#### AGENDA TOWN OF PITTSFORD PLANNING BOARD JUNE 9, 2025

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, June 9, 2025, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

The Board will hold an agenda review session in the Second-Floor Meeting Room at 6:00PM.

#### **CONTINUED APPLICATION**

**Passero Associates, Pittsford Oaks Apartments** 

Final Site Plan

#### **NEW HEARINGS**

Cinnaholics Gourmet Cinnamon Rolls, 3349 Monroe Avenue (Pittsford Plaza) Special Use Permit

Adelita's Mexican Cocina & Tequila – Outdoor Seating, 3349 Monroe Avenue (Pittsford Plaza) Special Use Permit

Allendale Columbia School – Daycare Expansion, 519 Allens Creek Road Special Use Permit

#### **OTHER BUSINESS**

**Approval of Minutes** 



March 12, 2025

Town of Pittsford Attn: Planning Board 11 South Main Street Pittsford, NY 14534

Re: Pittsford Oaks – Tobey Planned Unit Development (PUD)

**Final Site Plan Application** 

#### **Dear Board Members:**

On behalf of our client – 2851 Clover, LLC, the owner of the former Barn Bazaar property – we are submitting a Final Site Plan Application for the above-mentioned project at the April 28, 2025, Planning Board Meeting.

The referenced property is within the Tobey Planned Unit Development (Tobey PUD), which the PUD encompasses the properties at the Clover Street and Jefferson Road intersection. The proposed development area contains 7.008 +/- acres; specifically, Parcel 8 (B) of the PUD (5.333 +/- acres) and Parcel 12 (b) of the PUD (1.157 +/- acres), as well as parking previously approved on the south side of Tobey Village Road, east of Kittredge Drive, which has been slightly modified (0.518 +/- acres).

The overall proposed residential development anticipates no more than 175 market rate apartment dwelling units, incorporating high quality finishes and materials aka, stainless teel appliances, high quality flooring, tile, fixtures, balconies, counters etc., consistent with the developer's successful development of the Bellagio Apartments in Penfield. The development is a minimum of 1.75 parking spaces with a considerable amount of the parking enclosed underneath the building, which not only provides enhanced security and protection for the 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 the existing and enhanced landscaping providing an attractive viewshed from the Clover Street and Jefferson Road intersection.

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). Parking will be ample but limited to what is needed, thus resulting in decreased pavement and reduced impervious area. Common open space is to be owned and maintained by the development in accordance with traditional standards.

#### In support of our application please find the following:

- (20) Town of Pittsford Comment Letter
- (20) Letter of Intent
- (20) Site Plan Applications
- (20) Site Plans & Inst. Surveys
- (20) Site Lighting Submittal
- (20) Retaining Wall Submittal
- (20) Elevations and Renderings
- (20) Letter of Cost Estimate
- (20) Landscaping Cost and Quote
- (20) SWPPP Report
- (20) Sanitary Sewer Down Stream Capacity Report

Sincerely,

David Cox, PE

Vice President | Civil Dept. Manager

DC:paf

Cc: File







NORTH COURTYARD EAST ELEVATION

1/16" = 1'-0"









1 EAST ELEVATION









## FINISH LEGEND:



NORANDEX CEDAR MILLS "CHAMPAGNE"



NORANDEX CEDAR MILLS "GRANITE"



NORANDEX CEDAR MILLS "CARBON"



PROVIA STONE VENEER "BUFF"



DECORATIVE PARGING
" DOWNING STONE"





NORTH ELEVATION





**WEST ELEVATION**1/16" = 1'-0"

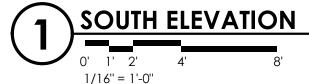


EAST ELEVATION

1/16" = 1'-0"









20233554.0002

JUNE 2025



## RENDERING FROM INTERSECTION OF JEFFERSON RD & CLOVER ST

GRADE ALONG EAST FACADE AT +536'





PITTSFORD OAKS
LANSCAPE ELEVATION



## PROPOSED CONCEPT

AREA: 20,200 SF ± JUNE 2025











06A







06B

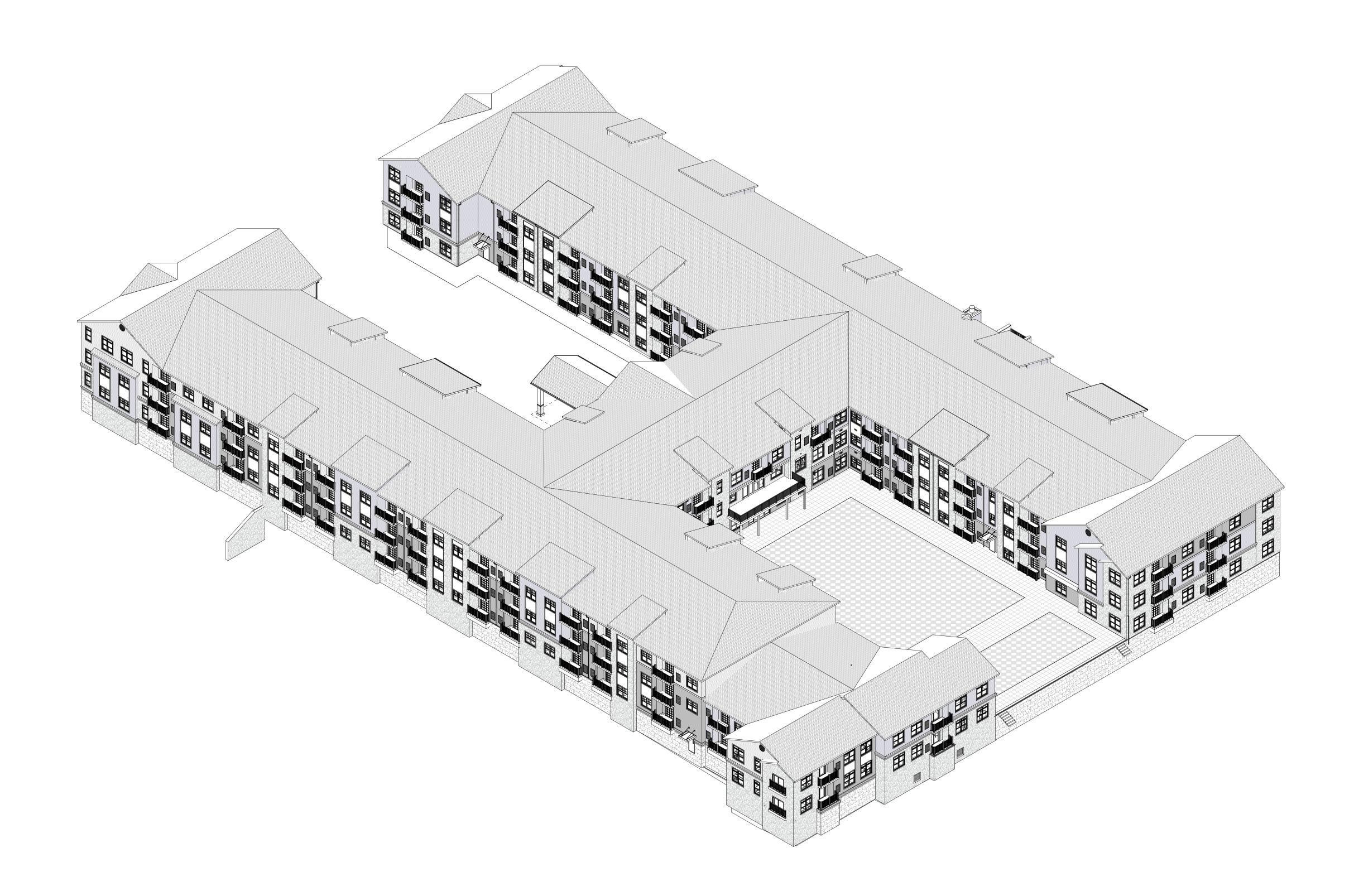


## RENDERING FROM INTERSECTION OF JEFFERSON RD & CLOVER ST

INCLUDES PROPOSED FOLIAGE SHOWN AT FULL OPACITY









#### Submission for Planning Board June 9th and DRB June 12th

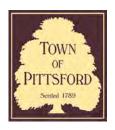






1 East Elevation



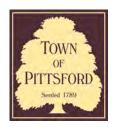


## TOWN OF PITTSFORD SPECIAL PERMIT

## SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: Cinnaholic	
LOCATION: 3349 Monroe Avenue Roch	ester, NY 14618
TAX ACCOUNT NO:	
OWNER: Pittsford Plaza SPE LLC  ADDRESS: 1265 Scottsville Rd  CITY, ST ZIP: Rochester, NY 14624  PHONE: (585) 783-3205  FAX: E-MAIL: kpostler@wilmorite.com	APPLICANT: Katherine Carey  ADDRESS: 2866 Adams Brook Way  CITY, ST ZIP: Snellville, GA 30078  PHONE: (801) 742-5161  FAX:  E-MAIL: kat.carey@tedrowdesign.com
AGENT:	
ADDRESS:	
CITY, ST ZIP:	
PHONE:	FAX:
E-MAIL:	
BRIEF DESCRIPTION OF PROJECT: tenant impro	vement for retail bakery - gourmet cinnamon rolls
BRIEF DESCRIPTION OF PROJECT.	· •
REQUEST FOR: Concept Subdivision  (Please Preliminary Subdivision  check all Final Subdivision  applicable) Special Permit	HEARING DATE REQUESTED:
☐ Wetlands Permit	Square Footage of Building: 905
<ul><li>☐ Preliminary Site Plan</li><li>☐ Final Site Plan</li></ul>	Total Acreage of Disturbance:
ZONING CLASSIFICATION:	SIZE OF PARCEL:
Is this parcel in a flood plain, agricultural district, and historical significance? ☒ NO ☐ YES (Please sp	d/or wetlands, or does it contain features of archaeological or pecify)
If this parcel is within 500' of a municipal boundary, p	please specify:(Municipality)
•	(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.

Karl Postler (Tenant Coordinator, Ov	wner Rep)	, the owner of the property located
at: 3349 Monroe Ave.	Pittsford	14618
(Street)	(Town)	(Zip)
Tax Parcel # <u>150.12-1-18</u>		do hereby authorize
ABKI Corp D/B/A Cinnaholic		to make application to the
Town of Pittsford Planning Board, 11	South Main	Street, Pittsford NY 14534 for the
ourpose(s) of Renovating space #5 (fo	ormer UPS S	tore) at Pittsford Plaza
	Kar	l Postler
		Signature of Owner
		4/21/25
		Date

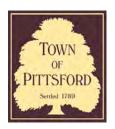
### Disclosure Form E

## STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

	In th	ne Matter of		
Cinnaholi	C			
	(Proje	ct Name)		
The undersigned,	being the applicant(s) to t	he		
Town Board	Zoning Board of Appeals	⊠ Planning Board	Architectu	ral Review Board
of the Town of F	Pittsford, for a			
☐ change of zoning	⊠ special permit	☐ building permit	☐ permit	amendment
variance	] approval of a plat	exemption from a	plat or official m	пар
the zoning and pla	e provisions of the Ordina inning ordinances regulat ovisions of Section §809 nis certificate.	ions of the Town of P	ittsford, do hei	reby certify that
the Town of Pittsfo	that there is no officer of ord or of any other munic favorable exercise of dis elow:	ipality of which the T	own of Pittsfor	d is a part who
<u>Nam</u>	<u>e(s)</u>	<u>Address(e</u>	<u>s)</u>	
Konav	n Cany		04/	21/2025
Signature of Ap	plicant			Pated
2866 Adams B	rook Way			
Street Address	20070			
Snellville, GA 3				
=, · · · · · · · · · · · · · · · · ·	-,			

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## **TOWN OF PITTSFORD**

### **LISTING OF ABUTTERS**

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

The undersigned, being an Ap	pplicant for approval of	
site plan	⊠ special permit	subdivision
for property at: 3349 Monr	roe Avenue Rochester, NY 146	518
Tax Parcel # <u>150.12-1-18</u>		submits the following list
of names and addresses of a	III owners of properties which either	directly abut or are located
across the street from the prop	perty lines of the subject property.	
· ·	ies in close proximity which n e names and addresses of those p	_
Katharine Cary		04/21/2025
Signature of Applicant		Date
LIST OF PROPERTIES ABUT	TTING OR ACROSS THE STREET FR	OM SUBJECT PROPERTY
One World Goods - Space	e #4 Pittsford Plaza	

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Goldfish Swim School - Space #6 Pittsford Plaza

#### 617.20 Appendix B Short Environmental Assessment Form

#### **Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information					
Name of Action or Project:					
Cinnaholic					
Project Location (describe, and attach a location map):					
3349 Monroe Avenue Rochester, NY 14618 - Pittsford Plaza					
Brief Description of Proposed Action:					
Renovating space #5 (former UPS Store) at Pittsford Plaza to a Retail bakery - Cinnamo connections to existing MEP.	on rolls. N	lew interior partitions, fin	ishes,	EQ, ligh	ting,
Name of Applicant or Sponsor:	Teleph	none: (801) 742-5161			
Katherine Carey (Applicant)		l: kat.carey@tedrowdes	sign.co	m	
Address: 2866 Adams Brook Way					
City/PO:		State:		Code:	
Snellville		GA	3007	8	
Does the proposed action only involve the legislative adoption of a plan, I administrative rule, or regulation?  If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	the envi	ironmental resources	that	NO V	YES
2. Does the proposed action require a permit, approval or funding from any	other go	vernmental Agency?		NO	YES
If Yes, list agency(s) name and permit or approval: City of Pittsford - building permit and health permit					<b>✓</b>
3.a. Total acreage of the site of the proposed action?		0 acres			ı
b. Total acreage to be physically disturbed?		0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u> acres			
4. Check all land uses that occur on, adjoining and near the proposed action  ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Comm ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (☐ Parkland ☐ Parkland ☐ Other (☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐	ercial	Residential (subur	ban)		

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5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		$\checkmark$	
b. Consistent with the adopted comprehensive plan?		<b>V</b>	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			$\checkmark$
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Al If Yes, identify:	rea?	NO	YES
If Yes, identify:		$\checkmark$	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		$\checkmark$	
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		
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
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			<b>V</b>
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			<b>✓</b>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
b. Is the proposed action located in an archeological sensitive area?			
		NO	VEC
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?	П	<b>7</b>	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			H
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a	all that	apply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi		11.5	
☐ Wetland ☑ Urban ☐ Suburban		T =	
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
		V	
16. Is the project site located in the 100 year flood plain?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,			
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain	1s)?		
If Yes, briefly describe:			

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18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)?  If Yes, explain purpose and size:		
Ti Tes, explain purpose and size.	<b>✓</b>	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	- NO	YES
solid waste management facility?	NO	IES
If Yes, describe:	$\checkmark$	
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:	-   🗸	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE	BEST (	OF MY
Applicant/sponsor name: Katherine Carey Date: 04/21.	/2025	
Signature: Kathain Cary		
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of questions in Part 2 using the information contained in Part 1 and other materials submitted by the project spo otherwise available to the reviewer. When answering the questions the reviewer should be guided by the corresponses been reasonable considering the scale and context of the proposed action?"	nsor or	_
No, o small impa may	to ct in	derate large npact may
1. Will the proposed action create a material conflict with an adopted land use plan or zoning	7	ccur
regulations?	<u> </u>	
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?	]	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		

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5. Will the proposed action result in an adverse change in the existing level of traffic or

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?

Will the proposed action impair the character or quality of important historic, archaeological,

Will the proposed action result in an adverse change to natural resources (e.g., wetlands,

affect existing infrastructure for mass transit, biking or walkway?

b. public / private wastewater treatment utilities?

waterbodies, groundwater, air quality, flora and fauna)?

Will the proposed action impact existing: a. public / private water supplies?

architectural or aesthetic resources?

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

that the proposed action may result in one or more pote environmental impact statement is required.	rmation and analysis above, and any supporting documentation,
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)

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#### Thomas F. Tedrow, AIA

Architecture and Interiors Space Planning Retail Design

April 22, 2025

Town of Pittsford Planning Board 11 S. Main Street Pittsford, NY 14534

RE: Cinnaholic

Pittsford Plaza

3349 Monroe Avenue Rochester, NY 14618

To Whom It May Concern,

The scope of work for this project is a new interior fit-out for a new cinnamon roll store. The previous tenant was The UPS Store.

Cinnaholic prepares and sells cinnamon rolls with a variety of frostings and toppings to choose from. The rolls are made from scratch and baked in the store. The equipment includes a mixer, sinks, worktables, flour storage bins, refrigerators, oven, ice machine, soft serve ice-cream machine, display case and storage racks.

The store has seating for 4

Hours of operation are 9AM – 10PM daily

A copy of the menu is included with this letter

#### The work includes:

- Demolition of existing walls, ceiling, lighting, finishes and plumbing fixtures.
- New partitions and doors
- New ceilings and lighting
- New wall and floor finishes
- New furnishings, fixtures and kitchen equipment.
- HVAC unit to remain with new ductwork
- Existing domestic water and sewer service with new distribution and grease interceptor
- New electrical service and distribution
- No fire alarm or fire sprinkler work.

Ph: (678) 777-9548

# SIGNATURE ROLLS



OLD SKOOL classic cinnamon roll with vanilla frosting cal 730



COOKIE MONSTER cream cheese frosting cookie dough chocolate chips chocolate sauce

cal 1107



CARAMEL APPLE PIE caramel frosting fresh apples pecans pie crumble caramel sauce cal 960



SPARKLE BERRY chocolate frosting strawberries sprinkles cal 738



TROPICAL BLISS raspberry frosting blueberries bananas coconut cal 794



**CAMPFIRE S'MORES** marshmallow frosting graham cookies marshmallows chocolate sauce cal 854

# CUSTOMIZE YOUR OWN

Ish'' cal 470

## STEP 1 SELECT FROSTING

cal per serving 223-277

almond banana cream cake batter caramel chai chocolate

coffee cream cheese crème brûlée hazelnut lemon maple

ask us about our seasonal flavors!

marshmallow orange peanut butter raspberry strawberry vanilla

## STEP 2 SELECT TOPPINGS

cal PER SERVING 8-246

almonds apples bananas blueberries brownie bites caramel sauce

chocolate chip cookie bites cinnadoodle cookie bites

chocolate chips chocolate sauce coconut cookie dough graham cookies marshmallows "oreo" cookies pb cups pecans

pie crumble pretzels raspberries raspberry jam sprinkles strawberries strawberry jam walnuts

ask us about local favorites!

## SHOW ME THE COOKIE DOUGH

SINGLE SCOOP\*

customize your own



## 802 CONTAINER

cal PER SERVING 400



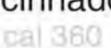
## MORE TO LOVE

**BROWNIES** 



## COOKIES

chocolate chip cinnadoodle





includes one frosting flavor of your choice

cal PER SERVING 240



## CINNACAKE

SMALL Serves 4-7

MEDIUM Serves 8-11

LARGE Serves 12-15

Choose 1 frosting flavor, and up to 5 toppings \*Addition of frosting flavors and toppings will alter nutrition value

Please allow 24 hours advance notice



#### Thomas F. Tedrow, AIA

Architecture and Interiors Space Planning Retail Design

April 29, 2025

Town of Pittsford Planning Board 11 S. Main Street Pittsford, NY 14534

RE: Cinnaholic

Pittsford Plaza

3349 Monroe Avenue Rochester, NY 14618

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.

Response: the prosed work is a tenant fit-out without exterior work and will have minimal impact on the adjacent areas

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.

Response: The operation is an interior fit-out cinnamon roll store that should nit impact property values

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

Response: The traffic flow should remain unchanged from the UPS Store that was previously in the lease space.

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

Response: no fire or safety hazards will be created

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.

Page 2 April 29, 2025

> Response: The new store should have a positive impact on surrounding residential neighborhoods since it will provide a new dessert product that is currently not offered in the area

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.

Response: None of the items listed above will be present in the new store, ad the store does not offer anything that will affect the health or general welfare of occupants of 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.

Response: The size if the tenant space is unchanged and is an appropriate size for the products offered. It will not affect parking or create a hazard to the safety and general welfare of the surrounding area.

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

Response: The new store will be a positive addition to the neighboring property

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

Response: A. The proposed use complies with the State Environmental Quality Review Act (SEQRA).

Thomas F. Tedrow, AIA

## 1 FLOOR PLAN A1.1 1/4" = 1'-0"

## FLOOR PLAN NOTES:

- ONE-HOUR RATED DEMISING WALL. MAINTAIN INGTEGRITY OF FIRE RATING WITH ALL NEW WALL PENETRATIONS.
- TYPE 2A-10BC FIRE EXTINGUISHER (BY G.C.)
  VERIFY EXACT PLACEMENT WITH FIRE INSPECTOR
- $\langle 3 \rangle$  AT BACK OF HOUSE WALLS INSTALL 5/8" FRT PLYWOOD WITH FRP1 FINISH TO 8'-0" AND GYP. BD. ABOVE WITH FRP1 FINISH
- 4 ELECTRICAL PANEL RE: ELECTRICALPLANS
- $\langle 5 \rangle$  CUSTOM MILLWORK (BY EQUIPMENT VENDOR)
- 6 2 X 2 STAINLESS STEEL CORNER GUARDS AT OUTSIDE CORNERS IN KITCHEN AREA (TYP.)
- $\overline{7}$  LED STRIP LIGHT TYPE "G" MOUNTED BELOW COUNTER. RE: LIGHTING PLAN (DASHED)

WALL LE	EGEND RE: WALL DETAILS PAGE A1.2
	EXISTING WALL TO REMAIN
	NEW WALL RE: WALL TYPE "A"
	NEW WALL RE: WALL TYPE "B"

## **GENERAL NOTES:**

- 1. GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH ALL CONSTRUCTION RELATED PROCEDURES AND REQUIREMENTS REQUIRED BY LANDLORD.
- 2. G.C. SHALL VISIT JOBSITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BID AND/OR FINAL CONSTRUCTION COST TO OWNER. ANY DISPREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BY THE G.C. PRIOR TO THE START OF ANY WORK.

CONSTRUCTION SCHEDULE TO THE OWNER. G.C. IS TO COORDINATE WORKING

- 3. G.C. SHALL VERIFY SIZE AND FIT OF EQUIPMENT PRIOR TO INSTALLATION 4. G.C. SHALL COORDINATE ALL WORK TO BE PERFORMED AND PROVIDE A
- HOURS, DELIVERIES, TRASH REMOVAL, STORAGE, ETC. WITH OWNER. 5. APPROVAL OF THESE DRAWINGS BY THE LANDLORD OR BY GOVERNING AUTHORITIES DOES NOT RELEASE THE G.C. FROM COMPLYING WITH ALL APPLICABLE CODES AND
- 6. G.C. IF FULLY RESPONSIBLE FOR COSTS FOR PERMITS AND LICENSE FEES, UTILITY CONNECTION FEES, AND TRASH REMOVAL FEES.
- 8. G.C. SHALL REMOVE ALL DEBRIS AND LEAVE JOB SITE CLEAN

## **CONSTRUCTION NOTES:**

- 1. RE: PLUMBING PLANS FOR LOCATIONS OF FLOOR SINKS AND FLOOR DRAINS.
- 2. SEE FINISH SCHEDULE FOR AND SECTIONS / ELEVATIONS FOR NEW FINISHES
- 3. G.C. SHALL BE RESPONSIBLE FOR FIELD VERFICATION OF ALL EXISTING CONDITIONS. 4. ALL SIGNAGE SHOWN IN THESE DRAWINGS IS REPRESENTATIONAL ONLY. OBTAIN SIGN INFORMATION FROM OWNER.
- 5. ALL WOOD IN NON-BEARING CONSTRUCTION TO BE FIRE RETARDANT TREATED WOOD. 6. ALL WALL AND CEILING FINISHES TO MEET CLASS "C" / FLOORS TO MEET CLASS II
- 7. ALL CONCRETE PATCHING MUST BE LEVEL WITH THE EXISTING CONCRETE FLOOR. 8. REMOVE AND DISCARD ALL ELECTRICAL COMPONENTS NOT RE-USED, INCLUDING CONDUIT, JUNCTION BOXES AND WIRING.
- 9. REMOVE AND DISCARD ALL PLUMBING COMPONENTS NOT RE-USED INCLUDING PIPING, VALVES AND FIXTURES. REMOVE AND CAP GAS, WATER AND SANITARY SEWER LINES NOT RE-USED.
- 10. ALL FLOORING TRANSITIONS TO BE SMOOTH

MINIMUMS PER ASTM E-84 STANDARDS.

	DOOR SCHEDULE							
MARK	SIZE	TYPE	FINISH	FRAME	DET HEAD	JAMB	HARDWARE SET	FINISH
100	(2) 1'-6"W X 7'-0"H	С	4	11	4/A1.1	5/A1.1	1	
101	3'-0"W X 7'-0"H	В	6	12	2/A1.1	3/A1.1	2	628
102	3'-0"W X 7'-0"H	В	5	11	2/A1.1	3/A1.1	3	628

	DOOR TYPES	
A ALUM. / GLASS	B SOLID CORE WOOD	9"x14" ACRYLIC GLAZING BY DOOR MANUFACTURER  C BRUSHED ALUMINUM

		4	SATIN ANODIZED				
8		5	PAINTED PT2 (SEMI-GLOSS)				
8		6 PAINTED PT3 (SEMI-GLOSS)					
	l	7					
	1						
	۱,						
		FRAME MATERIAL & FINISH					
		8	KAWNEER DARK BRONZE ANODIZE #40				
	,	9	KAWNEER CLEAR ANODIZE #14				
	1	10	KAWNEER BLACK ANODIZE #29				

KAWNEER DARK BRONZE ANODIZE #40

2 KAWNEER CLEAR ANODIZE #14 3 KAWNEER BLACK ANODIZE #29

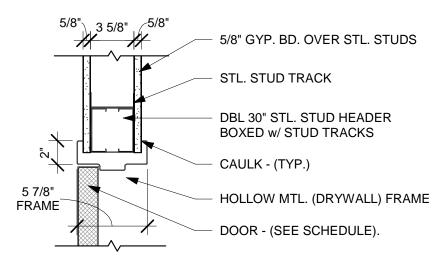
DOOR FINISHES

		9	KAWNEER CLEAR ANODIZE #14					
٦		10	KAWNEER BLACK ANODIZE #29					
		11	HOLLOW MTL. PTD. PT2 (SEMI-GLOSS)					
1		12	HOLLOW MTL. PTD. PT3 (SEMI-GLOSS)					
ı		13						
ı		14						
ı								
ı	HARDWARE FINISHES							
ı		605	BRIGHT BRASS, CLEAR COATED					
ı		606	S SATIN BRASS, CLEAR COATED					

625 BRIGHT CHROMIUM PLATED 628 SATIN ALUMINUM ANODIZED

619 SATIN NICKEL

ALUM. / GLASS	WOOD WOOD	BRUSHED ALUMINUM	
HARDWARE SETS	NOTE: PROVIDE (2) KEYS PER EACI	H DOOR LOCKSET	
SON MODEL LWP-6 - ALL DO DOOR MANUFACTURER R HEAVY DUTY PIVOTS	OOR HARDWARE PROVIDED	WITH ELAN LEVER HA  HINGES: HAGER BB127	BATH/BEDROOM LOCK #F40-ELA NDLE. 79 - 4 1/2 X 4 1/2, 1 1/2 PAIR HAGER #190S 8" H KICK PLATE (BOTH SIDES)
TCH: SCHLAGE OFFICE/ENTI TH ELAN LEVER HANDLE. NGES: HAGER BB1279 - 4 1/2			



. ELIASON MODEL LWP-6 - ALL DOOR HARDWARE PROVIDED

3. <u>LATCH:</u> SCHLAGE OFFICE/ENTRANCE LATCH #F51A-ELA

PROTECTION PLATE: HAGER #190S 8" H KICK PLATE (BOTH SIDES)

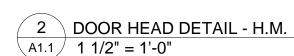
HINGES: HAGER BB1279 - 4 1/2 X 4 1/2, 1 1/2 PAIR

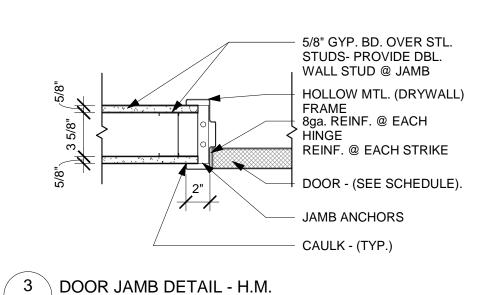
BY DOOR MANUFACTURER

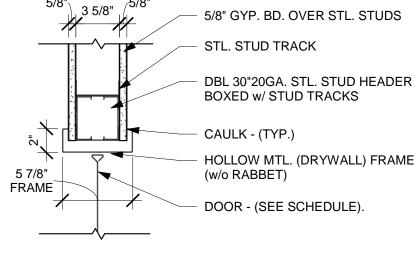
I PAIR HEAVY DUTY PIVOTS

WITH ELAN LEVER HANDLE.

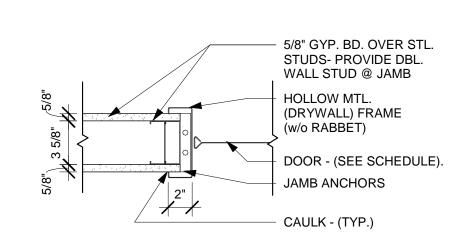
CLOSER: LCN #1460











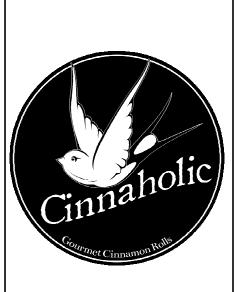
5 DOOR JAMB DETAIL - SWINGING A1.1 1 1/2" = 1'-0"

A1.1 / 11/2" = 1'-0"

REMAIN THE PROPERTY OF THOMAS F. TEDROW. IT'S CONTENTS, INCLUDING ALL INFORMATION, SHALL NOT BE REPRODUCED USING ANY MEANS WITHOUT EXPRESSED WRITTEN CONSENT AND/OR PERMISSION FROM THOMAS F. TEDROW.

THE CONTENTS OF THIS DRAWING WILL





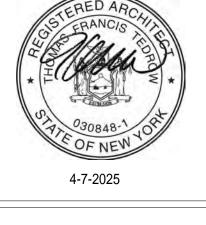
TEDROW, HOMAS

_	П				



ITEM	OT:	EQUIPMENT	MANUEACTURER	MODEL	EQUIPMENT
NO 1	+	CATEGORY HAND SINK, WALL MOUNT	MANUFACTURER KLINGERS TRADING CO.	NUMBER SPHS-1000	REMARKS
) )		TABLE, WORK	ADVANCE TABCO	TSFLAG-305	WITHOUT UNDERSHELF
	1	POS STATION	ADVANCE TABLO	13FLAG-305	BY OTHERS
1	1	COFFEE MAKER	-	-	BY OTHERS
	1	ICE MAKER W/ BIN	MANITOWOC ICE	SM50A	BIOTHERS
) 	1	REFRIGERATOR, WORKTOP	HOSHIZAKI AMERICA	UR48B	-
	1	REFRIGERATOR, SANDWICH/SALAD PREP	HOSHIZAKI AMERICA	SR48-12	
	1	TABLE, WORK	ADVANCE TABCO	TSFLAG-305	WITH UNDERSHELF
<u></u>	1	DISPLAY CASE, HEATED	HATCO	FDWD-1X	WITH UNDERSHELF
0	1	OVEN, CONVECTION, ELECTRIC	MOFFAT	E32D5	
1	1	STAND, OVEN	MOFFAT	SK32	-
2	2	FAUCET, WALL MOUNT	T & S BRASS	B-0231	
3	1	SINK, 1 COMPARTMENT	AERO	2S1-2124	
3 4	1	RACK, DUNNAGE	ADVANCE TABCO	ADE2036	-
5	1	MIXER, FLOOR	GLOBE FOOD EQUIPMENT	SP40	
6	4	BIN, INGREDIENT	CAMBRO	IBS20148	
7	1	SHELF, MICROWAVE	ADVANCE TABCO	MS-24-24	
<u>,                                    </u>	1	OVEN, MICROWAVE	ACP, INC.	RCS10TS	
9	1	TABLE, WORK	ADVANCE TABCO	TSFG-306	NO UNDERSHELF
0	1	SINK, NSF, 3 COMPARTMENT	ADVANCE TABCO	FC3-1818-18RL	-
1	1	PRE-RINSE FAUCET, WALL MOUNT	T & S BRASS	B-0133-ADF12	_
2	5	WIRE SHELVING, EPOXY COATED	ADVANCE TABCO	VARIES	SEE PLAN FOR SIZES
3	1	SINK, MOP	ADVANCE TABCO	9-OP-20	-
4	1	BEVERAGE REFRIGERATOR	BEVERAGE AIR	MT08	BY OTHERS
5	2	STAINLESS STEEL SHELVING, WALL MOUNT		12 X 36	BY OTHERS
16	1	3-DOOR REFRIGERATOR, REACH-IN	HOSHIZAKI AMERICA	R3A-FS	-
27	1	TABLE,WORK	ADVANCE TABCO	SFLAG-305	WITH UNDERSHELF
28	9	WIRE SHELVING, WALL MOUNT	ADVANCE TABCO	VARIES	EPOXY COATED
8A	1	SOLID S/S SHELF. WALL MOUNT	CUSTOM	12 X 21	HEAVY DUTY
9	1	DISPLAY CASE	-	-	BY OTHERS
0	1	LOCKERS	-	-	-
1	4	SLIM JIM TRASH CAN	-	-	BY OTHERS
2	1	TRASH RECEPTACLE	-	-	BY OTHERS
 3	1	SOFT SERVE DISPENSER	DONPER	D250	BY OTHERS
4	1	MOP AND BROOM HOLDER	-	-	BY OTHERS
35	1	COFFEE STATION	-	-	BY OTHERS
36	1	MILLWORK SERVICE COUNTER	-	-	BY OTHERS

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ARCHITECT

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Cinnaholic
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REV. NO. DATE DESCRIPTION

CHECKED BY: TFT
ISSUE DATE: 4-7-25

A1.3

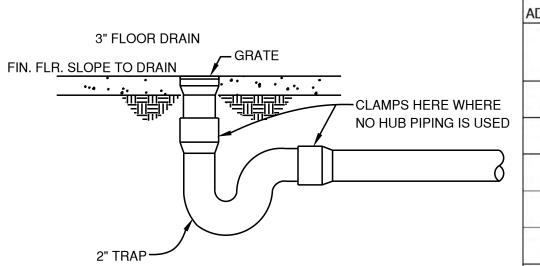
### **GENERAL PLUMBING NOTES**

- THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE PLUMBING AND FIRE PROTECTION SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT, APPURTENANCES AND CONTROLS COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL PARAMETERS GIVEN IN THESE DOCUMENTS SHALL BE STRICTLY CONFORMED TO. ANY ITEMS AND LABOR REQUIRED FOR A COMPLETE PLUMBING AND FIRE PROTECTION SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, LOCAL AUTHORITIES AND THESE CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ANY ADDITIONAL COST TO THE OWNER. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS AND THE DESIGN OF OTHER TRADES BEFORE PREPARING SHOP DRAWINGS.
- COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL TRADES. PIPE ROUTING SHOWN IS DIAGRAMMATIC. PROVIDE ALL OFFSETS, ETC. TO AVOID INTERFERENCES WITH EQUIPMENT, PIPING, DUCT WORK, LIGHTS, CONDUITS, AND STRUCTURAL
- ALL DRAINAGE PIPING AND POTABLE WATER PIPING SHALL BE CONCEALED INSIDE WALLS AND PIPE CHASES OR ABOVE CEILINGS AS HIGH AS POSSIBLE
- 4. EXPOSED PIPING AT FIXTURES SHALL BE SECURED TO WALLS CONSTRAINED AGAINST ANY FREE-MOVEMENT OF PIPING.
- 5. CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL DOMESTIC WATER, SANITARY SEWERS, STORM DRAINS, FIRE SUPPLY AND GAS SERVICES AT APPROXIMATELY 5'-0" FROM BUILDING STRUCTURE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR LOCATION OF ALL PLUMBING FIXTURES. EXACT LOCATION OF ALL PLUMBING FIXTURES MUST BE VERIFIED IN FIELD PRIOR TO INSTALLATION. FINAL LOCATIONS AND HEIGHTS SHALL BE AS DIRECTED BY ARCHITECT.
- PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL EQUIPMENT INDICATED ON DRAWINGS INCLUDING KITCHEN AND LAUNDRY EQUIPMENT PER MANUFACTURER'S SPECIFIC INSTALLATION INSTRUCTIONS. FINAL CONNECTION SHALL INCLUDE ANY ADAPTERS, NIPPLES SHUTOFF VALVES, PRESSURE REGULATING VALVES, SHOCK ABSORBERS, BACKFLOW PREVENTION DEVICES, ETC. CONTRACTOR SHALL COMPLETELY REVIEW EACH EQUIPMENT ITEM'S INSTALLATION INSTRUCTIONS PRIOR TO COMMENCEMENT OF WORK. ALL ITEMS REQUIRED FOR INSTALLATION ARE INCLUDED IN THE PLUMBING CONTRACTOR'S SCOPE.
- 8. DO NOT RUN PLUMBING OR FIRE PROTECTION PIPING THROUGH TRANSFORMER VAULTS, ELECTRICAL CLOSETS, ELECTRICAL SWITCHGEAR ROOMS, ELEVATOR EQUIPMENT ROOMS, COMPUTER ROOMS OR TELEPHONE ROOMS. DO NOT RUN ANY PIPING ABOVE ELECTRICAL PANELS OR OTHER ELECTRICAL/CONTROLS COMPONENTS.
- ALL COMMERCIAL FIXTURES SPECIFIED BY AN EQUIPMENT PROVIDER SHALL OVERRIDE ANY SPECIFIED PLUMBING FIXTURES ON THIS PLAN. THE PLUMBER SHALL COORDINATE FINAL REQUIRED FIXTURES WITH OWNER/EQUIPMENT SUPPLIER. VERIFY CONNECTION SIZE AND LOCATION OF ALL ITEMS WITH KITCHEN EQUIPMENT DRAWINGS.
- 10. PROVIDE AN EXPANSION JOINT ON ALL PIPING SYSTEMS THAT CROSS BUILDING EXPANSION JOINTS.
- 11. PROVIDE CONNECTION TO EXISTING WATER SERVICE WHERE AVAILABLE. PROVIDE WATER METER, PRV STATION WITH FULL SIZE BYPASS, AND RPZ VALVE. COORDINATE METER AND BACKFLOW REQUIREMENTS WITH LOCAL AUTHORITY AND UTILITY COMPANIES. CONNECT TO EXISTING SANITARY AND KITCHEN WASTE STUB WHERE AVAIALBLE. CONNECTIONS TO EXISTING UTILITIES SHALL BE COORDINATED IN THE FIELD FOR EXACT LOCATION AND INVERT AVAILABILITY.
- 12. PROVIDE GAS CONNECTION TO EXISTING METER WHERE POSSIBLE. PROVIDE CONNECTION TO ROOF MOUNTED EQUIPMENT AND TO KITCHEN EQUIPMENT AS INDICATED ON KITCHEN EQUIPMENT DRAWING. PROVIDE SHUT-OFF VALVES AT ALL POINTS OF CONNECTION. PROVIDE SOLENOID SHUT-OFF VALVE FOR GAS ITEMS UNDER KITCHEN HOODS. INTERLOCK SOLENOID WITH HOOD FIRE PROTECTION SYSTEM. GAS PIPING SHALL NOT BE ROUTED BELOW FLOORS. PIPING INDICATED AS BELOW SLAB SHALL BE PROVIDED IN A PREFABRICATED MODULAR STAINLESS STEEL UTILITY
- 13. ALL PLUMBING FIXTURES, PIPING, AND MATERIALS SHALL BE LISTED OR LABELED AND INSTALLED AS PER A RECOGNIZED APPROVAL AGENCY.
- 14. ALL WORK WITHIN THIS SCOPE OF WORK SHALL COMPLY WITH ALL CITY, STATE AND NATIONAL PLUMBING CODES. ALL WORK SHALL CONFORM TO BUILDING STANDARDS.
- 15. PLUMBING CONTRACTOR SHALL VERIFY VOLTAGE, PHASE AND WIRE SIZE OF PLUMBING EQUIPMENT REQUIRING ELECTRICAL CONNECTION WITH ELECTRICAL CONTRACTOR PRIOR TO PURCHASE OF
- 16. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. THE PLUMBER SHALL SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. COORDINATE THE EXACT SIZE AND LOCATION OF ALL SLEEVES WITH STRUCTURAL ENGINEER. ALL PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS
- 17. COORDINATE ALL UNDERGROUND PIPING WITH GRADE BEAMS, WALL FOOTINGS, COLUMN FOUNDATIONS AND OTHER STRUCTURAL CONDITIONS.
- 18. ALL DRAINAGE PIPING AND VENT PIPING SHALL SLOPE AT 1/8 INCH PER FOOT UNLESS OTHERWISE
- 19. EXACT LOCATION OF ALL CLEANOUTS MUST BE COORDINATED AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
- 20. SANITARY VENTS MUST TERMINATE A MINIMUM OF 10 FT. FROM OR 2 FT. ABOVE AIR INTAKES, WINDOWS OR VENT SHAFTS.
- 21. ALL HOSE BIBBS AND WASHDOWN FAUCETS ARE REQUIRED TO HAVE PROPER BACKFLOW PREVENTERS WHERE HOSES ARE ATTACHED AND LEFT UNATTENDED. CHEMICAL FEED SYSTEMS AT COMMERCIAL KITCHENS SHALL HAVE DEDICATED BACKFLOW PREVENTERS SEPARATE FROM WASHO-DOWN OR HOSE BIB FIXTURES.
- 22. PROVIDE 12" x 12" ACCESS PANELS FOR SHOCK ABSORBERS, TRAP PRIMERS AND ALL VALVES LOCATED ABOVE NON-ACCESSIBLE CEILINGS AND INSIDE PIPE CHASES. EXACT LOCATION MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION. ALL ACCESS PANELS SHALL BE LOCATED SO THAT THEY ARE NOT VISIBLE TO PUBLIC
- 23. WALL HYDRANTS AND HOSE BIBBS SHALL BE MOUNTED 1' 6" ABOVE GRADE OR FLOOR LEVELS.
- 24. PIPING INSULATION SHALL BE PROVIDED WITH CONTINUOUS AIR-TIGHT VAPOR BARRIER WITH NO LOOSE TAPE OR EXPOSED INSULATION MATERIAL. CONDENSATE PIPING SHALL BE PROVIDED WITH ELECTROMETRIC
- INSULATION. ALL INSULATION AND WRAPPING JOINTS AND SEEMS SHALL BE PROVIDED WITH 1" OVERLAP AND MANUFACTURER RECOMMENDED, AIR-TIGH MASTIC AT ANY
- INSULATION OR VAPOR BARRIER JOINTS. INSULATION SHALL BE INSTALLED WITH FULL THICKNESS, FREE OF ANY INSULATION COMPRESSION. PROVIDE RIGID INSULATION SECTION AT ALL PIPING HANGERS
- 25. PROVIDE A VALVE BYPASS AT ALL EQUIPMENT INCLUDING WATER HEATERS, STORAGE TANKS WATER SOFTENERS, BOOSTER PUMPS, FIRE PUMPS, ETC FOR MAINTENANCE OF EQUIPMENT
- 26. PROVIDE BALL VALVES AT ALL BRANCH LINES SERVING MULTIPLE FIXTURES. PROVIDE ACCESSIBLE BALL VALVE AT EACH FIXTURE CONNECTION (IN ADDITION TO ANY EXPOSED STOPS) OR FIXTURE
- WATER THROUGH A MIXING VALVE UNLESS A TEMPERED WATER SUPPLY IS INDICATED.

27. ALL HAND-WASHING BASINS AND LAVATORIES INSTALLED SHALL BE EQUIPPED WITH HOT AND COLD

- 28. INSTALL VACUUM BREAKERS A MINIMUM OF 6" ABOVE THE FLOOD LEVEL RIM OF A FIXTURE SERVED WITH NO SHUT-OFF DEVICES BEYOND THE DISCHARGE OF THE VACUUM BREAKER.
- 29. THE USE OF RISER CLAMPS TO SUPPORT VERTICAL PIPE ALONG WALLS, OR COLUMNS IS PROHIBITED. PROVIDE B-LINE 22 STRUT & B-2000 PIPE CLAMPS
- 30. CONTRACTOR SHALL HANG ALL PIPING FROM THE STRUCTURAL MEMBERS (W-SHAPES, BAR JOISTS) WITH CLAMP-TYPE CONNECTIONS. PIPING SHALL NOT BE SUPPORTED FROM THE METAL DECK. STRUCTURAL MEMBERS SHALL NOT BE CUT OR DRILLED.
- 31. ALL JOINTS, ANNULAR SPACES, OR OPENINGS INTO HOLLOW OR INACCESSIBLE AREAS ARE TO BE CLOSED TO 1/32" OR LESS FOR FOOD SERVICE AREAS.
- 32. ALL ANNULAR SPACES ARE TO BE CLOSED AND ESCUTCHEON PLATES AT HAND WASHING AREAS MUST BE SECURED.
- 33. INSTALL VACUUM BREAKERS A MINIMUM OF 6" ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE SERVED WITH NO SHUT-OFF DEVICES BEYOND THE DISCHARGE OF THE VACUUM BREAKER.
- 34. ALL JOINTS, ANNULAR SPACES, OR OPENINGS INTO HOLLOW OR INACCESSIBLE AREAS ARE TO BE CLOSED TO 1/32" OR LESS FOR FOOD SERVICE AREAS.

PLANS ARE PREPARED WITH THE SITE INFORMATION PROVIDED TO THE ENGINEER. CONCEALED UTILITY LOCATIONS WILL REQUIRE FIELD VERIFICATION INCLUDING INVESTIGATIVE SAW CUT, SONOGRAPHY OR OTHER UTILITY DETECTIONS METHODS. PIPING AND FIXTURE ARRANGEMENT SHALL BE MODIFIED AS REQUIRED BASED UPON FIELD VERIFICATION. CONTACT ENGINEER FOR ANY REQUIRED PLAN CHANGES DUE TO FILED VERIFICATION. ENGINEERING PLANS DO NOT GUARANTEE THE EVENTUAL REQUIRED SCOPE FOR UTILITY DISCREPANCIES LOCATED IN FIELD.



## FLOOR DRAIN DETAIL

						PLUMBING FIXTURE SCHEDULE				
FIXTURE TAG	DRAIN	VENT	CW	HW	FIXTURE DESCRIPTION	FIXTURE SPECIFICATION	VALVE/FACUET SPECIFICATION			
WC-1 ADA WATER CLOSET - TANK		1-1/2"	3/4"			ELONGATED PRESSURE ASSIST TANK-TYPE TOILET. CENTOCO 500 STSCCSS, EXTRA HEAVY DUTY SOLID PLASTIC, ELONGATED OPEN FRONT SEAT, WHITE, COVER WITH SLOW CLOSE SNAP-OFF HINGES. TANK COVER LOCK. ADA COMPLIANT.	INTEGRAL PRESSURE ASSIST			
LV-1- WALL LAVATORY	3"	1.5"	3/4"	0.5		VITREOUS CHINA, 20"X18" WALL HUNG 4" CENTERS, WITH OVERFLOW AND GRID DRAIN, JAY R. SMITH 0700-M31 SERIES CARRIER. PROVIDE CHROME PLATED LOOSE KEY ANGLE STOP, ESCUTCHEON, P-TRAP AND SUPPLIES. INSTALLED PER ADA ACCESSIBILITY; TRUEBRO LAV GUARD UNDERSINK PROTECTIVE COVERS FOR P-TRAP AND ANGLE VALVE ASSEMBLIES MODEL 102	KOHLER K-7404 4" CENTERS  MANUALTWO - LEVER WITH WRISTBLADES			
MS-1 MOP SERVICE BASIN	3"	1.5"	3/4"	0.75		SEE KITCHEN EQUIPMENT SCHEDULE				
FD-1 FLOOR DRAIN	3	1.5				CAST IRON BODY AND FLASHING COLLAR; 6" NICKEL BRONZE ROUND STRAINER; VANDLE PROOF GRATE; SEDIMENT BUCKET; P-050 TRAP PRIMER OPTION. CAST IRON GRATES NOT PERMITTED.				
WHA ARRESTOR			1 = 1		JAY R. SMITH 5000 SERIES	STAINLESS STEEL PRESSURIZED COMPRESSION CHAMBER; THREADED NIPPLE CONNECTION; SIZE AS INDICATED ON DRAWINGS				
TP-1 PRIMER			3/4"		PPP PR-500	PRESSURE ACTIVATED TRAP PRIMER- PROVIDE DISTRIBUTION FITTING FOR UP TO 4 OUTLETS AS SHOWN ON DRAWINGS.				
MXV-1 MIXING VALVE			0.75	0.75	WATTS LM495	MULTI-FIXTURE MIXING VALVE, SOLID BRASS WITH INTEGRAL CHECK. THREADED UNION CONNECTIONS. ASSE 1017				
BFP-1 RPZ BACKFLOW					WATTS 909	BRONZE BODY WITH THREADED ENDS. EACH BACKFLOW SHALL BE PROVIDED WITH BALL VALVES, TEST COCKS AND STRAINERS. ROUTE				

1. ALL FIXTURES, EQUIPMENT, TRIM, FITTINGS, ETC. SHALL COMPLY WITH LOCAL, STATE AND/OR FEDERAL REGULATIONS AND CODES, INCLUDING BUT NOT LIMITED TO WATER AND ENERGY CONSERVATION CODES, AND THE AMERICANS WITH DISABILITIES ACT (ADA). THE SCHEDULE REFLECTS

BID FOR THE SUBSTITUTIONS OF COMPLYING FIXTURES, EQUIPMENT, FITTINGS, ETC. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THAT THE CONTRACTORS BASE BID INCLUDES ALL COSTS NECCESSARY TO MEET ALL REGULATIONS AND CODES

3. PROVIDE INDIVIDUAL FIXTURE MIXING VALVES SET TO 110 DEGREES FOR HAND WASHING FIXTURES.

I. PROVIDE PVC FLUE AND COMBUISTION AIR VENT ITH WITH ACCESSORY TERMINATION KIT PER MFG INSTRUCTION.

. PROVIDE CONDENSATE NUETRALIZER AND CONDENSATE TRAP FOR WATER HEATER. ROUTE CONDENSATE TO FLOOR SINK. SEAL PENETRATION AT PAN WITH CAULKING.

MODEL

WATTS 009

WATTS SD-3

WATTS 7

WATTS 7

INTEGRAL TO FIXTURE

WATTS 7

WATTS SD-3

WATTS 7

WATTS 7

WATTS 288A

7. ALL BFP MUST BE LEAD FREE ASSEMBLY

FIRE RATED WALL

TESTING PROCEDURES TO BE PERFOMED PER LOCAL CODE

PROVIDE IN ACCORDANCE WITH THE REQUIREMENTS OF LOCAL CODE

PROVIDE REGULATOR FOR WATER HEATER SERVED BY GAS PIPING PRESSURE GREATER THAN 10" WC. PROVIDE GAS SHUTOFF AT EACH WATER HEATER

WATER HEATER SCHEDULE MAKE CONNECTION TO OR APPLIANCE FLEX HOSE QUICK CONNECTION FITTING OR UNIT BASIS STORAGE | GAS INPUT OUTPUT ELECTRICAL GAS MANIFOLD INSIDE CABINET AO SMITH GALLONS CAPACITY (KW) WITH GROUND JOINT UNION. PROVIDE GROMMET IN CABINET BTX-80 50 **GAS TANK** FOR WATER-TIGHT SEAL FOR

GAS WATER

MFG ACCESSORY WALL SHELF. INSTALL PER MFG INSTRUCTIONS

ENERGY CONSERVATION STANDARDS.

3. ALL WATER PIPING SHALL BE INSULATED.

SMALL GAS WATER HEATER DETAIL

PRESSURE AT THE WATER HEATER SUPPLY.

TO BE STRAPPED TO WALL TO SECURE IN PLACE.

HEATER

CONTRACTOR SHALL VERIFY ALL GAS FIRED EQUIPMENT CONNECTION LOCATIONS IN THE FIELD PRIOR TO INSTALLING ANY GAS PIPE MAINS OR BRANCHES. INSTALL THE GAS

PRESSURE REGULATOR

WITH VENT LIMITER OR

VENT TO OUTDOORS.

PROVIDE AT EACH

APPLIANCE WHEN

THAN 7" W.C.

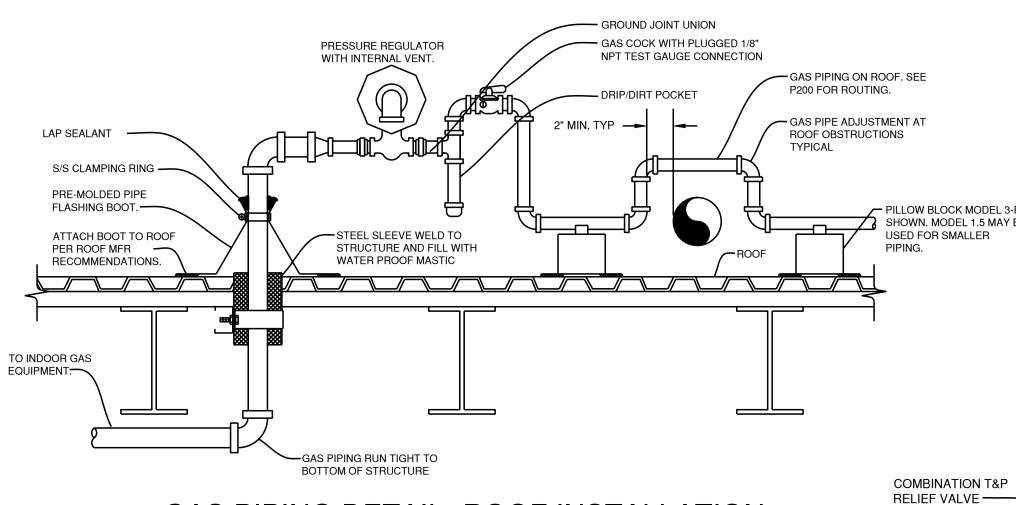
FULL SIZE FULL PORT GAS

TRAIN SUCH THAT ACCESS PANEL SWINGSHALL NOT BE IMPEDED.

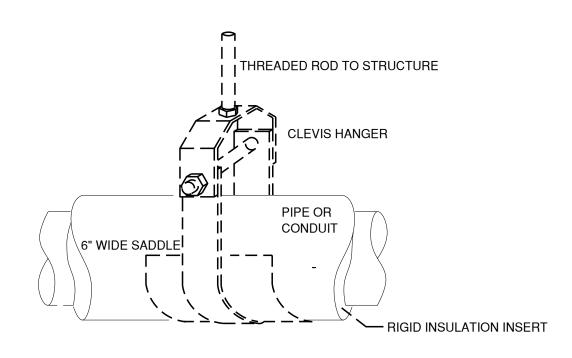
COCK OR BALL VALVE

SERVICE IS GREATER

DRIP/DIRT POCKET



## GAS PIPING DETAIL- ROOF INSTALLATION



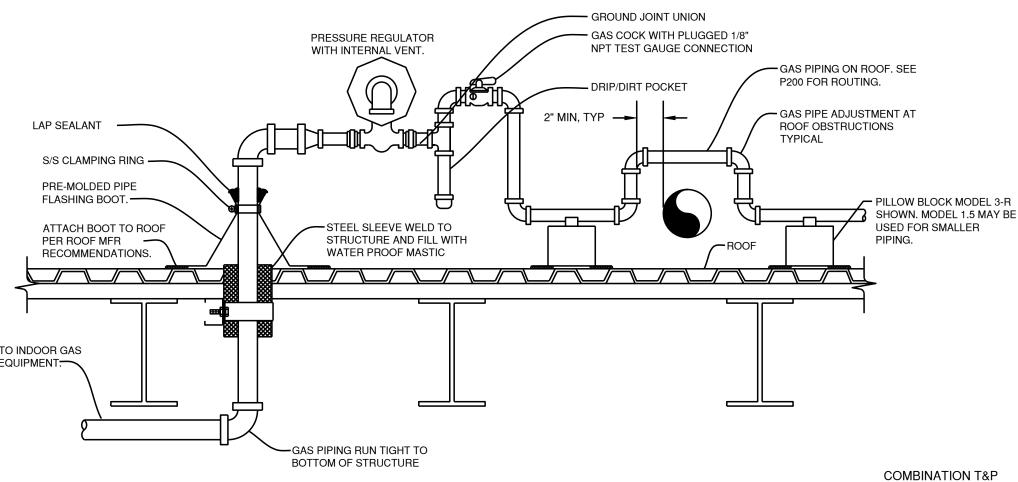
1. PROVIDE CLEVIS SUPPORTS WITH BEAM CLAMP, CONCRETE ANCHORS (CONCRETE STRUCTURE), SCREWED BRACKET (WOOD STRUCTURE). PROVIDE HANGER OUTSIDE OF INSULATION WITH RIGID FOAM GLASS INSULATION SECTION AT HANGERS. PROVIDE 16 GAUGE PIPING SADDLE AT EACH HANGER. NO WELDING OR CUTTING OF STEEL STRUCTURAL MEMBERS SHALL BE PERMITTED. LAYOUT BASIS SHALL BE ANVIL 260. ROD SIZE PER CLEVIS HANGER DIMENSIONS FOR EACH PIPE SIZE: 3/8" FOR 2" PIPE OR LESS,1/2" UP TO 3" PIPE AND 5/8" FOR 4" PIPE 2. HANGER INSTALLATION FOR HOT WATER PIPING SHALL NOT PREVENT MOVEMENT FOR PIPING EXPANSION

SPACING AS FOLLOWS STEEL PIPE: 1/2" TO 1-1/4" - 7'; 1-1/2" TO 2-1/2" - 9'; 3" &4" - 12'; 6" &8" - 17'; 10" AND UP- 22' COPPER PIPE: 1/2" TO 1" - 5'; 1-1/4" TO 2" - 7'; 2-1/2" AND UP - 9' CAST IRON: 10' WITH SUPPORT AT EACH JOINT, TAKEOFF, AND FITTING.

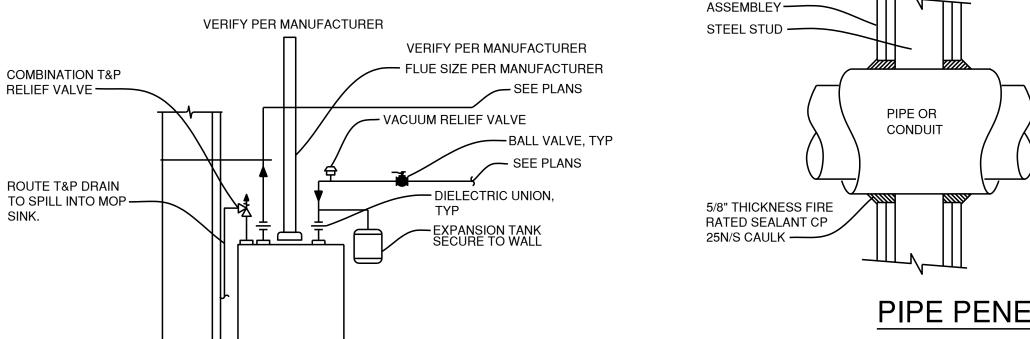
PVC DRAINAGE (140 DEG F SERVICE UP TO 6" - 80 DEG F ABOVE 6" ): UP TO 3" - 3'; 4" TO 6" - 4'; ABOVE 6" - 8'

PVC VENT (80 DEG F SERVICE): UP TO 1-1/2" - 5'; 2" -3" - 6'; ABOVE 3" 7'

PIPE HANGER DETAIL



HVAC CONNECTIONS.



2" DEEP SHEET METAL SAFETY

CONNECTION. ROUTE DRAIN

WATER HEATER (SET AT 140° F) SHALL MEET ALL LATEST LOCAL & NATIONAL

PRE-CHARGED EXPANSION TANK AIR CHAMBER TO MATCH THE INLET WATER

HEATER TO BE MOUNTED ABOVE MOP SINK ON MANUFACTURERS STAND OR

STRUCTURALLY ENGINEERED STAND TO SUPPORT WEIGHT OF HEATER. HEATER

2. INSTALL WATER HEATER PER MANUFACTURERS REQUIREMENTS

CATCH PAN W/ 1" DRAIN

1. THE CAULK IS TO BE FORCED INTO THE ANNULAR SPACE TO THE MAXIMUM EXTENT POSSIBLE FLUSH W/ THE EXTERIOR OF THE PENETRATION SURFACE.

**TEMP** 

SETTING

**GPH RECOVERY** 

@100 DEG RISE

**BACKFLOW PREVENTER MATRIX** 

SERVES

CARBONATOR

FOOD SERVICE WATER FILTER

RINSE FAUCETS (MULTI COMP SINK)

HOSE BIB

CHEMICALS DISP.

CARBONATED DRINK DISPENSER

ICE MAKER

NON-CARB DRINK DISPENSER

WATER HEATER VACUUM BREAKER

. MOUNT WITH BFP ACCESSIBLE FOR TESTING/REPAIR AT A MINIMUM 1" ABOVE FLLOR AND MAXIMUM 5' ABOVE FLOOR

5. PROVIDE ACCESS PANELS FOR BFP THAT ARE INSTALLED WITHIN WALLS WHERE SURFACE MOUNTING IS NOT POSSIBLE.

. PROVIDE HANGING ALUMINUM TAG FOR EACH BFP WITH THE BFP DESIGNATOR AND LISTING ETCHED IN AS INDICATED ABOVE.

TENANT SHALL PROVIDE TESTING FOR EACH BFP AT THE TIME OF ISNTALLATION/RELOCATION AND ANNUALLY THEREAFTER

WATER SERVICE (OUTDOOR)

ELEC

VOLT/PHASE

TYPE

RPZ

CO2 CHECK

DOUBLE CHECK

DOUBLE CHECK

DOUBLE CHECK

DOUBLE CHECK

CO2 CHECK

DOUBLE CHECK

DOUBLE CHECK

VACUUM BREAKER

**EXPANSION TANK** 

ACCPETANCE (GAL

IPC LISTING

ASSE 1013

**ASSE 1022** 

**ASSE 1024** 

ASSE 1024

ASSE 1052

**ASSE 1024** 

**ASSE 1022** 

**ASSE 1024** 

**ASSE 1024** 

ASSE 1001

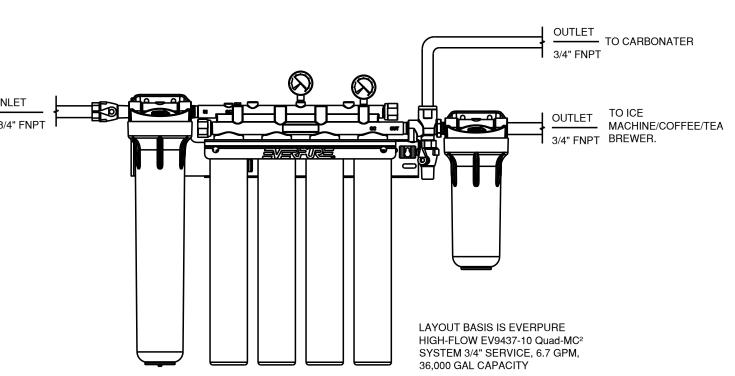
FINISH CAULKING W/ A 5/8" MINIMUM BEAD OF CP 25N/S CAULK APPLIED TO THE PERIMETER OF THE CONDUIT/PIPE AT ITS EGRESS FROM WALL ASSEMBLY.

3. 3. THE MAXIMUM ANNULAR SPACE IS NOT TO EXCEED 3/16". 4. INSTALL 3M FIRE STOP ON BOTH SIDES OF THE WALL ASSEMBLY AT PENETRATIONS.

5. 5. THESE RECOMMENDATIONS ARE BASED ON PRODUCT

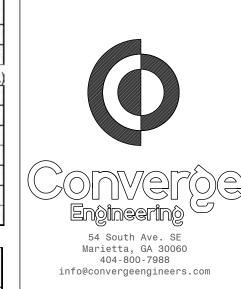
PERFORMANCE PER ASTM E-814 (UL-1479) FIRE TEST & UL THROUGH-PENETRATION SYSTEM #147.

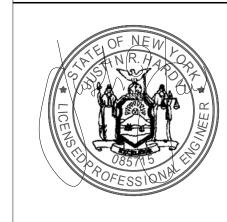
## PIPE PENETRATION DETAIL



MASTER WATER FILTRATION UNIT DETAIL

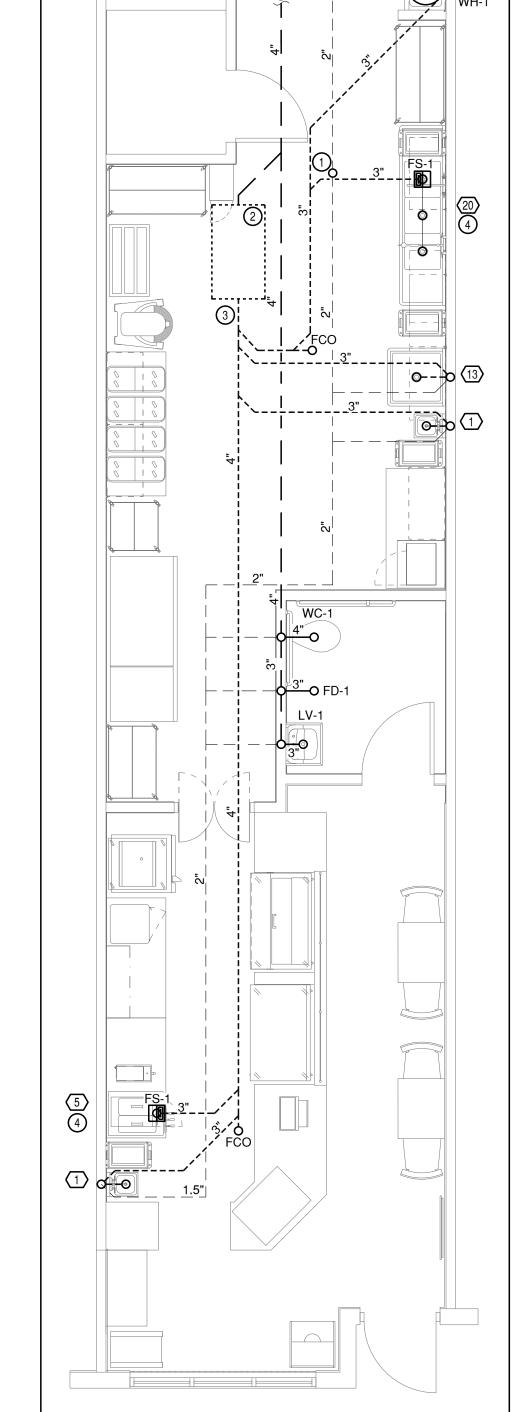
FIXTURES AND EQUIPMENT WHICH ARE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR CONTRACTORS BASE BID. WHERE SPECIFIED FIXTURES AND/OR EQUIPMENT ARE NOT IN COMPLIANCE WITH GOVERNING CODES AND REGULATIONS, THE CONTRACTOR SHALL PROCESSES AND SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL PROCESSES AND SHALL BE THE BASIS FOR CONTRACTOR SHALL BE THE BAS





### **SANITARY KEY NOTES:**

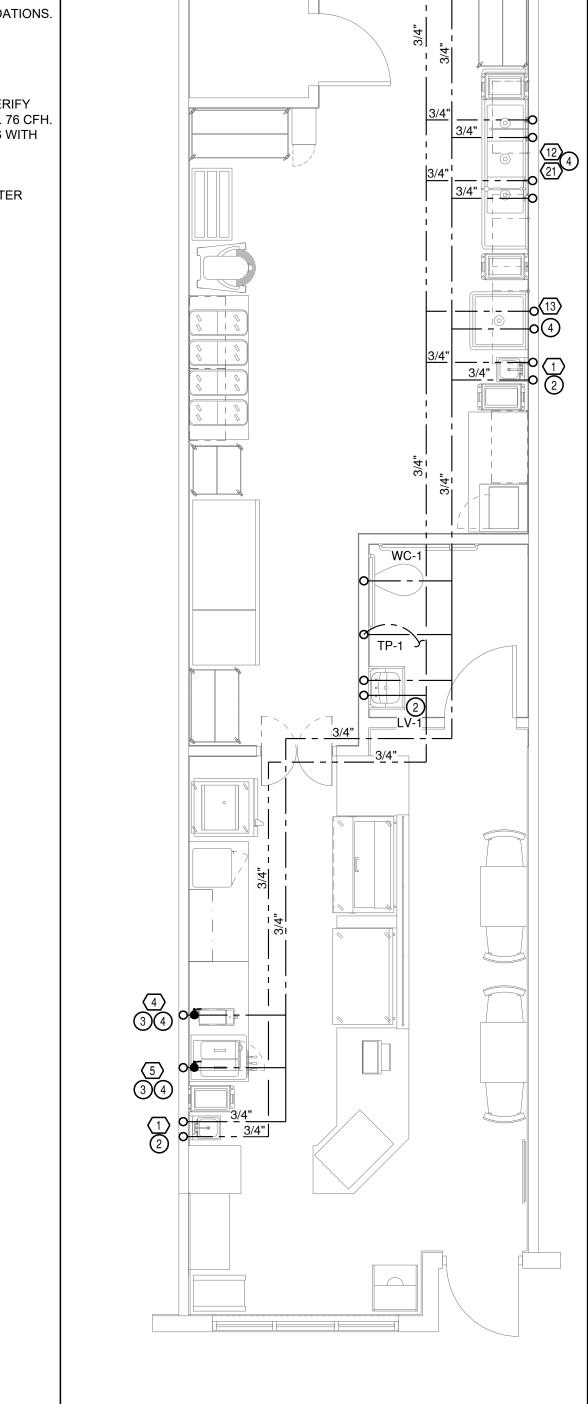
- 1. NEW 3" VENT TO ROOF.
- 2. NEW SCHIER GB-75, 75 GPM GREASE INTERCEPTOR MOUNTED IN FLOOR.VERIFY EXACT LOCATION IN FIELD.
- 3. NEW 4" GREASE LINE TO NEW GREASE TRAP.
- 4. FULL SIZE INDIRECT WASTE LINE FROM FIXTURE OUTLET TO RECEPTOR WITH CODE-APPROVED AIR GAP. PROVIDE COMMON 2" HEADER WITH AIR GAP FOR MULTI-COMPARTMENT SINKS.
- 5. EXTEND AND CONNECT TO EXISTING 4" SANITARY LINE. VERIFY EXACT LOCATION IN FIELD.



SANITARY WASTE AND VENT FLOOR PLAN 1/4" = 1'-0"

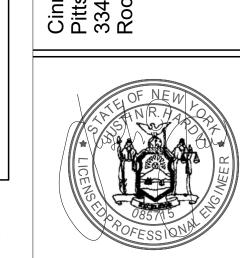
### DOMESTIC/GAS KEY NOTES:

- 1. EXTEND AND CONNECT TO EXISTING 3/4" DOMESTIC WATER. VERIFY EXACT LOCATION IN FIELD. VERIFY ALL REQUIREMENTS WITH LOCAL JURISDICTION, UTILITY COMPANY AND LANDLORD AND PROVIDE PER REQUIREMENTS.
- 2. PROVIDE MIXING VALVE AT HAND WASH SINK. TEMPERATURE SETTING TO BE AT 110°F.
- 3. PROVIDE POINT OF USE FILTER FOR ALL APPLIANCES/EQUIPMENT REQUIRING FILTRATION. CONSULT MANUFACTURER'S RECOMMENDATIONS.
- 4. PROVIDE CODE APPROVED BACKFLOW PREVENTER.
- 5. NEW ELECTRIC WATER HEATER.
- 6. NEW 1" GAS LINE RUN ABOVE CEILING TO EXISTING GAS METER. VERIFY EXACT LOCATION IN FIELD. SERVICE ACTIVATION BY CONTRACTOR. 76 CFH. DEVELOPED LENGTH NOT TO EXCEED 300'. VERIFY REQUIREMENTS WITH UTILITY COMPANY AND LOCAL JURISDICTION AND PROVIDE PER REQUIREMENTS. REUSE GAS METER AND GAS LINE IF POSSIBLE.
- 7. 3/4" GAS LINE DOWN THROUGH ROOF AND CEILING TO WATER HEATER



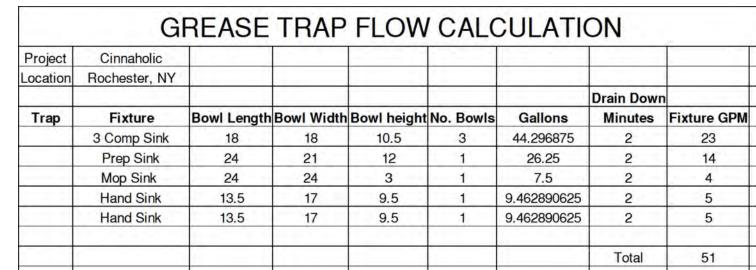
## PLUMBING DOMESTIC FLOOR PLAN

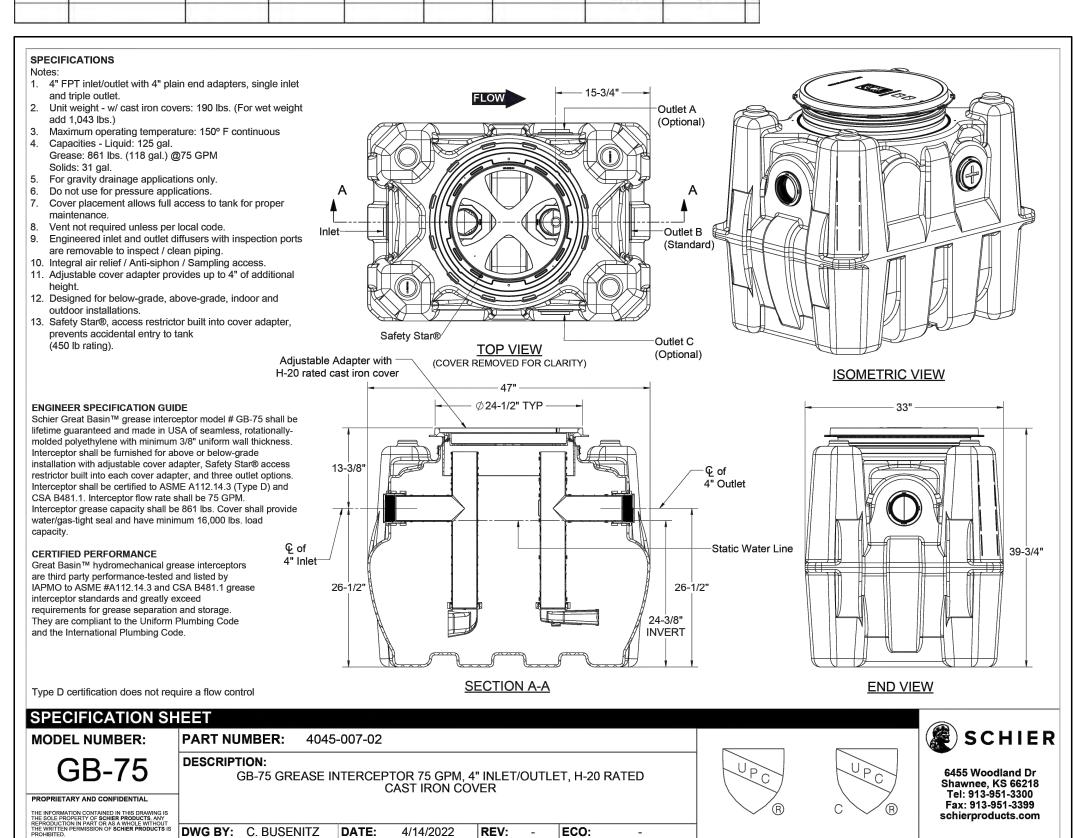
1/4" = 1'-0"



Engineering

404-800-7988 info@convergeengineers.com





PLANS ARE PREPARED WITH THE SITE INFORMATION PROVIDED TO THE ENGINEER. CONCEALED UTILITY LOCATIONS WILL REQUIRE FIELD VERIFICATION INCLUDING INVESTIGATIVE SAW CUT, SONOGRAPHY OR OTHER UTILITY DETECTIONS METHODS. PIPING AND FIXTURE ARRANGEMENT SHALL BE MODIFIED AS REQUIRED BASED UPON FIELD VERIFICATION. CONTACT ENGINEER FOR ANY REQUIRED PLAN CHANGES DUE TO FILED VERIFICATION. ENGINEERING PLANS DO NOT GUARANTEE THE EVENTUAL

REQUIRED SCOPE FOR UTILITY DISCREPANCIES LOCATED IN FIELD.

DATE: June 2, 2025

## TOWN OF PITTSFORD DEVELOPMENT REVIEW COMMITTEE – Planning Comments

For Planning Board Meeting 6/9/25

SUBJECT: Cinnaholics Gourmet Cinnamon Rolls

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 your response can be incorporated into one document.

#### PLANNING AND ZONING ISSUES:

#### **GENERAL**

- 1. This application proposes operation of a restaurant, Cinnaholics Gourmet Cinnamon Rolls, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The former tenant, The UPS Store, will be renovated to include an oven, refrigerators, a soft-serve ice cream machine, and associated workspace to serve the new tenant. This property is zoned Mixed-Use Commercial (MU-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. Signage for short-term spaces is subject to Town Code § 185-134.14 C. and shall be a standard size of 12"X18" and not exceed 72" in height above grade. Such signs shall contain black block lettering on a white background only and may not contain any logo or other advertising. (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 has received plumbing plans and has submitted a review letter dated May 28, 2025, attached hereto. Please revise the plans in accordance with this letter. (DPW)
- 7. It should be noted that any changes in this restaurant's operation or any future restaurant tenants will require a reevaluation of the grease interceptor capacity. (DPW)

8. The applicant is requested to submit formal plans to Monroe County Department of Public Health (MCDPH) for review of the food service establishment. A copy of the approval from MCDPH should be submitted to the Town for record-keeping. (MCDPH)

#### **FIRE SAFETY**

- 9. 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)
- 10. No automatic fire suppression system (ANSUL or similar) is indicated. If any cooking appliance produces grease-laden vapors, a Type I hood with fire suppression must be installed per NYS Mechanical and Fire Codes. This information should be provided at time of Building Permit application, if necessary. (FM)
- 11. Please verify that all penetrations (plumbing, electrical, etc.) through fire-rated walls are properly sealed per UL systems and NYS Building Code Chapter 7. This information should be provided at time of Building Permit application. (FM)
- 12. Egress illumination and exit signage locations are not clearly shown and must be confirmed. This information should be provided at time of Building Permit application. (FM)
- 13. Please verify that all fire-retardant treated wood is certified and documented. This information should be provided at time of Building Permit application. (FM)
- 14. Please submit manufacturer specification sheets for any cooking equipment for fire load evaluation. This information should be provided at time of Building Permit application. (FM)
- 15. Please ensure emergency lighting and exist signs are clearly documented and installed per NFPA 101 and NYSBC Chapter 10. This information should be provided at time of Building Permit application. (FM)
- 16. Please confirm the installation of smoke and/or heat detection devices, if not already tied into the existing building system. This information should be provided at time of Building Permit application. (FM)
- 17. 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**

- 18. Per Town Code § 185-134.14 A., signs identifying businesses or service establishments must be attached to a building. A minimum of 15 square feet is permitted, plus an additional 5 square feet per 1,000 square feet of lease area for businesses larger than 1,000 square feet. According to the submitted floor plan, the space is approximately 830 square feet, so the maximum permitted signage for the space is 15 square feet. (DPW)
- 19. Signage design is subject to review and approval by the Design Review and Historic Preservation Board. A building permit from the Building Department is required prior to installation of signage. (DPW)

#### **MISCELLANEOUS**

- 20. Although outdoor seating is not proposed at this time, the Planning Board could allow it near the front of the entrance, if desired. Any outdoor seating would be subject to approval by the plaza owner, and 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)
- 21. 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)
- 22. 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)
- 23. Monroe County Department of Planning & Development has reviewed this application and has provided comments 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

May 28, 2025

Tedrow Design Attn: Katherine Carey 2866 Adams Brook Way Snellville, GA 30078

Email: kat.carey@tedrowdesign.com

RE: Cinnaholic – 3349 Monroe Ave. Grease Interceptor Review

#### Dear Katherine Carey:

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 "UPS Store" located at 3349 Monroe Ave. Our review is based on the documents received to date.

- 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 Wilmorite, Karl Postler, this will be scheduled shortly and the video submitted
  for review.
- 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 limited 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 (4 seats), a limited menu, and the preclusion of fryers.

This waiver is based on the Applicant providing a below slab interior hydromechanical Grease Interceptor with pretreatment solids interceptor basket traps for all "Food Prep" and "Compartmental Sinks" used for washing. Please revise the Sanitary Key Note #4 on sheet P1.0 to indicate the proposed make and model of the solids interceptor basket traps.

3. The proposed hydromechanical Grease Interceptor is sized to accommodate all floor drains, mop basins, and sinks within proximity to the kitchen. The Town has reviewed these calculations that

May 28, 2025

RE: Cinnaholic – 3349 Monroe Ave. Grease Interceptor Review

indicate a "2-minute drain time" has a discharge flow rate of 51 GPM. An alternative approach is to estimate a grease production of (4 seats x 2 turns per seat per hour of operation x 13 hours of operation [9am to 10PM] x 0.035lb per serving x 90 day pump out period) 330 lbs of FOG. This suggests that a GB-75 Schier Model, as proposed, has ample flow capacity of 75 GPM and a storage capacity of 860 lbs per manufacture specifications. As such, the **GB-75 Schier Model is approved** based on the information we have received to date.

- 4. The Town will require plans be revised to include a 2-inch minimum vent, located immediately upstream of the proposed Grease Interceptor. This should be a direct vent to the exterior.
- 5. Please notate the Grease Interceptor shall have secure cover, flush with the floor, that meets Monroe County cover requirements.
- 6. Please add the following note to the plans:

#### TOWN OF PITTSFORD SEWER DEPARTMENT NOTES:

- THE PROPERTY OWNER AND TENANT SHALL MAINTAIN THE UNDER SLAB HYDROMECHANICAL GREASE TRAP WITH A PUMP OUT INTERVAL NOT TO EXCEED 90 DAYS OR WHEN THE UNIT'S STORAGE CAPACITY MEETS 75% OF THE UNIT'S OVERALL CAPACITY. SAID MAINTENANCE, SHALL BE RECORDED AND AVAILABLE FOR INSPECTION WHEN REQUESTED BY THE TOWN OF PITTSFORD.
- 7. When making your final design submission, please include the Fixture Unit count for the entire facility as the Sewer Department will need this information in determining appropriate connection and permit Fees.

We trust this information will be helpful to complete your design. 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

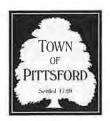
Doug DeRue – Director of Planning Zoning & Development

Anthony Caruso – Fire Marshal / Building Inspector

April Zurowski – Planning Assistant

Jim Peterson – Sewer Foreman

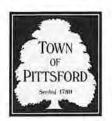
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## TOWN OF PITTSFORD SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAM	E: Adelita's Pittsford Patio				
LOCATION: 33	49 Monroe Ave Suite 1 Ro	chester NY 14618			
TAX ACCOUNT	NO: 150.12-1-18				
OWNER: Wilm	orite	APPLICANT: Cesar Moreno			
	55 Scottsville Rd	ADDRESS: 3349 Monroe Ave Suite 1			
		CITY, ST ZIP: Rochester NY 14618			
	Rochester NY 14624				
PHONE: (585)		PHONE: (617) 893-0343			
E-MAIL: kpost	ler@wilmorite.com	E-MAIL: adelitasmexican@outlook.com			
PHONE:		FAX:			
E-MAIL:					
	Adding exter	ior patio in replace of bushes along front and side of restaurant			
BRIEF DESCRI	PTION OF PROJECT:	pane			
REQUEST FOR	: Concept Subdivision	HEARING DATE REQUESTED: 06/09/2025			
(Please	☐ Preliminary Subdivision				
check all applicable)	☐ Final Subdivision  ☒ Special Permit				
арриосси,	☐ Wetlands Permit	Square Footage of Building: 5269			
	<ul><li>☐ Preliminary Site Plan</li><li>☐ Final Site Plan</li></ul>	Total Acreage of Disturbance:			
ZONING CLASS	SIFICATION:	SIZE OF PARCEL:			
	a flood plain, agricultural district, and ance? ⊠ NO □ YES (Please sp	d/or wetlands, or does it contain features of archaeological or becify)			
If this manual is	ithin E00' of a purising bounders	places specify			
ir this parcel is w	numin 500 or 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 Coordinate	or, Owner Rep) , the	e owner of the property located
at: 3349 Monroe Ave.	Pittsford	14618
(Street)	(Town)	(Zip)
Tax Parcel # 150.12-1-18		do hereby authorize
Ceasar Moreno ( owner of Adelita	a's Mexican)	to make application to the
Town of Pittsford Planning Boar	rd, 11 South Main Str	eet, Pittsford NY 14534 for the
purpose(s) of Installing a new ou	utdoor patio and seating	
	Ka	el Postler
		Signature of Owner
		4/21/2025
		Date

# Disclosure Form E

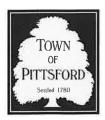
# STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

COUNTY OF MOI	NROE		100014	THIT OLD
	In t	ne Matter of		
Adelita's F				
<del>27</del>	(Proje	ect Name)		
The undersigned,	being the applicant(s) to	the		
In the Matter of  Adelita's Patio  (Project Name)  The undersigned, being the applicant(s) to the    Town Board   Zoning Board of Appeals   Planning Board   Architectural Review Boar	ıral Review Board			
of the Town of F	Pittsford, for a			
☐ change of zoning	⊠ special permit	☐ building permit	☐ permit	amendment
variance	] approval of a plat	exemption from a	plat or official n	пар
the zoning and plat have read the pr	anning ordinances regulat ovisions of Section §809	ions of the Town of F	Pittsford, do he	reby certify that
the Town of Pittsfe is interested in the	ord or of any other munic favorable exercise of dis	cipality of which the T	own of Pittsfo	rd is a part who
<u>Nam</u>	<u>ie(s)</u>	Address(e	<u>es)</u>	
				N
			04	/22/2025
Signature of Ap	pplicant			Dated
3349 Monroe A	ve			
Street Address				
City/Town, Sta	te, Zip Code			

Rev. 10/16/2023

4



# **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 Ave	e Suite 1	
Tax Parcel # <u>150.12-1-18</u>		_ submits the following list
of names and addresses of all owne	ers of properties which either	er directly abut or are located
across the street from the property lin	nes of the subject property.	
If there are other properties in proposal, please include the name		
Signature of Applicant		04/22/2025 Date
3		

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

Print Form

Reset Form

### 617.20 Appendix B Short Environmental Assessment Form

#### **Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information				
Cesar Moreno				
Name of Action or Project:				
Adelita's Pittsford Patio				
Project Location (describe, and attach a location map):				
3349 Monroe Ave Suite 1, outside of the Adelita's restaurant				
Brief Description of Proposed Action:				
Remove the bushes in front and to the sides to make a patio for customers to dine outs	side.			
Name of Applicant or Sponsor:	Telephone: (617) 893-0	0343		
Cesar Moreno	E-Mail: AdelitasMexica	n@Outlook	.com	
Address:				
3349 Monroe Ave Suite 1				
City/PO:	State:		p Code:	
Rochester	NY	146		
1. Does the proposed action only involve the legislative adoption of a plan,	local law, ordinance,		NO	YES
administrative rule, or regulation?  If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to	d the environmental resono question 2.	urces that		<b>✓</b>
2. Does the proposed action require a permit, approval or funding from any		ency?	NO	YES
If Yes, list agency(s) name and permit or approval:			$\checkmark$	
3.a. Total acreage of the site of the proposed action?  b. Total acreage to be physically disturbed?	acres 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?	0 acres			
	n. mercial □Residential ( (specify):	(suburban)		

Rev. 10/16/2023

Print Form	Reset For

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		<b>✓</b>	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?  7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental A	rea?	NO	YES
If Yes, identify:	_		П
			YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	TES
b. Are public transportation service(s) available at or near the site of the proposed action?		Ė	V,
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		V
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
If the proposed action will exceed requirements, describe design reatures and technologies.	_		V
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			$\square$
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:	_		V
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?		1	
b. Is the proposed action located in an archeological sensitive area?		V	Ī
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, containing	iin	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?		V	
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:	?		Ш
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check  ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succest ☐ Wetland ☑ Urban ☐ Suburban	all that sional	t apply:	
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		<b>V</b>	
16. Is the project site located in the 100 year flood plain?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,  a. Will storm water discharges flow to adjacent properties?  NO YES		V	Ш
b. Will storm water discharges be directed to established conveyance systems (runoff and storm dra If Yes, briefly describe:	ins)?		

Rev. 10/16/2023

Print Form Reset Form
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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)?	NO	YES
If Yes, explain purpose and size:	<b>V</b>	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?  If Yes, describe:		
If fes, describe.	V	Ш
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?  If Yes, describe:		
It fes, describe.		Ш
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE KNOWLEDGE  Applicant/sponsor name:		DF MY

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?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Print Form

Reset Form

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.

that the proposed action may result in one or more pote	rmation and analysis above, and any supporting documentation,
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)



**Town of Pittsford - Planning Board** 11 South Main Street Pittsford, NY 14534

Subject: Letter of Intent for Exterior Patio Installation at Adelita's Restaurant

Dear Members of the Pittsford Planning Board,

On behalf of Adelita's Restaurant, I am pleased to submit this Letter of Intent seeking approval for the installation of a new exterior patio at our establishment located at Pittsford Plaza.

The proposed patio will enhance our customers' dining experience, addressing consistent feedback requesting exterior seating options for the summer months. The patio design includes the replacement of a portion of the existing landscaping with attractive hardscapes, accommodating 36 seats and 9 tables.

We are committed to ensuring pedestrian accessibility and flow along the Eastern façade of the plaza, which will be maintained throughout the project. Following completion, sidewalk access will also be maintained for pedestrian access provide an over 7' open sidewalk. Access to the patio seating will be solely through the restaurant, where customers will check in with the hostess before being seated. Additionally, a gate with self-closing hinges—remaining unlocked at all times—will be installed to provide egress from the patio and maintain emergency egress from the restaurant.

We believe this project will not only improve customer satisfaction but also positively contribute to the vibrancy of the community by creating an inviting outdoor dining space. We kindly request the Planning Board's review and approval to proceed with the proposed changes.

Thank you for your consideration. Please let us know if additional information or documentation is required.

Sincerely,

Cesar Moreno Owner Adelita's Restaurant



#### **Town of Pittsford - Planning Board** 11 South Main Street Pittsford, NY 14534

Subject: Statement of Impact Response for Exterior Patio Installation at Adelita's Restaurant

Dear Members of the Pittsford Planning Board,

The below are our responses to the determinations of impact.

- A. The proposed use will be in harmony with the current use and the adjacent retail uses. The addition of 36 patio seats will not adversely affect traffic, neighboring uses or the overall intensity of the establishment. The addition of the patio seating will allow our customers to enjoy outdoor dining the few months of the year it is available similar to other restaurants in the area, there will be no other changes in the operations of the business.
- B. The proposed use will not depreciate the value of any adjacent properties, the proposed patio is supported by our Landlord who operates the overall plaza. Additionally, it will not serve as a detriment to any of the other adjacent parcel owners as it is limited in size and scope and not a noxious use.
- C. The proposed use will not be detrimental to the flow of traffic in the vicinity or create traffic hazards. The proposed addition of 36 seats will have a negligible effect on overall traffic at the plaza and surrounding areas. The size of the patio has been limited to not disrupt pedestrian traffic along the sidewalk at the front of the plaza. The small portion of sidewalk blocked off by the patio is not utilized for any pedestrian access as it leads to the back of house areas that are not used by customers of the plaza. Further, having this sidewalk closed will prevent patrons from crossing the ring road as they do now and instead direct them to the designated crosswalk, which is preferred by us as operators of the restaurant as well as plaza owners, Wilmorite.
- D. The proposed open-air patio will not create any fire or other hazards. Proper egress from the building will be maintained.
- E. The size and use of the proposed patio expansion is in proportion and character to the plaza and nearby residential neighborhoods, the same hours of operations will be followed as the restaurant, noise will be monitored and limited by the number of seats available. No additional lighting is being proposed for this area.
- F. The proposed patio expansion will not present any substantial danger of excessive noise, noxious odors, noxious or harm 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.
- G. The location, size, and use of the patio expansion is consistent with current special use approval and will not create a significant hazard to the safety and general welfare of the surrounding community as it relates to parking and traffic.

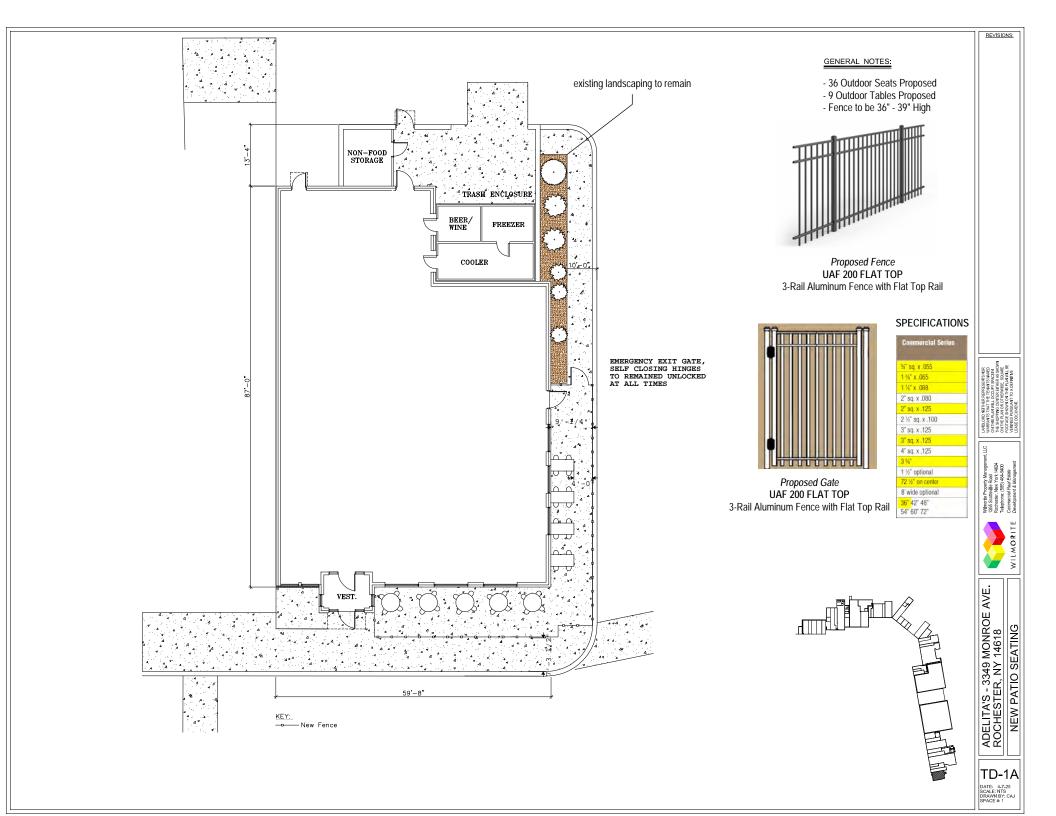


- H. The proposed use will not be detrimental to neighboring property or alter the essential character of the neighborhood, the outdoor dining option will provide a much desired amenity to the community during the summer months.
- I. The proposed use complies with the State Environmental Quality Review Act (SEQRA)

J.

Sincerely,

Cesar Moreno Owner Adelita's Restaurant



DATE: June 2, 2025

# TOWN OF PITTSFORD DEVELOPMENT REVIEW COMMITTEE – Planning Comments

For Planning Board Meeting 6/9/25

SUBJECT: Adelita's Mexican Cocina & Tequila

Special Use Permit for Outdoor Seating 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 your response can be incorporated into one document.

#### PLANNING AND ZONING ISSUES:

#### **GENERAL**

- 1. This application proposes the creation of outdoor seating to an existing restaurant, Adelita's Mexican Cocina & Tequila, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The existing landscaped areas will be removed to expand the existing sidewalk as patio space. This property is zoned Mixed Use Commercial (MU-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)
- 4. Monroe County Department of Planning & Development has reviewed this application and has determined this project to be under local jurisdiction. (DPW)

#### FIRE & PEDESTRIAN SAFETY

- 5. Pedestrian access to the existing sidewalk along the front of the building must be retained following the patio expansion. Sidewalk areas that extend around the side of the building may be absorbed as part of the patio. (DPW)
- 6. Please confirm that a 36-inch-wide egress path from the patio to a public way will be maintained. A public way includes the parking lot and sidewalk. ADA accessibility must also be maintained. (FM)
- 7. If the existing sidewalk will be utilized for equipment to create the patio, a barricaded area to detour the sidewalk must be created during construction. (DPW)
- 8. Proposed fencing must meet the requirements of the New York State Liquor Authority. Correspondence or approval notification should be shared with the Town. (DPW)
- 9. The proposed gate must open in the direction of egress and must be self-closing and self-latching. If the gate is proposed to be lockable, it should be equipped with panic hardware. The gate must remain unlocked during patio hours of operation. (FM)
- 10. Are any propane heaters (or similar) proposed for the patio? If so, please provide a specification sheet and location on the site plan. Heaters should be safely spaced from egress paths and overhead structures or overhangs. (FM)

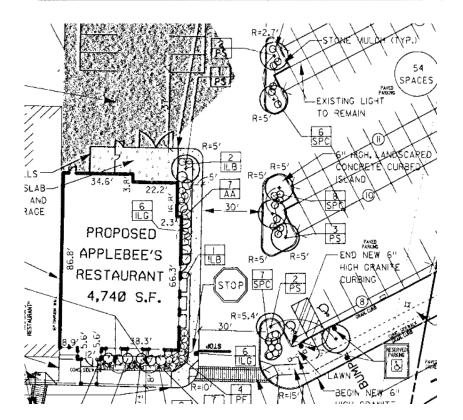
11. A building permit will be required from the Building Department. This should be issued prior to demolition or construction of the proposed outdoor patio. (DPW)

#### **LANDSCAPING**

- 12. As part of the original site plan approval for Applebee's in 2003, landscaping was to be installed along the front and side of the building. The current patio expansion shows no relocation of the approved landscaping. How will landscaping be incorporated into the Special Use Permit amendment? (DPW)
- 13. The Planning Board should ensure that replacement/relocated landscaping is reasonably equivalent to the originally approved landscaping plan. (DPW)

## PLANT MATERIAL LIST

QUAN.	KEY	LATIN NAME	COMMON NAME	CAL.	ROOT	SPREAD OR HEIGHT	REMARKS
DECIDUO	DUS T	REES					
8	PS	PRUNUS SERRULATA 'ROYAL BURGUNDY'	ROYAL BURGUNDY FLOWERING CHERRY	31/2"	BB		
DECIDUO	DUS S	HRUBS				1	
7	AA	ARONIA ARBUTIFOLIA	RED CHOKECHERRY	_	BB	18"	-
4	PF	POTENTILLA FRUITCOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA		BB	18"	3' C.C.
21	SPC	SPIRAEA X B. 'COCCINEA'	IMPROVED DWARF RED SPIRAEA		₿B	24"	3′ O.C.
6	VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM		BB	30''	3.5′ O.C.
EVERGR	REEN	I SHRUBS AND GROUNDCOVER			L	l	
10	HE	HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILY	_	CONT.	NO.2	2' 0.0.
3	ILB	ILEX X M. 'BLUE BOY'	BLUE BOY HOLLY		BB	24'	
12	ILG	ILEX X M. 'BLUE GIRL'	BLUE GIRL HOLLY		BB	24"	
8	JS	JUNIPERUS SQUAMATA 'BLUE STAR'	BLUE STAR JUNIPER	_	CONT.	187	3′ 0.0.







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

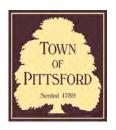
DRHPB - Design Review & Historic Preservation Board

TE – Town Engineer

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

MCDPD – Monroe County Department of Planning & Development

FM - Fire Marshal

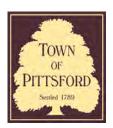


# **TOWN OF PITTSFORD**

# SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: AC Little School Expansion				
LOCATION: 519 Allens Creek Rd				
TAX ACCOUNT NO: 137.20-2-5				
Allandala Calumbia Cabaal	Allandala Calumbia Cabaal			
OWNER: Allendale Columbia School	APPLICANT: Allendale Columbia School			
ADDRESS: 519 Allens Creek Rd	ADDRESS: 519 Allens Creek Rd			
CITY, ST ZIP: Rochester, NY 14618	CITY, ST ZIP: Rochester, NY 14618			
PHONE: (585) 381-4560	PHONE: (585) 381-4560			
FAX:	FAX:			
E-MAIL: businessoffice@allendalecolumbia.org	E-MAIL:			
Eric A Stoiner				
AGENT: Eric A. Steiner				
ADDRESS: 92 Beaufort St				
CITY, ST ZIP: Rochester, NY 14620				
PHONE: (585) 641-5211 FAX:				
E-MAIL: esteiner@allendalecolumbia.org				
Evnancian of	our Little Cahaal infant program up to 22 Children			
BRIEF DESCRIPTION OF PROJECT: Expansion of	our Little School infant program up to 32 Children			
and associated				
REQUEST FOR: Concept Subdivision	HEARING DATE REQUESTED:			
(Please Preliminary Subdivision				
check all Final Subdivision applicable) Special Permit				
☐ Wetlands Permit	Square Footage of Building: 2213			
☐ Preliminary Site Plan				
☐ Final Site Plan	Total Acreage of Disturbance: 0			
ZONING CLASSIFICATION: SRAA	SIZE OF PARCEL: 30 acres			
Is this parcel in a flood plain, agricultural district, and/or wetlands, or does it contain features of archaeological or historical significance?   NO  YES (Please specify)				
If this parcel is within 500' of a municipal boundary, plea	use specify:			
and parties to thank out of a maritispar boundary, proc	(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.

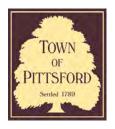
l,	, the o	owner of the property located
at:(Street)		
(Street)	(Town)	(Zip)
Tax Parcel #		do hereby authorize
		_to make application to the
Town of Pittsford Planning E	Board, 11 South Main Stree	t, Pittsford NY 14534 for the
purpose(s) of		
	Sign	nature of Owner
		Date

# Disclosure Form E

# STATE OF NEW YORK COUNTY OF MONROE

TOWN OF PITTSFORD

	In th	ne Matter of		
AC Little	School Expansion			
	- (Proje	ect Name)		
The undersigned,	being the applicant(s) to t	he		
☐ Town Board	☐ Zoning Board of Appeals	⊠ Planning Board	☐ Architectu	ral Review Board
of the Town of I	Pittsford, for a			
☐ change of zoning	g 🗵 special permit	☐ building permit	☐ permit	amendmen
☐ variance [	approval of a plat	exemption from a	plat or official m	пар
the zoning and pla	e provisions of the Ordina anning ordinances regulat rovisions of Section §809 his certificate.	ions of the Town of P	ittsford, do hei	reby certify that
the Town of Pittsf	that there is no officer of ford or of any other munic e favorable exercise of dis pelow:	ipality of which the To	own of Pittsfor	d is a part who
<u>Nan</u>	ne(s)	<u>Address(e</u>	<u>s)</u>	
	AS		03/	/18/2025
Signature of A	•			ated
519 Allens Cre				
Street Address				
Rochester, NY City/Town, Sta				



# **TOWN OF PITTSFORD**

# LISTING OF ABUTTERS

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

The undersigned, being an Ap	plicant for approval of	
☐ site plan	⊠ special permit	subdivision
for property at: 519 Allens	Creek Rd	
Tax Parcel # 137.20-2-5		_ submits the following list
of names and addresses of a	Il owners of properties which either	er directly abut or are located
across the street from the prop	perty lines of the subject property.	
If there are other properti	ies in close proximity which	might be effected by this
proposal, please include the	names and addresses of those	properties as well.
AS		03/18/2025
Signature of Applicant		Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

### 617.20 Appendix B Short Environmental Assessment Form

#### **Instructions for Completing**

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

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

Part 1 - Project and Sponsor Information					
AC Little School Expansion					
Name of Action or Project:					
AC Little School Expansion					
Project Location (describe, and attach a location map):					
519 Allens Creek Rd - Little School Building					
Brief Description of Proposed Action:					
Expanding attendance of our Little School to 32 toddlers and associated staff in accorda	ance with	our license from NYS O	CFS.		
Name of Applicant or Sponsor:	Telepl	none: (585) 381-4560			
Eric A. Steiner	E-Mai	l: esteiner@allendalecol	lumbia	ı.org	
Address:					
519 Allens Creek Rd					
City/PO:		State:	1 -	Code:	
Rochester		NY	1461	8	
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.				YES	
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? NO Y				YES	
If Yes, list agency(s) name and permit or approval:				$\checkmark$	
3.a. Total acreage of the site of the proposed action?30_ acres					
b. Total acreage to be physically disturbed?  0 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.  ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)  ☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): School ☐ Parkland					

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?		$\checkmark$	
b. Consistent with the adopted comprehensive plan?		<b>V</b>	
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			$\checkmark$
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Al If Yes, identify:	rea?	NO	YES
If Yes, identify:		$\checkmark$	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		$\checkmark$	
b. Are public transportation service(s) available at or near the site of the proposed action?		<b></b>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			<b>✓</b>
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
	<u> </u>		
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic		NO	YES
Places?  b. Is the proposed action located in an archeological sensitive area?		$\checkmark$	
b. is the proposed action located in an archeological sensitive area:		$\checkmark$	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain	n	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?			$\checkmark$
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:		lacksquare	
Allens Creek nearby			
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi		apply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successi☐ Wetland ☐ Urban ☐ Suburban	onai		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?		<b>7</b>	
16. Is the project site located in the 100 year flood plain?		NO	YES
To its are project site research in the root your need plant.			<b>V</b>
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?		$\checkmark$	
	\0		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe:	ıs)?		

18. Does the proposed action include construction or other activities that result in the impoundment of	NO	YES
water or other liquids (e.g. retention pond, waste lagoon, dam)?		
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed	NO	YES
solid waste management facility?		
If Yes, describe:		
		Ш
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or	NO	YES
completed) for hazardous waste?		
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I	BEST O	F MY
KNOWLEDGE		
Applicant/sponsor name: Eric A. Steiner Date: 03/18/20	)25	
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?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

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.		
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)	

Rev. 09/22/2021 12

# Allendale Columbia School

## First here, then anywhere.

April 28, 2025

Doug Derue, Director Department of Planning, Zoning and Development Town of Pittsford 11 South Main St, Pittsford, NY 14534

RE: Special Use Permit – Allendale Columbia School – Little School Expansion

Dear Doug,

Attached to this letter please kindly find an application for an updated Special Use Permit to reflect a higher student count at our toddler program, which has just completed a license renewal by the NYS Office of Children and Family Services for up to 32 toddlers. The program administration will continue to comply with all applicable Monroe County and State licensing and approval requirements.

#### § 185-174 Determination of Impact

- A) The proposed use has not impacted surrounding traffic, streets, or the peaceful enjoyment of nearby properties. We have ample driveaway and even at the busiest times of day, drop-off and pickup, do not create any significant back-up onto Allens Creek Rd.
- B) There is no reason to expect any marginal impact from this expansion on nearby property values
- C) See A. above
- D) There is no reason to expect the creation of any fire or safety hazard
- E) The use is in keeping with character of existing operations as a school and toddler program
- F) There is no reason to expect any added noise or disruption or injurious health consequences or hazards from chemicals, explosions, etc.
- G) See A. above. We also have ample applicable parking in the rear of our building
- H) The Allendale Columbia school has been at this location for decades, and this expansion will in no way alter the character of the surrounding neighborhood.
- I) The proposed use is fully compliant with NY SEQRA requirements.

# Allendale Columbia School

First here, then anywhere.

Please feel free to reach out for any additional information or clarification.

Thank you,

Eric A. Steiner CFO – Allendale Columbia School



DATE: June 2, 2025

# TOWN OF PITTSFORD DEVELOPMENT REVIEW COMMITTEE – Planning Comments

For Planning Board Meeting 6/9/25

SUBJECT: Allendale Columbia School Daycare Expansion

519 Allens Creek Road Tax ID #137.20-2-5

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 your response can be incorporated into one document.

#### PLANNING AND ZONING ISSUES:

#### **GENERAL**

- 1. This application proposes an operational expansion of the existing daycare facility located within the existing building at 519 Allens Creek Road, occupied by Allendale Columbia School. No external changes or expansions are proposed. This property is zoned Suburban Residential (SRAA). (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 neighborhood. (DPW)
- 4. Monroe County Department of Planning & Development has reviewed this application and has provided comments incorporated herein. (DPW)
- 5. This application is for up to 32 toddlers at the Little School daycare facility within Allendale Columbia School. Any future expansion of the daycare operations will require submission of a Special Use Permit amendment application to the Planning Board. (DPW)

#### **BUILDING & FIRE SAFETY**

- 6. Please provide the square footage of the building to be used by the daycare operations. (DPW)
- 7. Please provide an updated emergency evacuation plan showing a sufficient number and widths of exits, no obstructions in egress paths, compliant smoke detection and alarm systems, fire extinguishers, and sprinkler system, if applicable. (FM)
- 8. The daycare should provide age-appropriate emergency evacuation plans and ensure the staff-to-child ratio supports safe evacuation of children. (FM)
- 9. An inspection of the space must be conducted annually by the Town of Pittsford Fire Marshal for code compliance. Inspection reports from the New York State Education Department should be delivered to the Town as they occur. (FM)
- 10. The daycare must continue to obtain an up-to-date license from the New York State Office of Children and Family Services and must comply with all applicable New York State, Monroe County, and Town of Pittsford requirements. (FM)

11. There have been no recently recorded complaints from the adjacent property owners regarding increased traffic due to the daycare. Should these complaints arise, does the school have a plan to address potential traffic concerns? (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