

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
OCTOBER 23, 2023**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, October 23, 2023, 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.

DECISION PENDING

Panorama Landing Office Park – Phase 2
Amendment to Final Site Plan/Subdivision Approval

NEW HEARING

1 Sinclair Drive (Cloverwood Living Facility), Generator
Preliminary/Final Site Plan (Tobey PUD)

OTHER BUSINESS

Approval of Minutes

TABLED TOPIC

McMahon LaRue Associates, Geoca Subdivision
Concept Subdivision

The next scheduled meeting is for Monday, November 13, 2023.

**PLANNING BOARD
AMENDED RESOLUTION
Panorama Landing Office Park – Phase 2
Amendment Final Site Plan/Subdivision Approval
Tax Parcel #139.13-1-1.4**

WHEREAS MRB Group, as agent for Gallina Development Corp., is applying for Amendment to Final Site Plan and Subdivision approval for Panorama Landing Office Park with an amended plat map received October 18, 2023; and

WHEREAS this is a Type I Action, and through coordinated review, the Town Board issued a Negative Declaration pursuant to SEQRA on August 18, 2015; and

WHEREAS Preliminary Site Plan and Subdivision approval was granted by the Planning Board on January 25, 2016; and

NOW, THEREFORE, upon careful and deliberate consideration by the Planning Board, of all written and oral submissions, testimony by the applicant, and the Town's property history, and the Planning Board having given this matter due deliberation and consideration; it is

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

FINDINGS OF FACT

1. The Findings of Fact included in the April 11, 2016, Planning Board Final Approval are referenced and incorporated herein.
2. This approval amends the 2019 approval that maintains the building layout of Phase I with three buildings on three lots but approved the remaining two buildings to be located on a single lot. The new configuration reverts to the original 2016 plan for 5 buildings on 5 separate lots accessed from the private roadway.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the Town's DRC report dated July 3, 2019, and the applicant's written response dated, July 16, 2019.
2. In accordance with the applicants Incentive Zoning application to the Town Board dated June 30, 2015. The applicant/developer of the property is required to satisfy the "amenity" offered in the application and approved by the Town Board. Specifically, a total of \$75,000 to be paid in installments of \$25,000 for the first building and \$12,500 for each of the remaining four buildings paid when each building permit is issued.
3. The Letter of Credit will need to be adjusted for the additional phase. A draft Letter of Credit engineer's estimate will need discussion to determine appropriate line items. Site Construction may not start until necessary revisions to the Letter of Credit are made and established.
4. The addresses established for the buildings during phase I of the project will not change even though there will be two buildings on one tax parcel. Therefore, the numbers 961 and 963 will be used for the two buildings on the lots.
5. Further adjustments will be necessary in regard to meeting the dimensional requirements for the fire apparatus turnaround proposed in parking lot east of building C.

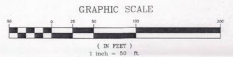
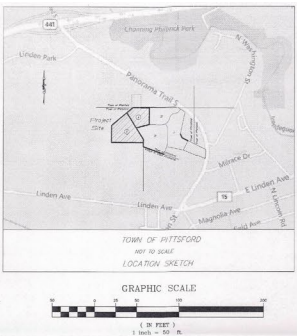
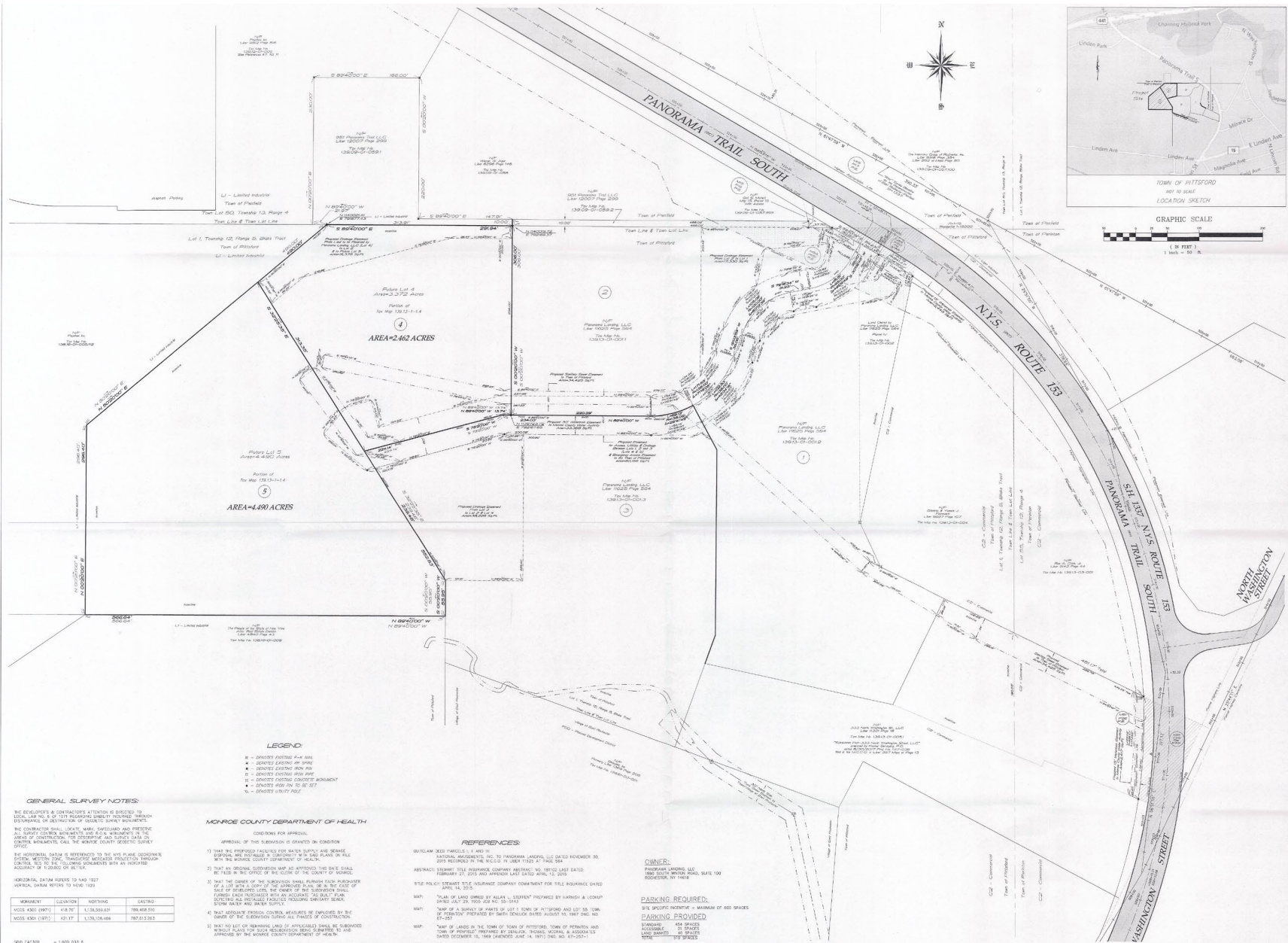
6. The Planning Board recognizes that in the future the developer and or building owners may want to add additional landscaping or fencing to screen adjacent uses. The Planning Board approves the addition of 6-foot fencing and landscaping for screening purposes for the entire site subject to review and approval by the Department of Public Works.
7. Sewer Department entrance fees will be collected with the Sewer Connection Permit that is issued with each building as part of the Building Permit process for that individual building.
8. Subject to applicable regulatory approvals.

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

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

Adopted by the Planning Board on October 23, 2023.

April Zurowski
Planning Assistant



- LEGEND**
- DENOTES EXISTING 4" x 4" AXES
 - DENOTES EXISTING 6" x 6" AXES
 - DENOTES EXISTING 8" x 8" AXES
 - DENOTES EXISTING 10" x 10" AXES
 - DENOTES EXISTING CONCRETE WALKWAYS
 - DENOTES 4" x 4" TO BE SET
 - DENOTES 6" x 6" TO BE SET
 - DENOTES 8" x 8" TO BE SET
 - DENOTES 10" x 10" TO BE SET
 - DENOTES 12" x 12" TO BE SET
 - DENOTES 14" x 14" TO BE SET
 - DENOTES 16" x 16" TO BE SET
 - DENOTES 18" x 18" TO BE SET
 - DENOTES 20" x 20" TO BE SET
 - DENOTES 24" x 24" TO BE SET
 - DENOTES 30" x 30" TO BE SET
 - DENOTES 36" x 36" TO BE SET
 - DENOTES 42" x 42" TO BE SET
 - DENOTES 48" x 48" TO BE SET
 - DENOTES 54" x 54" TO BE SET
 - DENOTES 60" x 60" TO BE SET
 - DENOTES 72" x 72" TO BE SET
 - DENOTES 84" x 84" TO BE SET
 - DENOTES 96" x 96" TO BE SET
 - DENOTES 108" x 108" TO BE SET
 - DENOTES 120" x 120" TO BE SET
 - DENOTES 132" x 132" TO BE SET
 - DENOTES 144" x 144" TO BE SET
 - DENOTES 156" x 156" TO BE SET
 - DENOTES 168" x 168" TO BE SET
 - DENOTES 180" x 180" TO BE SET
 - DENOTES 192" x 192" TO BE SET
 - DENOTES 204" x 204" TO BE SET
 - DENOTES 216" x 216" TO BE SET
 - DENOTES 228" x 228" TO BE SET
 - DENOTES 240" x 240" TO BE SET
 - DENOTES 252" x 252" TO BE SET
 - DENOTES 264" x 264" TO BE SET
 - DENOTES 276" x 276" TO BE SET
 - DENOTES 288" x 288" TO BE SET
 - DENOTES 300" x 300" TO BE SET

GENERAL SURVEY NOTES

THE DEVELOPER'S & CONTRACTOR'S ATTENTION IS DIRECTED TO LOCATIONS WHERE EXISTING UTILITIES ARE SHOWN. THESE UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

MONUMENT	ELEVATION	HORIZONTAL	VERTICAL
MONUMENT 1	418.70	1,178.558.83	788.418.50
MONUMENT 2	421.17	1,178.108.69	787.813.263

GENERAL SURVEY NOTES

THE DEVELOPER'S & CONTRACTOR'S ATTENTION IS DIRECTED TO LOCATIONS WHERE EXISTING UTILITIES ARE SHOWN. THESE UTILITIES ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

MONROE COUNTY DEPARTMENT OF HEALTH

APPROVAL OF THIS SUBDIVISION IS GRANTED ON CONDITION THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT AND DISPOSAL IN CONFORMANCE WITH THE HEALTH DEPARTMENT'S REGULATIONS AND ORDINANCES SHALL BE COMPLETED AND OPERATIONAL WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

REFERENCES

- 1) MAP OF LAND OWNED BY ALAN L. DEWITT PREPARED BY HATHORN & COMPANY DATED JANUARY 14, 2015
- 2) MAP OF A PORTION OF THE TOWN OF PITTSFORD AND LOT 10, TOWN OF PITTSFORD PREPARED BY MARK COLEMAN DATED AUGUST 10, 1997 AND 10/1/2017
- 3) MAP OF LOTS 1 AND 2 IN THE TOWN OF PITTSFORD, TOWN OF PITTSFORD AND TOWN OF PITTSFORD PREPARED BY DENNIS THOMAS & ASSOCIATES DATED DECEMBER 16, 1988 (REVISED JUNE 14, 1991) (REVISED 10/1/2017)
- 4) "TOPOGRAFICAL PLAN" PREPARED BY SEAN BROWN DATED JANUARY 10, 1975. (REVISED 10/1/2017)
- 5) "MAP SHOWING A PARCEL OF LAND TO BE CONVEYED, SITUATE IN THE TOWNSHIP OF PITTSFORD & COUNTY OF MONROE, PREPARED BY HERMAN A. KUNZENDORF, L.S. DATED APRIL 17, 1842 (REVISED 10/1/2017)
- 6) SCHEDULE P.P. 1-D, 198 EAST HOUSTON-VENTNED-154, 153 MONROE COUNTY CONSTRUCTION PLANS DATED 1980 SHEET FOUR ON FILE IN THE OFFICE OF THE COUNTY ENGINEER
- 7) THE PLAT OF LOT 10, TOWN OF PITTSFORD, MONROE COUNTY DATED 1980 ON FILE IN THE OFFICE OF THE COUNTY ENGINEER
- 8) "BOUNDARY & DIMENSIONAL SURVEY OF PITTSFORD DRIVE-IN THEATRE, INC." PREPARED BY WBS SURVEY, P.C. DATED JULY 16, 1990 (LAST REVISED DECEMBER 16, 1993) (REVISED 10/1/2017)
- 9) "SUBDIVISION PLAT-PANORAMA LANDING-AREA 1" PREPARED BY WBS SURVEY, P.C. DATED JULY 16, 1990 (LAST REVISED DECEMBER 16, 1993) (REVISED 10/1/2017) (REVISED 10/1/2017)

OWNER

PANORAMA LANDING LLC
1800 SOUTH WINDY ROAD, SUITE 100
ROCHESTER, NY 14626

PARKING REQUIRED:

SITE SPECIFIC REQUIREMENTS - MAXIMUM OF 800 SPACES

PARKING PROVIDED:

DEVELOPER: 424 SPACES
CONTRACTOR: 15 SPACES
TOTAL: 439 SPACES

ZONING

CONTRACTOR: REFER TO ZONING BOARD FOR THE REQUIREMENTS OF THE TOWN BOARD REGULATORY BOARD, AUGUST 16, 2016

INCENTIVE ZONING REQUIREMENTS:

REQUIREMENT	REQUIREMENT	REQUIREMENT
MINIMUM SETBACK FROM P.L.L.	10'	10'
MINIMUM LOT SIZE	20,000 SQ. FT.	20,000 SQ. FT.
MINIMUM GROSS VEHICLE AREA	14,000 SQ. FT.	14,000 SQ. FT.

TOWN APPROVALS

NAME	DATE
PLANNING BOARD CHAIRPERSON	
TOWN ENGINEER	

EASEMENT NOTE

THE FOLLOWING EASEMENTS MAY AFFECT THE SUBJECT PREMISES AND SHOULD BE OBTAINED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES.

CERTIFICATE

WE, THE ENGINEER, HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN BOARD REGULATORY BOARD, AUGUST 16, 2016. THE PLAN IS TO BE FILED IN THE OFFICE OF THE COUNTY ENGINEER. THE PLAN IS TO BE FILED IN THE OFFICE OF THE COUNTY ENGINEER. THE PLAN IS TO BE FILED IN THE OFFICE OF THE COUNTY ENGINEER.

Kocher Surveying, P.C.
Formerly: Hornum & Leung Associates
116 West Miller Street
Rochester, N.Y. 14615
Phone: 716-531-2800
Fax: 716-531-1440

NO.	REVISIONS AND EXPLANATIONS	DATE	BY
1	ISSUED FOR PERMITTING	10/1/2017	W. KOCHER

Project Title: PANORAMA LANDING, LLC
TOWN LOT 1, TOWN OF PITTSFORD, MONROE COUNTY, NY
SUBDIVISION PLAT - PANORAMA LANDING - PHASE 2
Drawing Title: SUBDIVISION PLAT - PANORAMA LANDING - PHASE 2
Drawing No.: 174-096-R
Scale: AS SHOWN
Date: 10/1/2017
Author: W. KOCHER
Checked: W. KOCHER
Reviewed: W. KOCHER
Approved: W. KOCHER
Copyright © 2017 Kocher Surveying, P.C. All Rights Reserved.



Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
 The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Name	Company	Role

Legend

Symbol	Description

Notes

No.	Description	Date

Revision	By	Appd.	Y/M/DD

PLANNING BOARD SUBMISSION	OP	MDM	23.09.27
Issued	By	Appd.	Y/M/DD

File Name:	DWN	CHKD	DSGN	DATE
CS101.dwg	Dwn.	Chkd.	Dsgn.	Y/M/DD

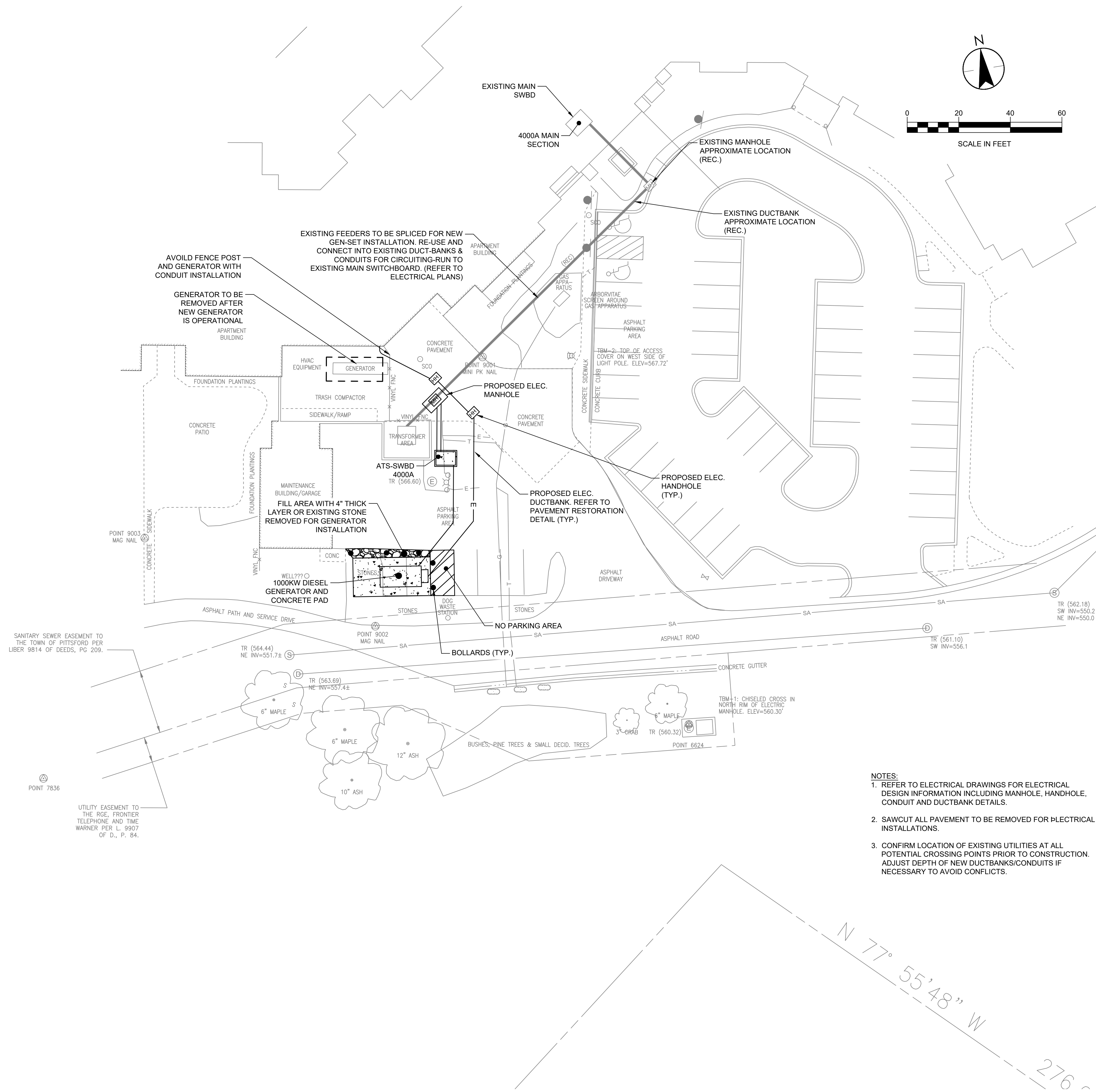
Permit-Seal



Client/Project
CLOVERWOOD
GENERATOR PROJECT
 1 SINCLAIR DRIVE, PITTSFORD, NY 14534

Title
SITE/UTILITY PLAN

Project No.	Scale	Revision
192800277	1"=20'	
Drawing No.	Sheet	Revision
CS101	3 of 5	0



- NOTES:**
- REFER TO ELECTRICAL DRAWINGS FOR ELECTRICAL DESIGN INFORMATION INCLUDING MANHOLE, HANDHOLE, CONDUIT AND DUCTBANK DETAILS.
 - SAWCUT ALL PAVEMENT TO BE REMOVED FOR ELECTRICAL INSTALLATIONS.
 - CONFIRM LOCATION OF EXISTING UTILITIES AT ALL POTENTIAL CROSSING POINTS PRIOR TO CONSTRUCTION. ADJUST DEPTH OF NEW DUCTBANKS/CONDUITS IF NECESSARY TO AVOID CONFLICTS.

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
1 Sinclair Drive (Cloverwood Senior Living)
Preliminary/Final Site Plan (Tobey PUD)
Tax Parcel #163.02-1-36**

WHEREAS, Cloverwood Senior Living has made application for Preliminary/Final Site Plan approval for a generator replacement and relocation to reside on the southeast side of the main building at 1 Sinclair Drive with application materials received September 27, 2023; and

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

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

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

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

FINDINGS OF FACT

1. The Planning Board has considered possible environmental impacts associated with the application and completed a Short Part II EAF which did not identify significant impacts, attached hereto.
2. The application includes anticipated sound data from the generator manufacturer. A decibel level of 58.8 +/- was calculated at 155 +/- feet from the nearest property line.
3. The applicant has provided an aerial map and generator specifications which indicates that the generator will not create unreasonable noise impacts to nearby properties.

CONCLUSION

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

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

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

Adopted by the Planning Board on October 23, 2023.

April Zurowski
Planning Assistant

DRAFT

5. Is the proposed action, a. <u>A permitted use under the zoning regulations?</u> b. <u>Consistent with the adopted comprehensive plan?</u>	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	N/A <input type="checkbox"/> <input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u> If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u> b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u> If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u> If No, describe method for providing potable water: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u> If No, describe method for providing wastewater treatment: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. <u>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?</u> 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: _____ Stream 846-50 Class C - No impact _____ _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <input checked="" type="checkbox"/> <input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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 plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
The project site drains to roadside gutter and into a closed storm sewer drainage system. There will be no impact to the drainage system as a result of the project.		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain the purpose and size of the impoundment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: Michael Perrotta _____ Date: _____		
Signature: <u>Michael Perrotta</u> _____ Title: Senior Vice President of Housing _____		





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



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, CANAR, Esri Japan, KETI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © DeLorme, © Mapbox contributors, and the GIS User Community, Esri, HERE, Garmin, USGS, NPS

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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



Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept “Have my responses been reasonable considering the scale and context of the proposed action?”

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<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.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Pittsford Planning Board

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
1 Sinclair Drive (Cloverwood Senior Living)
Preliminary/Final Site Plan (Tobey PUD)
Tax Parcel #163.02-1-36**

WHEREAS, Cloverwood Senior Living has made application for Preliminary/Final Site Plan approval for a generator replacement and relocation to reside on the southeast side of the main building at 1 Sinclair Drive with application materials received September 27, 2023; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and the Planning Board has considered potential impacts as part of a single agency review and granted a negative declaration on October 23, 2023; and

WHEREAS, a public hearing was duly advertised and held on October 23, 2023, at which time it was closed, and public comment was incorporated into the public record; and

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

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

FINDINGS OF FACT

1. The Planning Board has reviewed the applicant's application and concluded the proposed replacement generator will not adversely affect surrounding properties.
2. The application includes anticipated sound data from the generator manufacturer. A decibel level of 58.8 +/- was calculated at 155 +/- feet from the nearest property line.
3. The new 1000 kW generator is proposed to replace and upgrade two existing generators, a 125kW unit and a 300kW unit, outside of the main building at 1 Sinclair Drive.
4. The proposed generator location abuts the maintenance building and service road with multiple trees and bushes to the south.
5. The generator will be tested periodically as part of the Cloverwood staff operation and maintenance program, and as recommended by the manufacturer.

CONDITIONS OF APPROVAL

1. The "exercise" time of the generator is subject to adjustment as required by the Department of Public Works.
2. Unreasonable noise impacts caused by the generator as determined by the Code Enforcement Officer must be addressed by the applicant as soon as practical and documentation of action is to be provided to the Department of Public Works.
3. Three additional safety bollards are required adjacent to the roadway and two additional bollards are required on the west side of the generator, subject to Fire Marshal approval.

- Existing landscaping and screening are to be maintained on the south side of the generator as shown in the Site/Utility Plan. No additional landscaping is required due to the distance from the nearest home to the generator.

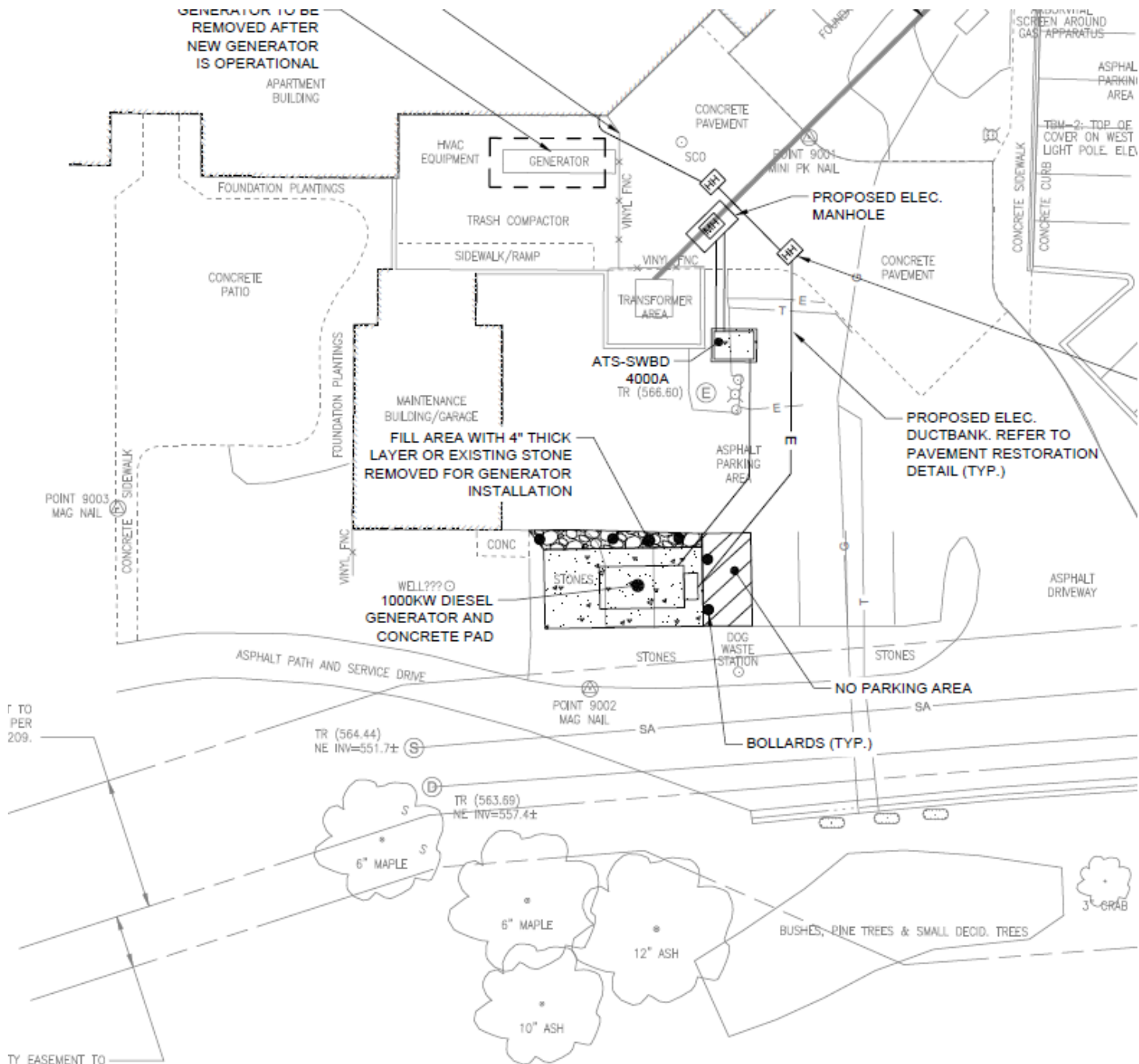
The within Resolution was motioned by Planning Board Member , seconded by Planning Board Member , and voted upon by members of the Planning Board as follows:

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

Adopted by the Planning Board on October 23, 2023.

April Zurowski
Planning Assistant

DRAFT



**TOWN OF PITTSFORD
PLANNING BOARD
SEPTEMBER 11, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on September 11, 2023 at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Kevin Morabito, Hali Buckley, John Limbeck, Dave Jefferson

ABSENT: John Halldow, Paula Liebschutz, Paul Alguire

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

ATTENDANCE: There were 2 members of the public present.

Chairman John Limbeck made a motion to call the meeting to order, seconded by Board Member Hali Buckley. Following a unanimous voice vote, the meeting opened at 6:30PM.

NEW HEARING:

507 Thornell Road (Northfield Church), Shed
Preliminary/Final Site Plan and Special Use Permit

Tim Klembczyk, of 26 Thomville Circle and as agent for Northfield Church, introduced the application. Mr. Klembczyk stated that the applicant is requesting Preliminary/Final Site Plan and Special Use Permit approval for up to 320 square-foot storage shed towards the rear of the parking lot at 507 Thornell Road.

Board Member Dave Jefferson asked if the applicant plans to run electricity to the shed. Mr. Klembczyk stated that electricity is not planned.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Kevin Morabito. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck motioned to close the public hearing, seconded by Board Member Dave Jefferson.

Chairman Limbeck read the Preliminary/Final Site Plan and Special Use Permit resolution, which was unanimously approved.

OTHER DISCUSSION:

The minutes of August 28, 2023, were approved following a motion by Chairman Limbeck, seconded by Board Member Buckley. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:34PM, seconded by Board Member Buckley, and was approved by a unanimous voice vote, no opposition.

Respectfully submitted,

April Zurowski
Planning Assistant

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