

**AGENDA  
TOWN OF PITTSFORD  
PLANNING BOARD  
DECEMBER 11, 2023**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, December 11, 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.

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**REFERRED FOR ADVISORY COMMENTS**

**Pittsford Oaks Apartments Project**  
Town Board Re-Zoning Application (PUD)

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**OTHER BUSINESS**

**Approval of Minutes**

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**TABLED TOPICS**

**Bergmann Associates, Oak Hill Country Club (145 Kilbourn Road) Clubhouse Renovations**  
Preliminary/Final Site Plan and Special Use Permit

**Victorian Estates Resubdivision (3096/3092 Clover Street)**  
Preliminary/Final Subdivision

**McMahon LaRue Associates, Geoca Subdivision**  
Concept Subdivision

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*The next scheduled meeting is for Monday, January 8, 2024.*

**TOWN OF PITTSFORD  
PLANNING BOARD  
NOVEMBER 13, 2023**

Minutes of the Town of Pittsford Planning Board meeting held on November 13, 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, John Halldow, Paul Alguire

**ABSENT:** Paula Liebschutz

**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 6 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.

**NEW HEARINGS:**

**Bergmann Associates, Oak Hill Country Club (145 Kilbourn Road) Clubhouse Additions**  
Preliminary/Final Site Plan and Special Use Permit

Jim Durfee, of 26 Kilbourn Road, introduced the application on behalf of Oak Hill Country Club. Eric Reynolds, of SWBR, and Brian Burri, of Bergmann Associates, were also in attendance. Mr. Durfee stated that the club is continuously considering long-term projects and planning for the future. He stated that Oak Hill Country Club hired a design consultant to survey members for opinions on possible future changes. A majority of members were adamant to focus on clubhouse restoration and removal of the seasonal tents. Mr. Reynolds introduced the scope of work. He stated that the two seasonal tents would be permanently removed and replaced with additions to the existing clubhouse. Two new south-facing terraces and outdoor dining spaces are also proposed. New landscaping is planned to surround the new terraces. Mr. Reynolds displayed a rendering of the outdoor seating area. He stated that the building additions and accompanying site work will blend with the existing clubhouse style. Mr. Burri stated that the applicant has met with the Town Fire Marshal, Sal Tantalo, to discuss fire access around the rear of the building. The existing paved cart path will remain but will be widened with grass pavers. This will not increase impervious area but will allow for fire truck access if necessary.

Board Member Alguire asked the applicant to locate the nearest fire hydrant. Mr. Burri reassured the Board that there are two hydrants close to the building.

Board Member Buckley asked about a note on the submitted plans that shows a possible terrace expansion. Mr. Reynolds stated that the applicant is looking at the possibility of a terrace expansion to allow for outdoor cocktail hours. The terrace expansion is a design alternative.

Chairman Limbeck asked the applicant for a planned construction timeline. Mr. Reynolds stated that the club will start procurement in early January and will begin construction in the fall of 2024.

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

Chairman Limbeck asked Mr. Durfee if the club has any future plans that the Board should be aware of. Mr. Durfee stated that future projects are dependent on membership and the economy. The club is anticipating a revival of the existing fitness center in the near future.

Mr. DeRue stated that Oak Hill Country Club was recently designated as a National Historic Landmark. He asked the applicant to ensure that further review is not required at a State level.

**Victorian Estates Resubdivision (3096/3092 Clover Street)**  
Preliminary/Final Subdivision

Rama Gupta, owner of 3096 and 3092 Clover Street, introduced the application. She is requesting a resubdivision of her two properties in anticipation for her daughter, Brea Gupta, to build a home on the vacant lot of 3092 Clover Street. Chairman Limbeck asked if the applicant received the Development Review Committee (DRC) report. Ms. Gupta confirmed. Chairman Limbeck asked Ms. Gupta to work out technical sewer/septic issues with Monroe County and Town staff. Ms. Gupta stated that the builder will provide percolation tests and determine sewer feasibility. Ms. Gupta stated that she has discussed the project with some of her neighbors and they were not interested in sewer availability.

Chairman Limbeck motioned to open the public hearing, seconded by Board Member Buckley. Chairman Limbeck asked for public comment. Hearing none, Chairman Limbeck stated that this public hearing will remain open.

**OTHER DISCUSSION:**

The minutes of October 23, 2023, were approved following a motion by Board Member Morabito, seconded by Board Member Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:56PM, seconded by Vice Chairman Halldow, and was approved by a unanimous voice vote, none opposed.

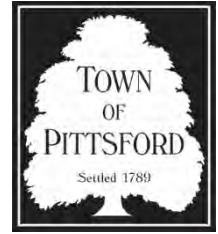
Respectfully submitted,

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April Zurowski  
Planning Assistant

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

# MEMORANDUM



To: Town Board

From: Robert B. Koegel

Date: November 16, 2023

Regarding: Pittsford Oaks, Tobey PUD Parcels 8 & 12

For Meeting On: November 21, 2023

You will recall that during 2018 and 2019, Friendly Senior Living, the owner and operator of a senior living community facility known as “Cloverwood” on Parcel 7 of the Tobey Planned Unit Development (PUD) at the intersection of Clover Street and West Jefferson Road, secured approvals from the Town Board, the Planning Board, and the Design Review and Historic Preservation Board to construct an independent living senior housing community of 106 residential units on nearby Tobey PUD Parcels 8 & 12.

Unfortunately, due to the COVID pandemic, increased cost of construction, and other considerations, Friendly Senior Living did not proceed with its construction plans and put the property under contract with 2851 Clover, LLC, which now proposes to construct approximately 191 high-quality apartment units on essentially the same building footprint, to be called “Pittsford Oaks.”

While these two projects are substantially similar in design, Pittsford Oaks would not be restricted to senior citizens, the number of apartments would expand from 106 units to 191 units, and the parking area would increase from 158 spaces to 282 spaces.

The first step in bringing Pittsford Oaks into fruition would be for the Town Board to amend the zoning covering the allowable uses of Tobey PUD Parcels 8 & 12 to accommodate the new proposed project. You should know that the general rule is that an amendment to a zoning ordinance is purely a legislative function, and you are free to act upon this application or ignore it indefinitely. If you choose to act upon this application, you should follow the PUD procedure set forth in Town Code § 185-75, which requires you to submit the application to the Planning Board for its nonbinding advisory report before you set a date for and conduct a public hearing upon a local law amending the zoning to accommodate the project. Subsequent steps in the Pittsford Oaks project would be the same as for the abandoned Friendly Senior Living project; namely, site plan approval by the Planning Board and design review by the Design Review and Historic Preservation Board.

Submitted herewith for your consideration are an application letter received on November 8, 2023 from the applicant’s counsel describing the project and the action requested from the Town Board, a completed full environmental assessment form, Part 1, for the project, a traffic study (less appendices), and engineering site plans.

If the Town Board wishes to proceed with its consideration of this project, the following resolution may be adopted:

## **RESOLUTION**

It is hereby resolved that the Town Board (1) accepts for processing the application of 2851 Clover, LLC for municipal approvals to construct approximately 191 high-quality residential apartment units on Tobey PUD Parcels 8 & 12 (the "Project"), (2) declares its intent to act as lead agency for a coordinated environmental review of the Project under the State Environmental Quality Review Act (SEQRA), (3) refers the application to the Planning Board for an advisory report, (4) refers the application to the Design Review and Historic Preservation Board for review and comment, and (5) refers the application to the Commissioner of Public Works for his report on the feasibility and adequacy of the design elements of the application.

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1900 Main Place Tower  
Buffalo, New York 14202  
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Writer's Direct Dial Number: 585.987.2901  
Writer's Direct Fax Number: 585.362.4602  
Email: [jgoldman@woodsoviatt.com](mailto:jgoldman@woodsoviatt.com)

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

**Re: Tobey Planned Unit Development (PUD)  
Parcel 8 (Barn Bazaar) and Parcel 12  
REQUEST FOR AMENDMENT OF PUD**

Dear Board Members,

This office has been retained by 2851 Clover, LLC ("2851 Clover"), the contract vendee of the former Barn Bazaar property ("subject property"), to assist in obtaining Town Board approval to modify the existing Tobey Planned Unit Development (PUD) to permit upscale apartments in lieu of the Senior Housing Community previously approved for subject property as set forth below.

The subject property is within the Tobey Planned Unit Development (Tobey PUD), which PUD encompasses the properties at the Clover Street and Jefferson Road intersection. The proposed development area contains 6.49 +/- acres; specifically, Parcel 8/Barn Bazaar of the PUD (5.333 +/- acres) and Parcel 12 of the PUD (1.157 +/- acres), as well as parking previously approved on the south side of Tobey Village Road, east of Kittredge Drive.

Friendly Senior Living went through an entire approval process with the Town in 2018 and 2019, to construct an Independent Living Senior Housing Community, including a Town Board PUD Amendment, Planning Board site plan approval and Design Review and Historic Preservation Board design approval. Unfortunately, due to the COVID pandemic, increased cost of construction and other considerations, Friendly Senior Living was unable to proceed with its original plans and has put the property under contract with 2851 Clover, LLC, which now seeks approval for a modified multi-family development, utilizing essentially the same building as previously approved (with minor tweaks) as depicted on the concept plans submitted with this letter. One of the most important elements of this development is compatibility with the Cloverwood community, without being competitive.

Reverting back to heavy traffic commercial development at this important gateway to the Pittsford residential core south on Clover Street and east on Tobey Road toward Mendon Road is not desirable. Also, given all the work which was done by Friendly Senior Living and the various review Boards at the Town, the fundamental design of the building (with a slightly smaller footprint) has been kept intact.



The overall proposed residential development contemplates approximately 191 high-quality dwelling units. One of the key features of the development is enclosed parking underneath the residential units, which not only provides enhanced security and protection for residents and their vehicles, but also minimizes external surface parking with the net effect of maximizing green space on the site. The development site will maintain landscaping similar to that previously approved and will be framed by that existing and enhanced landscaping providing an attractive viewshed from the Clover Street and Jefferson Road intersection.

Not unexpectedly, the redevelopment of this portion of the Tobey PUD has not been specifically addressed by the Town of Pittsford 1995, 2009 and 2019 Comprehensive Plan updates, since the property was already developed and specifically analyzed through the PUD process. Nonetheless, the Town, in its 2009 Comprehensive Plan has reinforced "the need to ensure that a diversity of housing is possible in the Town of Pittsford", which this plan accomplishes. The 2019 Comprehensive Plan further states as one of its Policies in furtherance of Goal #1 (Community character) of the Plan is to allow "for diversification of housing stock within the Town to accommodate shifting preferences".

Pittsford Oaks (as the community is branded) is designed to be environmentally sensitive. It only uses a minimal amount of undeveloped land. The distinctive "H" shape creates uniquely different spaces, which include two courtyard areas (in the north and the south). The project includes resident parking below the living units providing a greater sense of security for the residents. Parking will be ample but limited to what is needed, thus resulting in decreased pavement and reduced impervious area. The existing site has its challenges related to elevation change across the site. The plan addresses this situation by eliminating units from certain wings or lowering the wing in its entirety. Common open space is to be owned and maintained by the development in accordance with traditional high standards.

Friendly Senior Living's Cloverwood community is located immediately south of this project and is wonderfully successful in meeting the housing and service needs of our seniors. While Friendly Senior Living has "affordable housing" at its Linden Knoll community, the Cloverwood campus (and this site) may not readily accommodate a true affordable housing component, which in our current marketplace is only attainable and sustainable through tax credit financing approved at the state level. Friendly Senior Living looks to have a compatible (and not directly competitive) project as its northerly neighbor.

### APPROVAL PROCESS

On May 11, we presented this proposal generally and informally at the Town Board's regular meeting. Since that time, we have refined the proposal addressing comments received from the Town Board at that meeting, from Town staff and from the public at a neighborhood information meeting earlier in the Spring. After receiving community and Town Board comments we feel that we are now ready to embark on the formal approval process.

The formal process begins with the filing of this letter along with the sketch plan prepared by Passero Associates. In addition, we are filing Part 1 of the Full Environmental Assessment Form (prepared by Passero) for the mandated environmental review under the

State Environmental Quality Review Act, together with additional engineering supplements. Finally, conceptual architectural plans are included in this package.

We look forward to making a short presentation to the Town Board at its November 21 meeting and are hopeful that the Town Board will (1) accept the application and (2) declare the Town's Board's intent to act as lead agency for review under the State Environmental Review Act (SEQR) and (3) refer the application to the Planning Board (mandated under Town Code) for an advisory report. Upon receipt of the Planning Board's report, a public hearing will be scheduled on the application.

If any Board member has questions at any time, please do not hesitate to contact me.

As always, thank you very much for your courtesy.

Very truly yours,

WOODS OVIATT GILMAN LLP



Jerry A. Goldman

Please direct responses to Rochester Office



**MEMORANDUM**

**TO: Town of Pittsford**

**FROM: David Cox, PE**

**DATE: NOVEMBER 8, 2023**

**RE: Pittsford Oaks PUD Comparison**

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The 300 Tobey Village Road property received approval for a senior living apartment building (Terraces at Cloverwood). This received approval under a PUD. The proposed project (Pittsford Oaks) is very similar to the last plan except for being a market rate apartment project. The following compares the differences between the two plans.

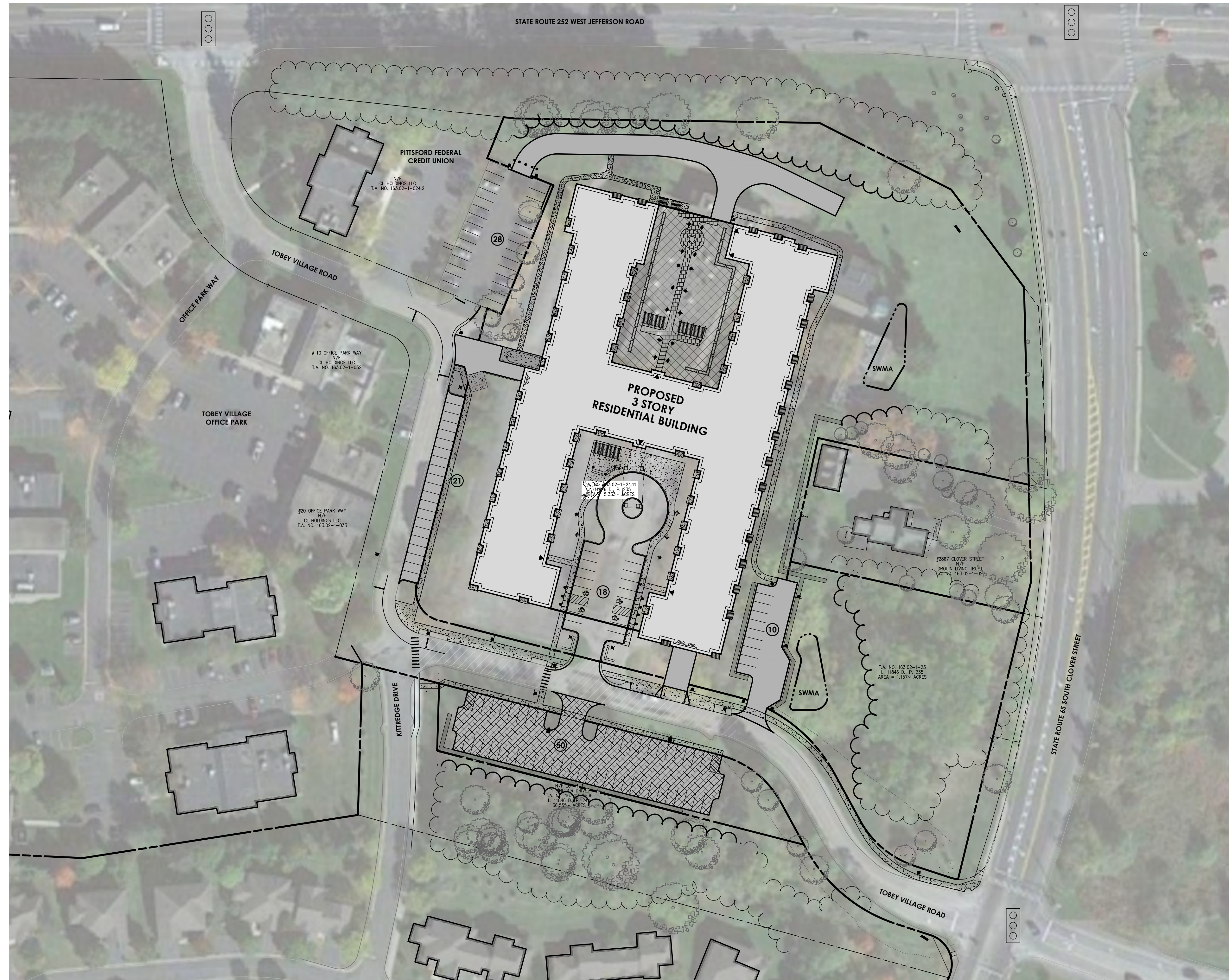
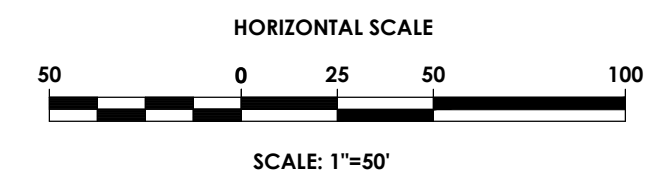
| <b>Project components</b>  | <b>Terraces at Cloverwood</b> | <b>Pittsford Oaks</b>  |
|----------------------------|-------------------------------|------------------------|
| Total project area         | 8 acres                       | 8 acres                |
| Use                        | Senior apartments             | Residential apartments |
| Jefferson Rd Setback       | 65'                           | 65'                    |
| Clover St. Setback         | 110'                          | 110'                   |
| Tobey Village Road Setback | 20'                           | 20'                    |
| 2864 Clover St Setback     | 30'                           | 30'                    |
| Max Building Height        | 3 stories over parking        | 3 stories over parking |
| Building footprint sf      | 70,209 sf                     | 69,812 sf              |
| Apartment units allowed    | 115                           | 191                    |
| Parking spaces             | 158 (1.37 Sp/Unit)            | 282 (1.48 Sp/Unit)     |
| Impervious area            | 2.8 ac                        | 2.8 ac                 |
| Project disturbance        | 5.93 ac                       | 5.91 ac                |

Both plans are substantially similar with building size, geometry, height. Access roads and fire lanes are also substantially similar. Stormwater management areas are in the same locations. Given all the information listed the two projects are in substantial conformance with each other.



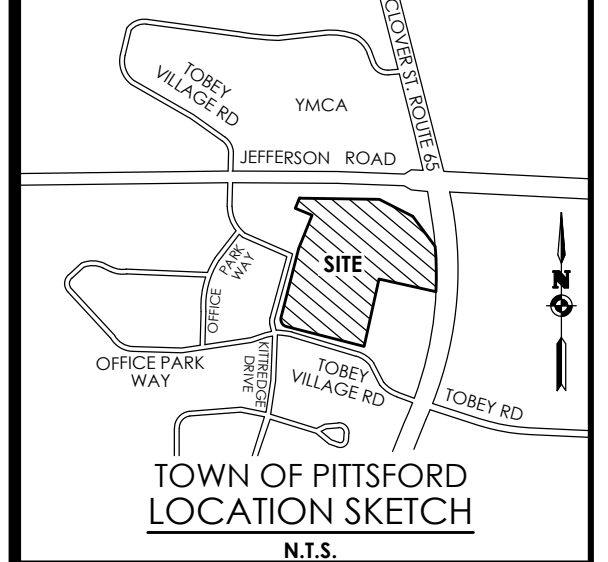
# SITE PLANS FOR PITTSFORD OAKS

## TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK P.N. 20233554.0001



**PA**  
PASSERO ASSOCIATES  
engineering architecture

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Client:  
Friendly Senior Living Commons, LLC  
c/o Rochester Friendly Home  
3156 East Avenue  
Rochester, NY 14618

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: Jess Sudol, P.E.  
Project Manager: David Cox, P.E.  
Designed by: James Ritzenhaler



| Revisions |      |    |             |
|-----------|------|----|-------------|
| No.       | Date | By | Description |
| 1         |      |    |             |

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COVER

PITTSFORD OAKS

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

Project No.  
**20233554.0001**

Drawing No.  
**C 101**

Scale:  
**1" = 60'**

Date  
**NOVEMBER 2023**

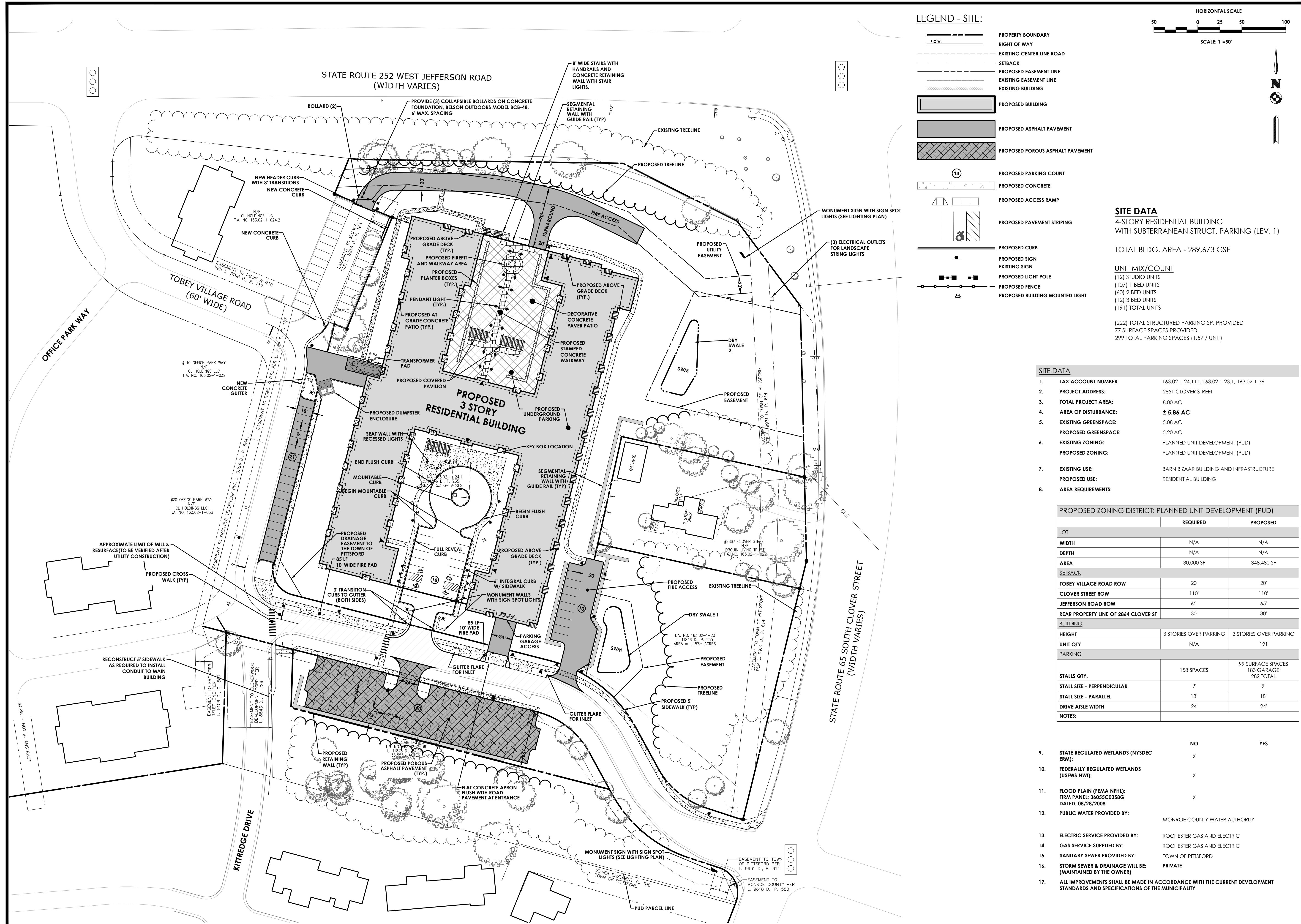
**DRAWING INDEX**

- C 101 COVER
- C 102 SITE PLAN
- C 103 EXISTING CONDITIONS/DEMOLITION PLAN
- C 104 UTILITY PLAN
- C 105 GRADING & EROSION CONTROL PLAN
- C 106 LANDSCAPING PLAN
- C 107 LIGHTING PLAN
- C 201-207 NOTES & DETAILS

NOT FOR CONSTRUCTION

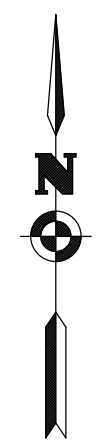
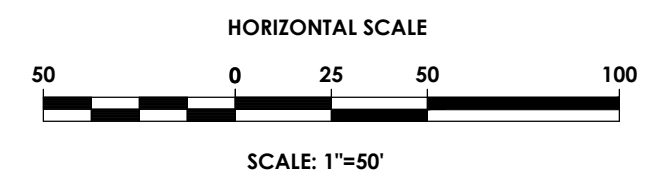


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**LEGEND - SITE:**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CENTER LINE ROAD
- SETBACK
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPOSED POROUS ASPHALT PAVEMENT
- PROPOSED PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ACCESS RAMP
- PROPOSED PAVEMENT STRIPING
- PROPOSED CURB
- PROPOSED SIGN
- EXISTING SIGN
- PROPOSED LIGHT POLE
- PROPOSED FENCE
- PROPOSED BUILDING MOUNTED LIGHT



**SITE DATA**

4-STORY RESIDENTIAL BUILDING  
WITH SUBTERRANEAN STRUCT. PARKING (LEV. 1)

TOTAL BLDG. AREA - 289,673 GSF

**UNIT MIX/COUNT**

- (12) STUDIO UNITS
- (107) 1 BED UNITS
- (60) 2 BED UNITS
- (12) 3 BED UNITS
- (191) TOTAL UNITS

(222) TOTAL STRUCTURED PARKING SP. PROVIDED  
77 SURFACE SPACES PROVIDED  
299 TOTAL PARKING SPACES (1.57 / UNIT)

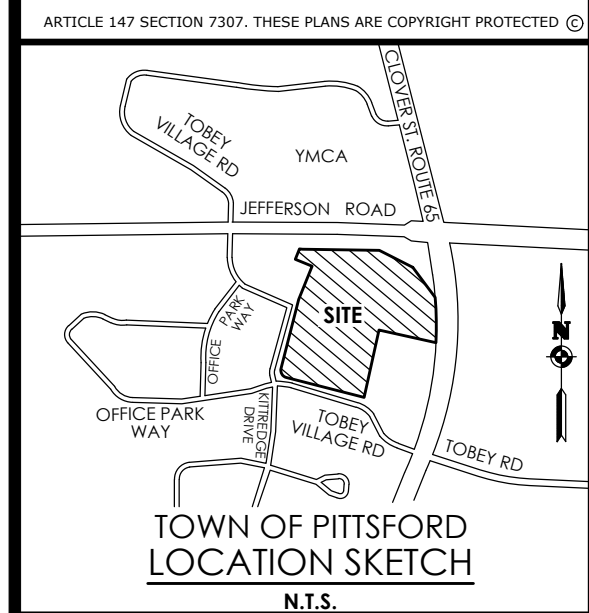
**SITE DATA**

1. TAX ACCOUNT NUMBER: 163.02-1-24.111, 163.02-1-23.1, 163.02-1-36
2. PROJECT ADDRESS: 2851 CLOVER STREET
3. TOTAL PROJECT AREA: 8.00 AC
4. AREA OF DISTURBANCE: ± 5.86 AC
5. EXISTING GREENSPACE: 5.08 AC
6. PROPOSED GREENSPACE: 5.20 AC
7. EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)
8. PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)
9. EXISTING USE: BARN BAZAAR BUILDING AND INFRASTRUCTURE
10. PROPOSED USE: RESIDENTIAL BUILDING
11. AREA REQUIREMENTS:

**PROPOSED ZONING DISTRICT: PLANNED UNIT DEVELOPMENT (PUD)**

| LOT                                  | REQUIRED               | PROPOSED                                     |
|--------------------------------------|------------------------|--|
| WIDTH                                | N/A                    | N/A  |
| DEPTH                                | N/A                    | N/A  |
| AREA                                 | 30,000 SF              | 348,480 SF                                   |
| SETBACK                              |                        |  |
| TOBEY VILLAGE ROAD ROW               | 20'                    | 20'  |
| CLOVER STREET ROW                    | 110'                   | 110'   |
| JEFFERSON ROAD ROW                   | 65'                    | 65'  |
| REAR PROPERTY LINE OF 2864 CLOVER ST | 30'                    | 30'  |
| BUILDING                             |                        |  |
| HEIGHT                               | 3 STORIES OVER PARKING | 3 STORIES OVER PARKING                       |
| UNIT QTY                             | N/A                    | 191  |
| PARKING                              |                        |  |
| STALLS QTY.                          | 158 SPACES             | 99 SURFACE SPACES<br>183 GARAGE<br>282 TOTAL |
| STALL SIZE - PERPENDICULAR           | 9'                     | 9'   |
| STALL SIZE - PARALLEL                | 18'                    | 18'  |
| DRIVE AISLE WIDTH                    | 24'                    | 24'  |

9. STATE REGULATED WETLANDS (NYSDEC ERM): NO X YES
10. FEDERALLY REGULATED WETLANDS (USFWS NWI): X
11. FLOOD PLAIN (FEMA NFHI): FIRM PANEL: 36055C0358G DATED: 08/28/2008 X
12. PUBLIC WATER PROVIDED BY: MONROE COUNTY WATER AUTHORITY
13. ELECTRIC SERVICE PROVIDED BY: ROCHESTER GAS AND ELECTRIC
14. GAS SERVICE SUPPLIED BY: ROCHESTER GAS AND ELECTRIC
15. SANITARY SEWER PROVIDED BY: TOWN OF PITTSFORD
16. STORM SEWER & DRAINAGE WILL BE: PRIVATE (MAINTAINED BY THE OWNER)
17. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CURRENT DEVELOPMENT STANDARDS AND SPECIFICATIONS OF THE MUNICIPALITY



Client:  
Friendly Senior Living Commons, LLC  
c/o Rochester Friendly Home  
3156 East Avenue  
Rochester, NY 14618

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
Principal-in-Charge: Jess Sudol, P.E.  
Project Manager: David Cox, P.E.  
Designed by: James Ritzenhaller



**Revisions**

| No. | Date | By | Description |
|-----|------|----|-------------|
| 1   |      |    |             |

**SITE PLAN**

**PITTSFORD OAKS**

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

Project No.: **20233554.0001**

Drawing No.: **C 102**

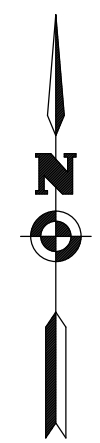
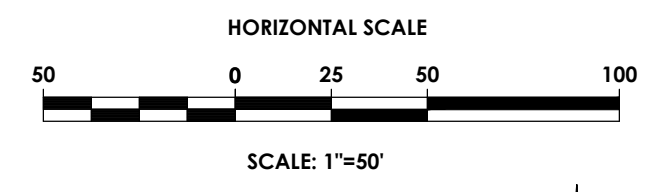
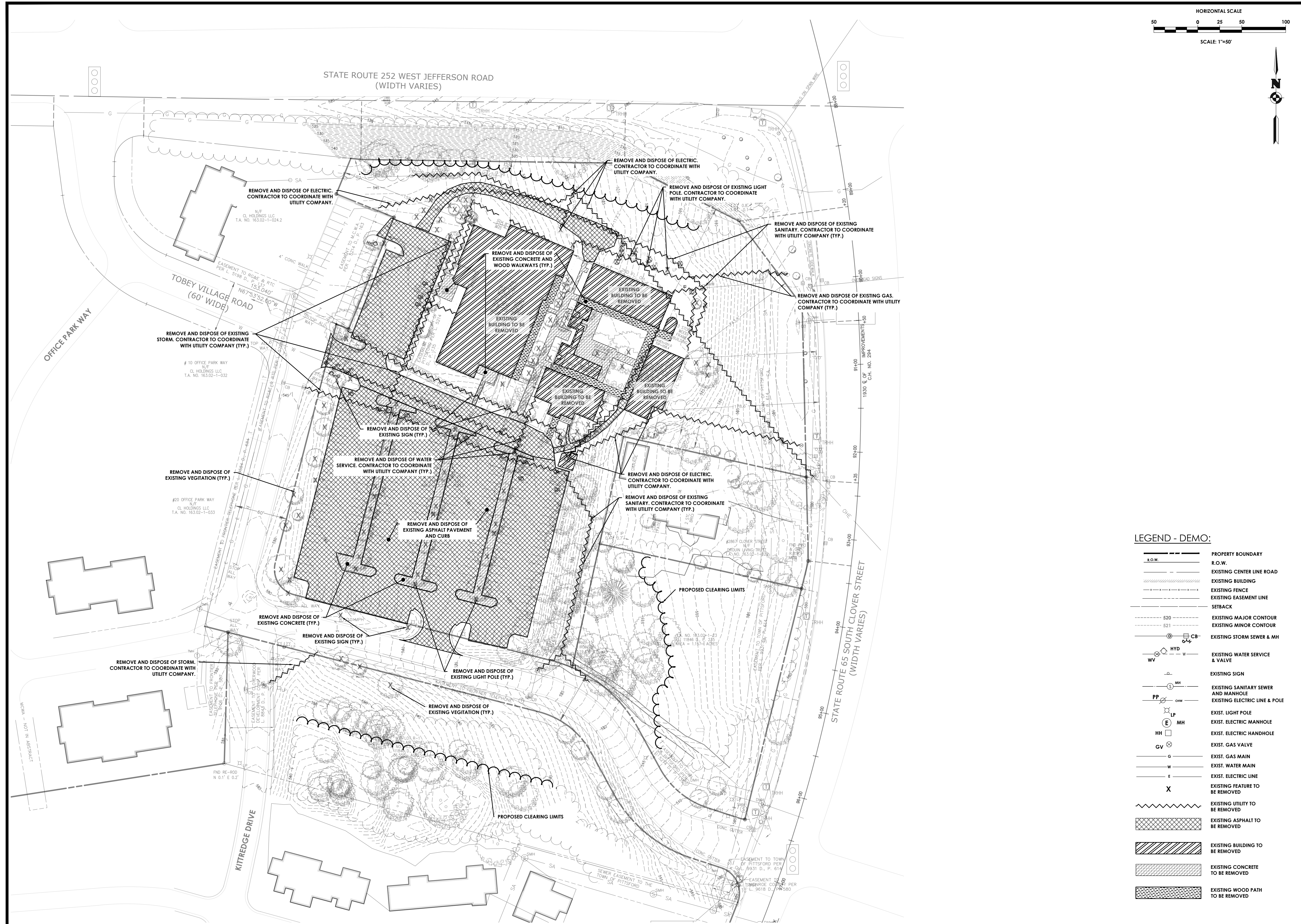
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Date: **NOVEMBER 2023**

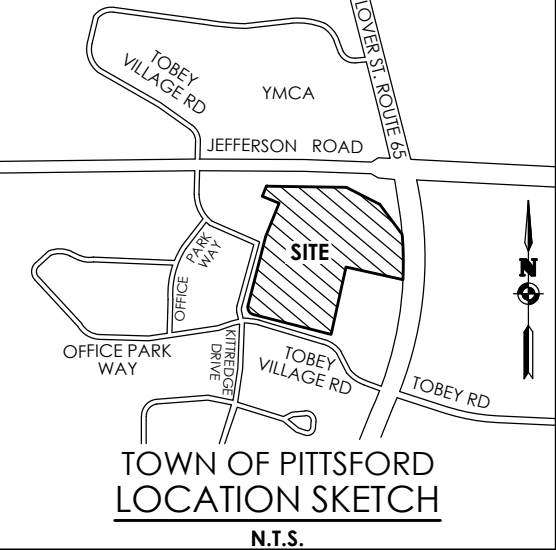
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Client:  
Friendly Senior Living Commons, LLC  
c/o Rochester Friendly Home  
3156 East Avenue  
Rochester, NY 14618

**PASSERO ASSOCIATES**  
242 West Main Street Suite 100  
Rochester, New York 14614  
(585) 325-1000  
Fax: (585) 325-1691  
Principal-in-Charge: Jess Sudol, P.E.  
Project Manager: David Cox, P.E.  
Designed by: James Ritzenhaller



**LEGEND - DEMO:**

|  |                                     |
|--|-------------------------------------|
|  | PROPERTY BOUNDARY                   |
|  | R.O.W.                              |
|  | EXISTING CENTER LINE ROAD           |
|  | EXISTING BUILDING                   |
|  | EXISTING FENCE                      |
|  | EXISTING EASEMENT LINE              |
|  | SETBACK                             |
|  | EXISTING MAJOR CONTOUR              |
|  | EXISTING MINOR CONTOUR              |
|  | EXISTING STORM SEWER & MH           |
|  | EXISTING WATER SERVICE & VALVE      |
|  | EXISTING SIGN                       |
|  | EXISTING SANITARY SEWER AND MANHOLE |
|  | EXISTING ELECTRIC LINE & POLE       |
|  | EXIST. LIGHT POLE                   |
|  | EXIST. ELECTRIC MANHOLE             |
|  | EXIST. ELECTRIC HANDHOLE            |
|  | EXIST. GAS VALVE                    |
|  | EXIST. GAS MAIN                     |
|  | EXIST. WATER MAIN                   |
|  | EXIST. ELECTRIC LINE                |
|  | EXISTING FEATURE TO BE REMOVED      |
|  | EXISTING UTILITY TO BE REMOVED      |
|  | EXISTING ASPHALT TO BE REMOVED      |
|  | EXISTING BUILDING TO BE REMOVED     |
|  | EXISTING CONCRETE TO BE REMOVED     |
|  | EXISTING WOOD PATH TO BE REMOVED    |

Revisions

| No. | Date | By | Description |
|-----|------|----|-------------|
| 1   |      |    |             |

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**EXISTING CONDITIONS & DEMOLITION PLAN**

**PITTSFORD OAKS**

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

Project No.  
**20233554.0001**

Drawing No.  
**C 103**

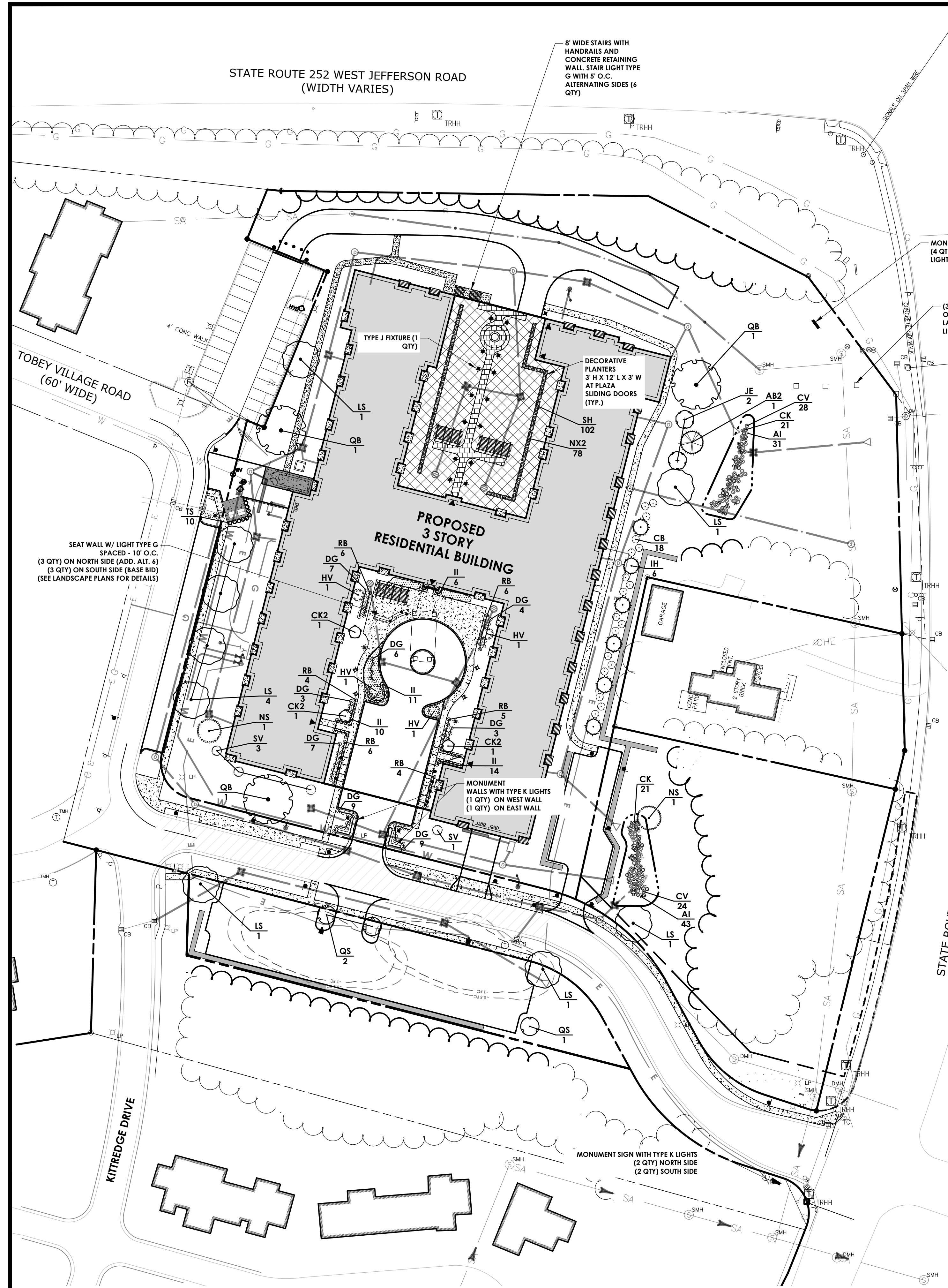
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Date  
**NOVEMBER 2023**

NOT FOR CONSTRUCTION

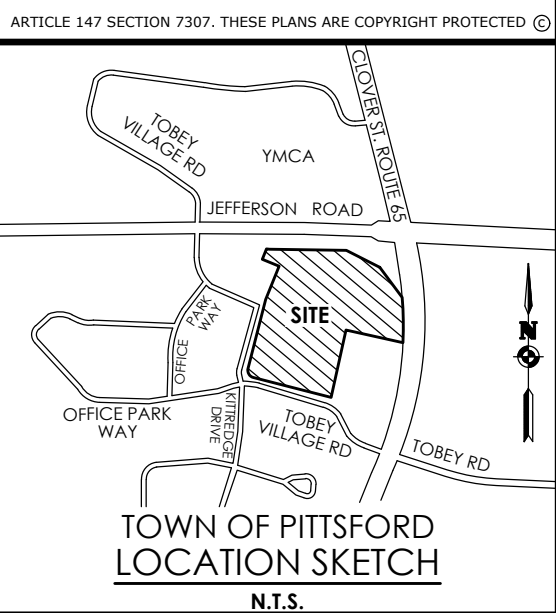
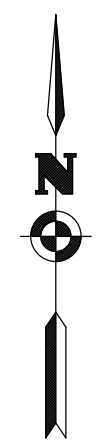
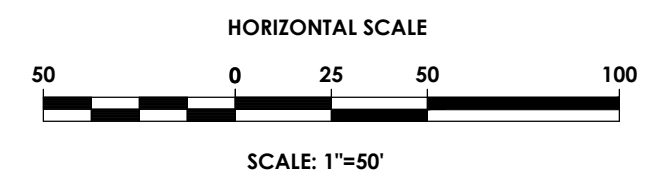


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**PLANT SCHEDULE**

| SYMBOL                    | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | MIN. CALLIPER/HEIGHT | CONTAINER | MATURE HEIGHT |
|---------------------------|------|-----|--|----------------------------------|----------------------|-----------|---------------|
| <b>TREES</b>              |      |     |  |                                  |                      |           |               |
|                           | CK2  | 3   | CORNUS KOUSA                               | KOUSA DOGWOOD                    | 2.5-3" H             | B.R.      | 15-25' H      |
|                           | IH   | 6   | ILEX OPACA 'AIKEN RED'                     | AIKEN RED AMERICAN HOLLY         | 7-8' H               | B&B       | 35' H         |
|                           | LS   | 9   | LIQUIDAMBAR STYRACIFLUA                    | SWEET GUM                        | 2.5-3" H             | B&B       | 60' H         |
|                           | NS   | 2   | NYSSA SYLVATICA FALL PLANTING HAZARD       | TUPELO                           | 2.5-3" H             | B&B       | 35' H         |
|                           | QB   | 3   | QUERCUS BICOLOR FALL PLANTING HAZARD       | SWAMP WHITE OAK                  | 2.5-3" H             | B&B       | 50-60' H      |
|                           | QS   | 3   | QUERCUS ROBUR 'FASTIGIATA'                 | SKYROCKET® ENGLISH OAK           | 2.5-3" H             | B&B       | 50-60' H      |
| <b>EVERGREEN TREES</b>    |      |     |  |                                  |                      |           |               |
|                           | AB2  | 1   | ABIES BALSAMEA                             | BALSAM FIR                       | 7-8' H               | B&B       | 50-75' H      |
|                           | JE   | 2   | JUNIPERUS VIRGINIANA                       | EASTERN REDCEDAR                 | 7-8' H               | B&B       | 30-35' H      |
|                           | TS   | 10  | THUJA OCCIDENTALIS 'SMARAGD' FOR SCREENING | EMERALD GREEN ARBORVITAE         | 4-5' H               | B&B       | 12-14' H      |
| <b>SYMBOL SHRUBS</b>      |      |     |  |                                  |                      |           |               |
|                           | CB   | 18  | CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'     | FIBER OPTICS® BUTTONBUSH         | 24"-30"              | #3        | 5-6'          |
|                           | HV   | 4   | HAMAMELIS VIRGINIANA MULTI-STEM            | COMMON WITCH HAZEL               | 30"-36"              | B&B       | 10-20'        |
|                           | II   | 41  | ILEX GLABRA 'COMPACTA'                     | COMPACT INKBERRY                 | 30"-36"              | #2        | 3-4'          |
|                           | SV   | 4   | SYRINGA VULGARIS 'AGINCOURT BEAUTY'        | AGINCOURT BEAUTY COMMON LILAC    | 3-4'                 | #5        | 10-12'        |
| <b>ORNAMENTAL GRASSES</b> |      |     |  |                                  |                      |           |               |
|                           | CK   | 42  | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 15-18" H             | #2 CONT.  | 4-6' H        |
|                           | CV   | 52  | CAREX VULPINOIDEA                          | FOX SEDGE                        | 12-15" H             | #3 CONT.  | 2-4' H        |
|                           | DG   | 48  | DESCHAMPSIA CESPITOSA 'GOLDTAU'            | GOLD DEW TUFTED HAIR GRASS       | 12-15" H             | #1 CONT.  | 2' H          |
|                           | SH   | 102 | SPOROBOLUS HETEROLEPIS                     | PRAIRIE DROPSEED                 | 12-15" H             | #1 CONT.  | 2-3' H        |
| <b>PERENNIALS</b>         |      |     |  |                                  |                      |           |               |
|                           | AI   | 74  | AMSONIA ILLUSTRIS                          | OZARK BLUESTAR                   | 12-15" H             | #1 CONT.  | 2-3' H        |
|                           | NX2  | 78  | NEPETA X 'CAT'S PAJAMAS'                   | CAT'S PAJAMAS CATMINT            | 8-12" H              | #1 CONT.  | 12-14" H      |
|                           | RB   | 31  | RUDBECKIA FULGIDA 'EVOLUTION COLORIFIC'    | EVOLUTION COLORIFIC CONEFLOWER   | 15-18" H             | #1 CONT.  | 3-4' H        |



Client:  
 Friendly Senior Living Commons, LLC  
 c/o Rochester Friendly Home  
 3156 East Avenue  
 Rochester, NY 14618

**PASSERO ASSOCIATES**  
 242 West Main Street Suite 100  
 Rochester, New York 14614  
 Principal-in-Charge: Jess Sudol, P.E.  
 Project Manager: David Cox, P.E.  
 Designed by: James Ritzenthaler



| No. | Date | By | Description |
|-----|------|----|-------------|
| 1   |      |    |             |

**LANDSCAPE & LIGHTING PLAN**  
**PITTSFORD OAKS**  
 Town/City: PITTSFORD  
 County: MONROE State: NEW YORK  
 Project No.: **20233554.0001**  
 Drawing No.: **C 106**  
 Scale: **1" = 50'**  
 Date: **NOVEMBER 2023**

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