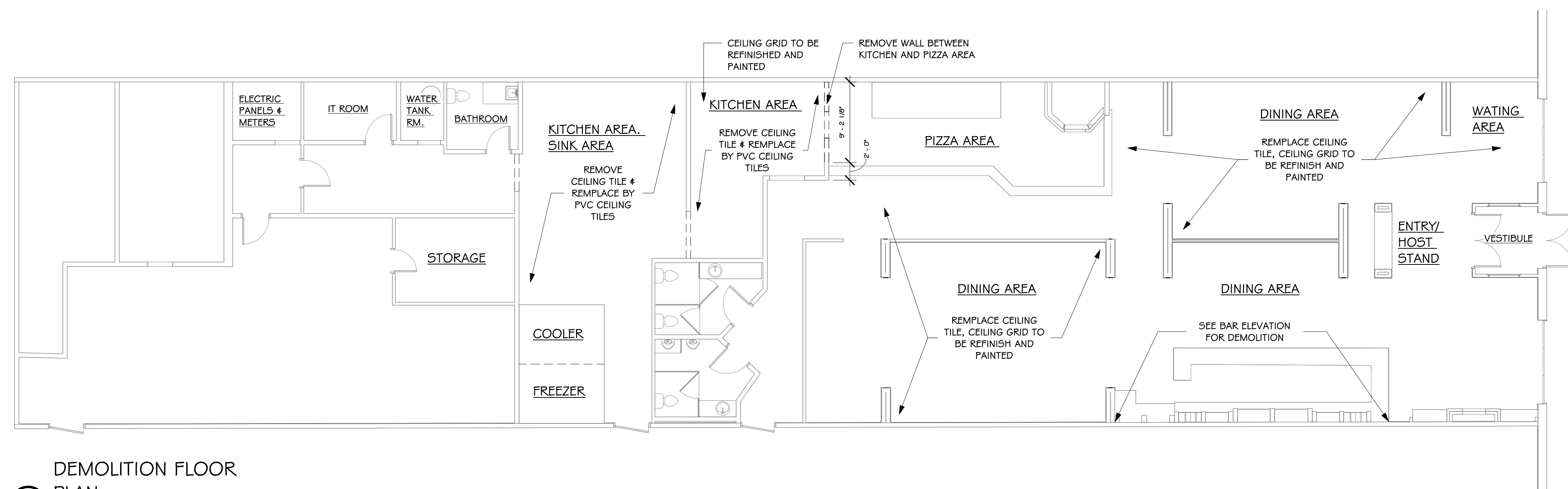
REVISIONS:

#	DATE	BY	DESCRIPTION

FIRST FLOOR DEMOLITION PLAN

DRAWN: DO DATE: 01/16/2024

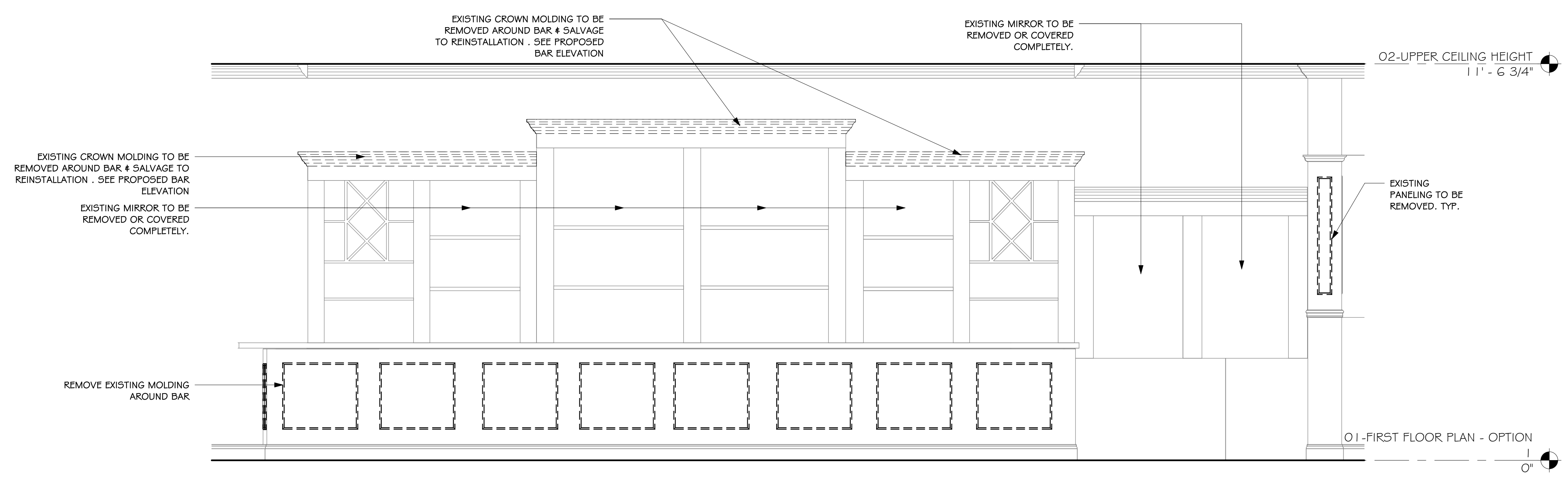
PROJECT: 24231 SHEET: D1.1



DEMOLITION FLOOR PLAN  
 1/8" = 1'-0"

DEMOLITION LEGEND

- == == EXISTING WALL TO BE DEMOLISHED
- — EXISTING WALL TO REMAIN
- ⌋ ⌋ EXISTING DOOR TO BE DEMOLISHED
- ⌋ ⌋ EXISTING DOOR TO REMAIN



BAR ELEVATION - DEMOLITION  
 1/2" = 1'-0"

NOT FOR CONSTRUCTION





# MAMMA G'S RESTAURANT





# MAMMA G'S RESTAURANT





# MAMMA G'S RESTAURANT



**FTFS Restaurant Holdings LLC**  
**Dbm Mamma G's Italian Restaurant**

1/29/2025

**RE: Special Use Permit – § 185-174 Determination of Impact**

To whom it may concern,

My name is Alessio Troiano and I am one of the owner of FTFS Restaurant Holdings LLC.

I am writing this letter with the purpose of requesting Special Use Permit for our restaurant business idea to be located in Pittsford Plaza, 3349 Monroe Avenue, Pittsford, NY 14618 and be named Mamma G's Ristorante Italiano.

This letter has also the purpose of helping describe the proposed project and if it's impact would endanger or tend to endanger the public health, safety, morals or the general welfare of the community as per Town Code § 185-174 point A to I.

**Will the proposed use be in harmony with the general purpose and intent of this chapter, taking into account the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it and the size of the site with respect to streets giving access to it?**

We propose to use the space as a full service, family friendly, Italian restaurant which will strive to elevate the welfare and general morale of the local community with, providing dine in and take out food services. Along the years, we have catered to our customers during special celebrations (some happy like birthdays, anniversaries and graduations and some less happy like funeral functions) as well as we have helped families and individuals with dinners right after a long day of work.

From individuals to families to business gatherings, we will try to impact in the best possible way the moral of our patrons with good food and good service.

The proposed space is located in Pittsford Plaza which, with it's 39.5 acres of space, is equipped with a very large and well-lit parking space and served by 3 main entrances (2 light regulated direct entrances from Monroe Avenue and 1 side entrance shared with adjacent parcel still light regulated from Monroe Avenue)). The plaza also offers plenty of sidewalk space, multiple pedestrian curb cuts and handicap parking making it very easy to access, navigate, park and reach the wanted destination.

With a total square footage of 5084 sf, the proposed restaurant space will occupy only a very small portion of the total area of the plaza creating no significant impact on its parking lot capability or car traffic flow.

As a food service business, the nature of the restaurant operations involves the use of cooking equipment (gas, electric and wood fire) to prepare, cook and serve meals which involves the risk to



the public health and safety deriving from food born illness. We will follow all of the procedures and food safety practices dictated by the NFS and we will work closely with the Monroe County Health Department to make sure our restaurant operation will minimize the risk of food born illness hazards for the community. The Monroe County Health Department will also authorize the restaurant to operate a food service establishment and will regularly monitor the operations throughout inspections. We will also always have a L1 food manager certified employee overseeing that the operations will follow best practice rules to minimize this risk.

**Will the proposed use tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures?**

Given its location within the Pittsford Plaza property, the proposed restaurant use for the space will have very little to none impact on the value of adjacent properties. The rubbish and recycle dumpsters as well as the exhaust oil containers will also be positioned in the back of the plaza building with no direct sight or access to them from the customers or neighborhood properties (access to the containers and dumpsters will be strictly limited to employees via locking sets).

**Will the proposed use be detrimental to the flow of traffic in the vicinity or otherwise create a traffic hazard?**

Pittsford Plaza is well served and accessible by Monroe Avenue with 2 direct traffic light regulated entrances and a third entrance, still regulated with a traffic light on Monroe Avenue, shared with the adjacent property. Although Monroe Avenue has an ADT of 38,000 cars, the section of the avenue running along the plaza has 2 lines per direction and a dedicated line for turning end enter into the plaza. The entrances and exits of the plaza have 2 lines per direction as well, making it very easy to drive in and out the property. It is present a wide pedestrian sidewalk on both sides of Monroe Avenue and pedestrian crossings are well-lit and regulated by lights.

It is also easy to navigate the parking area of the plaza with multiple road signs and dictated traffic areas. With over 1300 parking spaces it is very easy to find parking spot for cars, motorcycles and any other type of vehicle.

The proposed restaurant use for the space is expected to have a little impact on the traffic workflow of the whole area considering that peak business hours will be the same as peak traffic hours but will not overall create any traffic hazard or concerns for the safety of drivers and pedestrians.

**Will the proposed use create fire or other safety hazards?**

As a restaurant business, the proposed use will create a fire hazard deriving from the use of gas, electric and wood fire cooking and refrigerating equipment.

We are planning to work with the Town of Pittsford DPW and fire marshal to respect all the NFS, NFC, NEC, NFPA and local code regulations for the layout of the proposed commercial kitchen and adopt all the procedures to minimize, contain and mitigate and risk related to fire hazard including:

- Substitute any old cooking equipment with new and better fire rated equipment
- Check, clean and bring up to code any hood ventilation system presents in the space and the wood burning oven's chimney flue

- Extend the cooking area of the kitchen and add an additional hood ventilation system with makeup air fan and fire suppression system
- Check and update to code the present fire alarm system and its components (panel, detectors, sprinkler systems)
- Install and maintain fire suppression equipment such as fire extinguishers
- Professionally clean the hoods and ventilation systems regularly to prevent grease buildups
- Professionally regularly service and maintain all the fire alarm and fire suppression equipment
- Regularly clean the whole kitchen area and deep clean the cooking equipment to avoid grease buildups
- Adopt any fire preventive measure proposed by the Town of Pittsford officials

An idea of the proposed kitchen layout can be found in the plans attached to this Special Use Permit application and will be subject to approval by the town authorities.

**Will the size and use of the proposed facility, alone or in combination with similar facilities in the area, be so substantially out of proportion with the character of nearby residential neighborhoods as to jeopardize the continued use of the neighborhoods for residential purposes?**

The proposed space is located in a commercial zone area and, more in particular, located within the premises of a large commercial hub like Pittsford Plaza. It has also been operating for the past 30 years as another Italian restaurant (Benucci's Italian Ristorante) and our best assessment would indicate that operating another Italian restaurant in that space would not jeopardize the continued use of neighborhoods area as residential.

**Will the proposed use or operation produce or present substantial danger of excessive noise, noxious odors, noxious or harmful discharge, fire or explosion, radiation, chemical or toxic release or other conditions injurious to the health or general welfare of occupants of the surrounding area.**

As of proposed use of Italian restaurant for the space, its operations will not create any noise in excess of the one produced by any other retail business. By also common agreement with the landlord, the proposed use of the space will not create any noise or noxious odors to disrupt the operations of other businesses present in the plaza or to any residential or commercial neighborhood property.

The exhausted used cooking oil will be stored in commercial grade and approved containers and professionally regularly picked up and recycled.

Food rubbish will be stored in commercial dumpsters in the back of the space, away from the general public and also located away from the property line with adjacent parcels. Rubbish will be picked up at least twice a week in order to avoid the spoilage in the dumpster and the creation of excessive odors.

The existing old interior grease trap will be replaced, and a new proposed interior hydromechanical grease trap will be installed and sized according to UPC code chap 10 and local Town code and subject to town approval to avoid excessive grease to flow into the drainage systems. The new grease trap will be cleaned weekly to avoid grease buildups and improve his efficiency in retaining FOG.

*[A professionally designed plumbing drawing of the proposed commercial kitchen will be provided to the Town of Pittsford DPW and Sewer Department for full in detail review and approval as soon as it is available. With the sole purpose of requesting the Special Use Permit, the following are the proposed sinks (to be review and accepted by Monroe County Health Department) and their proposed connections to the drainage system:*

- 4 Hand sinks (light FOG production) 2 located in the bathrooms, 1 in the bar area and 1 in the kitchen line area – directly connected to drainage, will use strainers to avoid large particles to flow down the system
- 1 Pot filling sink located along the cook line used to fill cooking pots with water (light FOG production) – directly connected to drainage
- 1 Vegetable wash and prep sink (light FOG production) located in the kitchen prep area by the walk in cooler and freezer - directly connected to drainage, will use strainers to avoid large particles to flow down the system
- 1 Three bay sink connected to grease trap with 3” inch pipe positioned no further than 60 inches away from the sink and sized 50 GPM with downstream ventilation
  - Maximum Gravity Flow Rate – Using UPC code table 1014.2.1 with a 3” pipe sloped ¼” per foot and using 2-minute drainage period – 35 GPM grease trap capacity
  - Fixture Capacity – Considering a proposed three bay sink with each sink measuring 18” x 21” x 12” {[Length] X [Width] X [Depth] X number of sinks } / [231] = Gallons X [0.75 fill factor] – 44 GPM grease trap capacity
- 2 High temp dishwashers, 1 located by the bar area for glassware only (Light FOG production) and 1 located in the prep kitchen - directly connected to drain to avoid high temperature of water discharged to liquify grease in the grease trap and flow it in the drainage system. Dishwashers to present solid waste filters to avoid solid waste to flow directly into drainage system]

No radiation or toxic waste will be created from the proposed use of the space.

**Will the location and size of the use, the size of the site in relation to the use, the operations in connection with the use and the parking and traffic related to the operations be such as to create a significant hazard to the safety and general welfare of the surrounding area?**

The space proposed occupies only a small area of the whole site (Pittsford Plaza lot) and with its 5084 sf will serve a maximum of anywhere between 60 and 80 customers at the same time which will have a small impact on the occupancy in the parking lot and traffic flow.

The plaza, apart from few points, is well distant from residential areas and even in unfortunate event of fire deriving from operating the restaurant space, the risk of safety for the neighborhood residential areas will be limited.

We do not expect that a family owned restaurant business (not corporate chain) operating in a 5084 sf area of a 39.5 acre plaza will create such a significant hazard with its operation (whichever related to traffic and parking, fire hazard, foodborne illness, noise or smell) to create significant risks to the safety and general welfare of the surrounding areas.



**Will the proposed use be detrimental to neighboring property or alter the essential character of the neighborhood.**

We are proposing to renovate the former Benucci's Italian Ristorante and create an Italian restaurant space that will be in line with the expectations of Pittsford Plaza visitors but we don't believe the space will, alone, have such an impact on the neighborhood areas to alter the essential character of those areas or depreciate their value.

**Will the proposed use comply with the State Environmental Quality Review Act (SEQRA)?**

Yes

Please do not hesitate to contact me anytime if you have any questions or concerns about the business we would like to open or if you require more information for the approval of the business.

Thank you very much for your attention and interest.

Kind regards,

*Alessio Troiano*

Alessio Troiano  
FTFS Restaurant Holdings LLC managing member  
Troiano.ale@gmail.com  
(585) 355 7836

**TOWN OF PITTSFORD**  
**DEVELOPMENT REVIEW COMMITTEE – Planning Comments**  
For Planning Board Meeting 3/10/25

SUBJECT: Mamma G’s Ristorante Italiano  
Restaurant Special Use Permit  
3349 Monroe Avenue (Pittsford Plaza)  
Tax Parcel #150.12-1-18

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 operation of a restaurant, Mamma G’s Ristorante Italiano, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The current restaurant, Benucci’s Italian Ristorante, will be renovated to include a complete commercial kitchen and bar with ovens, grills, a wood-fire pizza oven, and a hood suppression system. This property is zoned Commercial (C). (DPW)
2. This is an Unlisted Action pursuant to SEQRA and a Part I Short EAF has been submitted by the applicant. (DPW)
3. The applicant submitted responses to Town Code §185-174 Determination of Impact. The Planning Board should review the applicant’s responses to evaluate potential impacts to the plaza and Monroe Avenue corridor. (DPW)

**PARKING**

4. Will the special short-term parking spaces be provided? It should be noted that parking in the drive lane in front of the storefront is not allowed. (DPW)
5. Recent observations have shown that parking in the plaza is sufficient, but at peak times parking may only be available in less than convenient locations. The proposed use may generate increased parking generation that coincide with existing peak periods. (DPW)

**SANITARY SEWERS**

6. In accordance with §121-11 of the Town Code, a design engineer or architect must provide a suitable grease interceptor for the kitchen and food preparation areas of the restaurant; an external grease trap is required for most restaurant operations. The Determination of Impact letter dated January 29, 2025, states that the existing interior grease trap will be replaced and that a new one will be installed subject to Town approval. The Town Engineer received information on March 4, 2025, and it is under review. (DPW)
7. The applicant is requested to submit formal plans to Monroe County Pure Waters (MCPW) for review of the grease trap. A copy of the approval from MCPW should be submitted to the Town for record-keeping. (MCDPD)

## **FIRE SAFETY**

8. A demolition permit is required from the Building Department prior to interior demolition of the existing space. A building permit is required from the Building Department prior to renovation and outfitting for the new restaurant. (DPW)
9. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention, at the request of Monroe County Department of Health (MCDOH). (MCDPD)

## **SIGNAGE**

10. Per the current sign plan for Pittsford Plaza, the total maximum signage for this space is 48 square feet. The applicant has submitted a signage permit for 46.8 square feet as measured within one rectangle. The Town of Pittsford is currently working to revise the regulations for signage. As proposed, the new regulations would allow the total maximum signage at 40 square feet but would allow the sign to be measured with up to three rectangles. Depending on the date of issuance for the submitted signage permit and the adoption date of the new code, the Building Department may require the signage to be reduced to 30 square feet. The sign submitted, as measured with three rectangles, appears to be around 35 square feet. (DPW)
11. Signage design is subject to review and approval by the Design Review and Historic Preservation Board. (DPW)
12. Short-term parking spaces depicted with signage must conform to §185-138 C. of the Town Code. (DPW)

## **MISCELLANEOUS**

13. Monroe County Department of Planning & Development has reviewed this application and has provided comments. A copy of the report is attached and incorporated herein. (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





Department of Planning & Development  
Monroe County, New York

Adam J. Bello  
County Executive

Ana J. Liss  
Director

To: Town of Pittsford Planning Board  
From: Yixuan Lin, Senior Planner *yl*  
Date: March 6, 2025  
Subject: Mamma G's Ristorante Italiano  
3349 Monroe Ave, Rochester 14618  
MCDP&D Response to Development Review Referral (PT25002)

Review Authority and Response:

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

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

Yes  No

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

Yes  No

MCDP&D Comments:

1. Applicants are encouraged to contact other County Departments and non-county agencies to ensure all permitting requirements for this project have been satisfied.
2. According to New York State Town Law § 272-a (11)(a) and (b), all land use regulations shall be made in accordance with the comprehensive plan. It is recommended that the Board refer to the Town of Pittsford's Comprehensive Plan when deciding land use matters.

If you have any questions regarding this review, please contact me at 585-753-2026 or YixuanLin@monroecounty.gov.

xc: Development Review Committee  
Pittsford Plaza SPE, LLC  
FTFS Restaurant Holdings LLC, Mamma G's Ristorante Italiano  
Monroe County Planning & Development

Subject: Attachment to File PT25002  
Mamma G's Ristorante Italiano  
3349 Monroe Ave, Rochester 14618

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

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

1. The proposed project may require a backflow preventer. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention.
2. Plans for proposed backflow preventer(s) must be submitted to and approved by the supplier of water and the Monroe County Department of Public Health prior to installation.
3. If the proposed project contains a food service establishment, plans must be submitted to and approved by the Monroe County Department of Public Health. For further information contact the Food Protection Section at 585-753-5064.
4. Plans for any extension or relocation of a water main must be submitted to and approved by the Monroe County Department of Public Health.

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

1. This project was not sent to Monroe County Department of Transportation for review. Applicants should verify with this agency that they do not have jurisdictional requirements for this project.

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

1. Please be advised that Monroe County Pure Waters (MCPW) must review and approve plans for any site development / new construction in the "Irondequoit Bay South Central Pure Waters District".
2. Plan resides within our "Irondequoit Bay South Central Pure Waters District" formal Plans to be sent to MCPW. Engineer to complete the PW-2 abbreviated form. Monroe County Industrial Waste Division will need to see that grease trap or oil/water separator is included within the design of this project. They will ask for – A.) Interior plumbing plans. B.) Manufacturer cut-sheet(s) for separator. C.) Sizing calculations for any grease trap or oil/water separator.

**PW-2 Forms can be downloaded at:**

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

3. Once the plans are received from the Engineer, it will be logged and reviewed by Pure Waters as a Master Plan / Capacity Stamp review. The stamp block must be added to the Utility Plan. The block must be minimum 4.0" tall by 3.5" wide to accommodate the stamp. The title outside of the block should be "Irondequoit Bay South Central Pure Waters District."
4. This project falls within the "Irondequoit Bay South Central Pure Waters District". The applicant will need to submit a PW-2 application with their submittal (PW-2 form attached).

**PW-2 Forms can be downloaded at:**

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

Please send the filled PW-2 form to Rich Bianchi via email at [RBianchi@MonroeCounty.gov](mailto:RBianchi@MonroeCounty.gov)

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

1. The Monroe County Department of Planning and Development has reviewed this application and does not have any comment. Please refer to the attached Project Review Report for the complete list of Development Review Committee comments.

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

Minutes of the Town of Pittsford Planning Board meeting held on February 10, 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, Paula Liebschutz, Hali Buckley, Dave Jefferson

**ABSENT:**

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

**ATTENDANCE:** There were 5 members of the public present.

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

**CONTINUED HEARING:**

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

Steve Warfle and Suzanne Wolf, owners of 74 East Park Road, re-introduced the application. Mr. Warfle stated that he received the draft resolution and has no opposition.

Chairman Limbeck stated that this application has an open public hearing and requested public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Morabito; all ayes, none opposed.

Chairman Limbeck read the SEQRA and Preliminary/Final Site Plan resolutions, both unanimously approved.

**NEW HEARING:**

**Mitchell Design Build, Cubesmart Drive Thru (900 Linden Avenue)**

Brad Humberstone, of Mitchell Design Build, introduced the application. Mr. Humberstone stated that this project includes construction of a second drive thru lane for Cubesmart Self-Storage, the former Sentry Safe. The drive thru will utilize two existing loading docks. There is a tight exit, so the turn will begin inside the building. Minimal regrading and site work is proposed. No additional impervious coverage is proposed.

Chairman Limbeck asked if the building is open 24/7. Mr. Humberstone confirmed and stated that a code is required to enter.

Board Member Alguire asked if the building has a fire alarm and exhaust fan. Mr. Humberstone confirmed.

Chairman Limbeck stated that the applicant's responses to the DRC report were received, and that the applicant should work out technical details with Town staff.



DRAFT MINUTES 021025

Chairman Limbeck motioned to open the public hearing, seconded by Vice Chairman Halldow; all ayes, none opposed. Chairman Limbeck asked for public comment. Hearing none, he stated that the hearing will remain open.

**OTHER DISCUSSION:**

The minutes of January 27, 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 6:42PM, seconded by Board Member Liebschutz, 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