

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
AUGUST 11, 2025**

This agenda is subject to change.

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

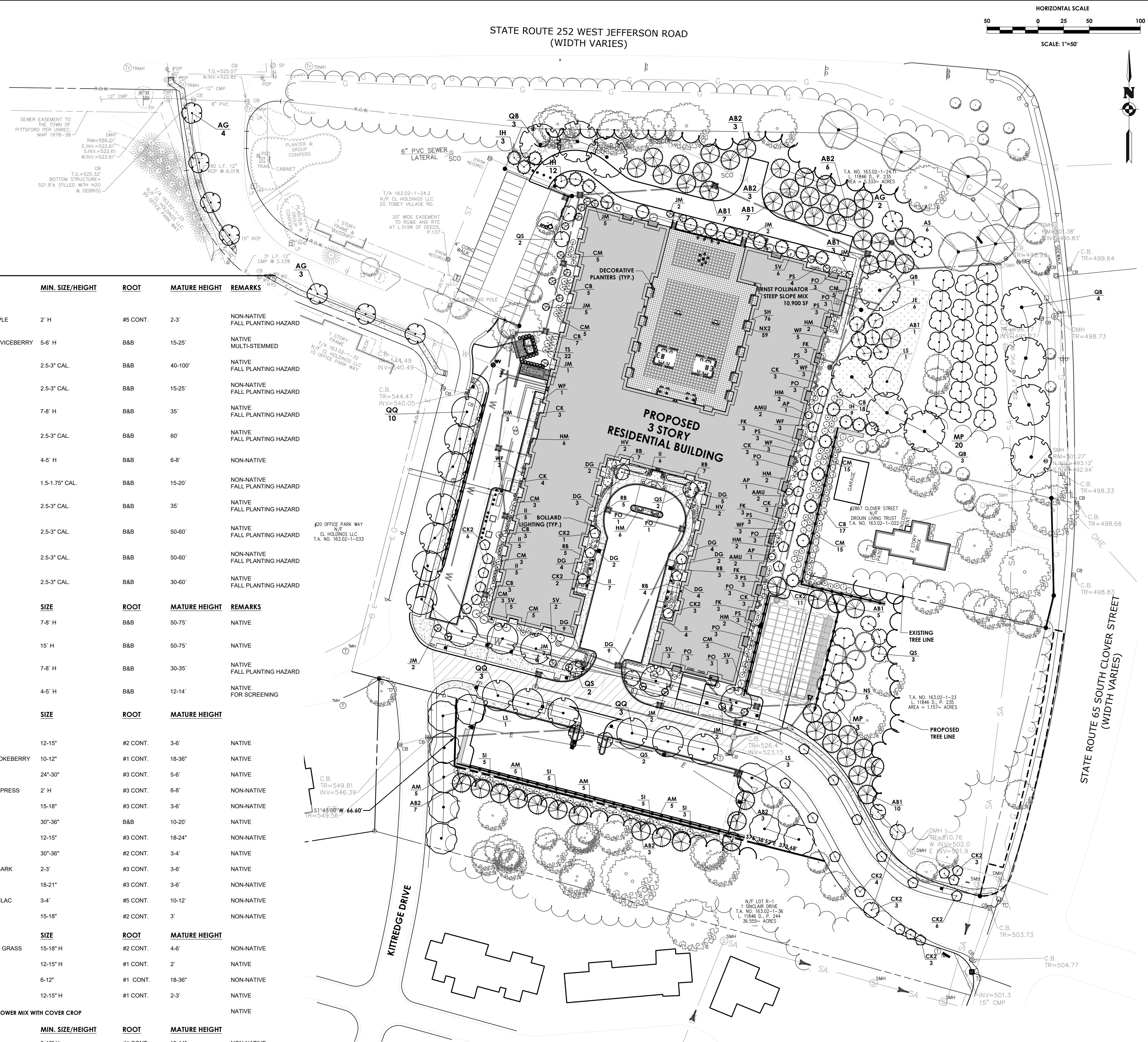
NEW HEARING

Tim Klembczyk – Trustee, 507 Thornell Road (Northfield Church)
Preliminary/Final Site Plan & Special Use Permit

OTHER BUSINESS

Approval of Minutes


































The next scheduled meeting is for Monday, August 25, 2025.

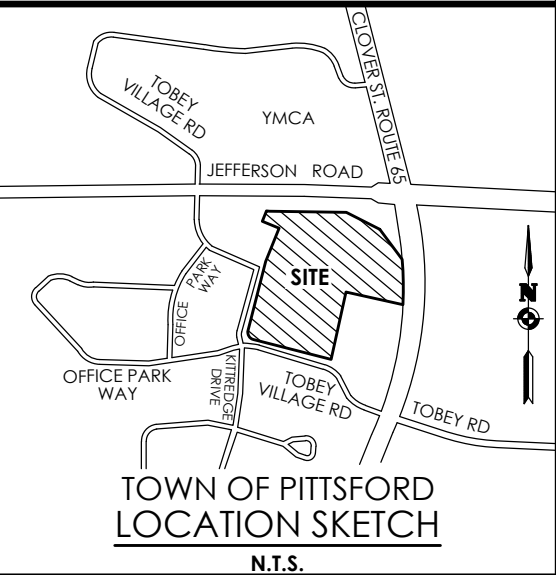


APPROVED BY _____ DATE _____
TOWN ENGINEER

APPROVED BY _____ DATE _____
COMMISSIONER OF PUBLIC WORKS

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. SIZE/HEIGHT	ROOT	MATURE HEIGHT	REMARKS
TREES								
	AP	3	ACER PALMATUM DISSECTUM 'MONFRICK'	VELVET VIKING™ JAPANESE MAPLE	2' H	#5 CONT.	2-3'	NON-NATIVE FALL PLANT
	AG	9	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	5-6' H	B&B	15-25'	NATIVE MULTI-STEM
	AS	6	ACER SACCHARUM	SUGAR MAPLE	2.5-3" CAL.	B&B	40-100'	NATIVE FALL PLANT
	CK2	39	CORNUS KOUSA	KOREAN DOGWOOD	2.5-3" CAL.	B&B	15-25'	NON-NATIVE FALL PLANT
	IH	23	ILEX OPACA 'AIKEN RED'	AIKEN RED AMERICAN HOLLY	7-8' H	B&B	35'	NATIVE FALL PLANT
	LS	10	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5-3" CAL.	B&B	60'	NATIVE FALL PLANT
	JM	26	MAGNOLIA X 'JANE'	JANE MAGNOLIA	4-5' H	B&B	6-8'	NON-NATIVE
	MP	24	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	1.5-1.75" CAL.	B&B	15-20'	NON-NATIVE FALL PLANT
	NS	5	NYSSA SYLVATICA FALL PLANTING HAZARD	TUPELO	2.5-3" CAL.	B&B	35'	NATIVE FALL PLANT
	QB	11	QUERCUS BICOLOR FALL PLANTING HAZARD	SWAMP WHITE OAK	2.5-3" CAL.	B&B	50-60'	NATIVE FALL PLANT
	QS	16	QUERCUS ROBUR 'FASTIGIATA'	SKYROCKET® ENGLISH OAK	2.5-3" CAL.	B&B	50-60'	NON-NATIVE FALL PLANT
	QQ	18	QUERCUS X 'QRSW18'	STREETWISE® RED OAK	2.5-3" CAL.	B&B	30-60'	NATIVE FALL PLANT
EVERGREEN TREES								
	AB1	32	ABIES BALSAMEA	BALSAM FIR	7-8' H	B&B	50-75'	NATIVE
	AB2	25	ABIES BALSAMEA	BALSAM FIR	15' H	B&B	50-75'	NATIVE
	JE	6	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	7-8' H	B&B	30-35'	NATIVE FALL PLANT
	TS	22	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	4-5' H	B&B	12-14'	NATIVE FOR SCREEN
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HEIGHT	
SHRUBS								
	AM	20	ARONIA MELANOCARPA	BLACK CHOKEBERRY	12-15"	#2 CONT.	3-6'	NATIVE
	AMU	6	ARONIA MELANOCARPA 'UCONNAN165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	10-12"	#1 CONT.	18-36"	NATIVE
	CB	53	CEPHALANTHUS OCCIDENTALIS 'BAILOPTICS'	FIBER OPTICS® BUTTONBUSH	24"-30"	#3 CONT.	5-6'	NATIVE
	CM	62	CHAMAECYPARIS OBTUSA 'MONYUR'	JADE WAVES™ HINOKI FALSE CYPRESS	2' H	#3 CONT.	6-8'	NON-NATIVE
	FK	15	FORSYTHIA X INTERMEDIA 'KOLGOLD'	MAGICAL® GOLD FORSYTHIA	15-18"	#3 CONT.	3-6'	NON-NATIVE
	HV	4	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	30"-36"	B&B	10-20'	NATIVE
	HM	25	HYDRANGEA MACROPHYLLA 'PIA'	PIA DWARF HYDRANGEA	12-15"	#3 CONT.	18-24"	NON-NATIVE
	II	32	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	30"-36"	#2 CONT.	3-4'	NATIVE
	PO	29	PHYSOCARPUS OPULIFOLIUS 'ZLEYELZ'	RASPBERRY LEMONADE™ NINEBARK	2-3'	#3 CONT.	3-6'	NATIVE
	SI	18	STEPHANANDRA INCISA	CUTLEAF STEPHANANDRA	18-21"	#3 CONT.	3-6'	NON-NATIVE
	SV	20	SYRINGA VULGARIS 'AGINCOURT BEAUTY'	AGINCOURT BEAUTY COMMON LILAC	3-4'	#5 CONT.	10-12'	NON-NATIVE
	WF	21	WEIGELA FLORIDA 'VARIEGATA NANA'	VARIEGATED DWARF WEIGELA	15-18"	#2 CONT.	3'	NON-NATIVE
ORNAMENTAL GRASSES								
	CK	19	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	15-18" H	#2 CONT.	4-6'	NON-NATIVE
	DG	44	DESCHAMPSIA CESPITOSA 'GOLDTAU'	GOLD DEW TUFTED HAIR GRASS	12-15" H	#1 CONT.	2'	NATIVE
	PS	22	PENNISETUM SETACEUM 'RUBRUM'	PURPLE FOUNTAIN GRASS	6-12"	#1 CONT.	18-36"	NON-NATIVE
	SH	76	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	12-15" H	#1 CONT.	2-3'	NATIVE
PER SF	10,900	ERNST SEED POLINATOR MIX & COVER OATS		SHOWY NORTHEAST NATIVE WILDFLOWER MIX WITH COVER CROP				NATIVE
PERENNIALS								
	NX2	59	NETEPA X 'CAT'S PAJAMAS'	CAT'S PAJAMAS CATMINT	8-12" H	#1 CONT.	12-14"	NON-NATIVE</



Client:

2851 Clover, LLC

2851 Monroe Avenue

Rochester, NY 14618

Phone: (585)-271-1111

PASSERO ASSOCIATES

242 West Main Street Suite 100
Rochester, New York 14614

(585) 325-1000
Fax: (585) 325-1691

Principal-in-Charge
Project Manager
Designed by

Andrew Burns, P.E.
Andrew Burns, P.E.
Shari Kleis



Revisions			
No.	Date	By	Description
1	07/18/24	SMK	DRC COMMENTS

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS DRAWING IS IN VIOLATION OF STATE EDUCATION LAW ARTICLE 145 SECTION 7209 AND ARTICLE 147 SECTION 7307. THESE PLANS ARE COPYRIGHT PROTECTED ©

LANDSCAPE
PLAN

PITTSFORD OAKS

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

Project No.
20233554.0001

Drawing No.

C 109

$$1'' = 50'$$

Date JULY, 2025



3 NORTH ELEVATION
1/16" = 1'-0"



4 NORTH COURTYARD EAST ELEVATION
1/16" = 1'-0"

4TH FLOOR WALL HGT.
31'-0 7/8" (+574')
FOURTH FLOOR LEVEL
22'-0 1/2" (+565')
THIRD FLOOR LEVEL
11'-0 5/8" (+554')
SECOND FLOOR LEVEL
0'-0" (+543')



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

4TH FLOOR WALL HGT.
31'-0 7/8" (+574')
FOURTH FLOOR LEVEL
22'-0 1/2" (+565')
THIRD FLOOR LEVEL
11'-0 5/8" (+554')
SECOND FLOOR LEVEL
0'-0" (+543')



1 EAST ELEVATION
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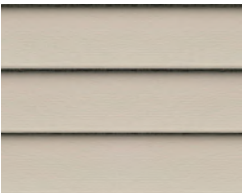
ORIGINAL BUILDING HEIGHT
4TH FLOOR WALL HGT.
31'-0 7/8" (+574')
FOURTH FLOOR LEVEL
22'-0 1/2" (+565')
THIRD FLOOR LEVEL
11'-0 5/8" (+554')
SECOND FLOOR LEVEL
0'-0" (+543')
GARAGE LEVEL
-12'-0" (+531')



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31'-0 7/8" (+574')
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-12'-0" (+531')

1 SOUTH ELEVATION
1/16" = 1'-0"

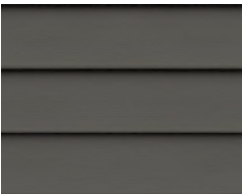
FINISH LEGEND:



NORANDEX CEDAR MILLS
"CHAMPAGNE"



NORANDEX CEDAR MILLS
"GRANITE"



NORANDEX CEDAR MILLS
"CARBON"



PROVIA STONE VENEER
"BUFF"



DECORATIVE PAVING
"DOWNING STONE"



PREVIOUSLY SUBMITTED

AREA: 20,200 SF ±
JUNE 2025

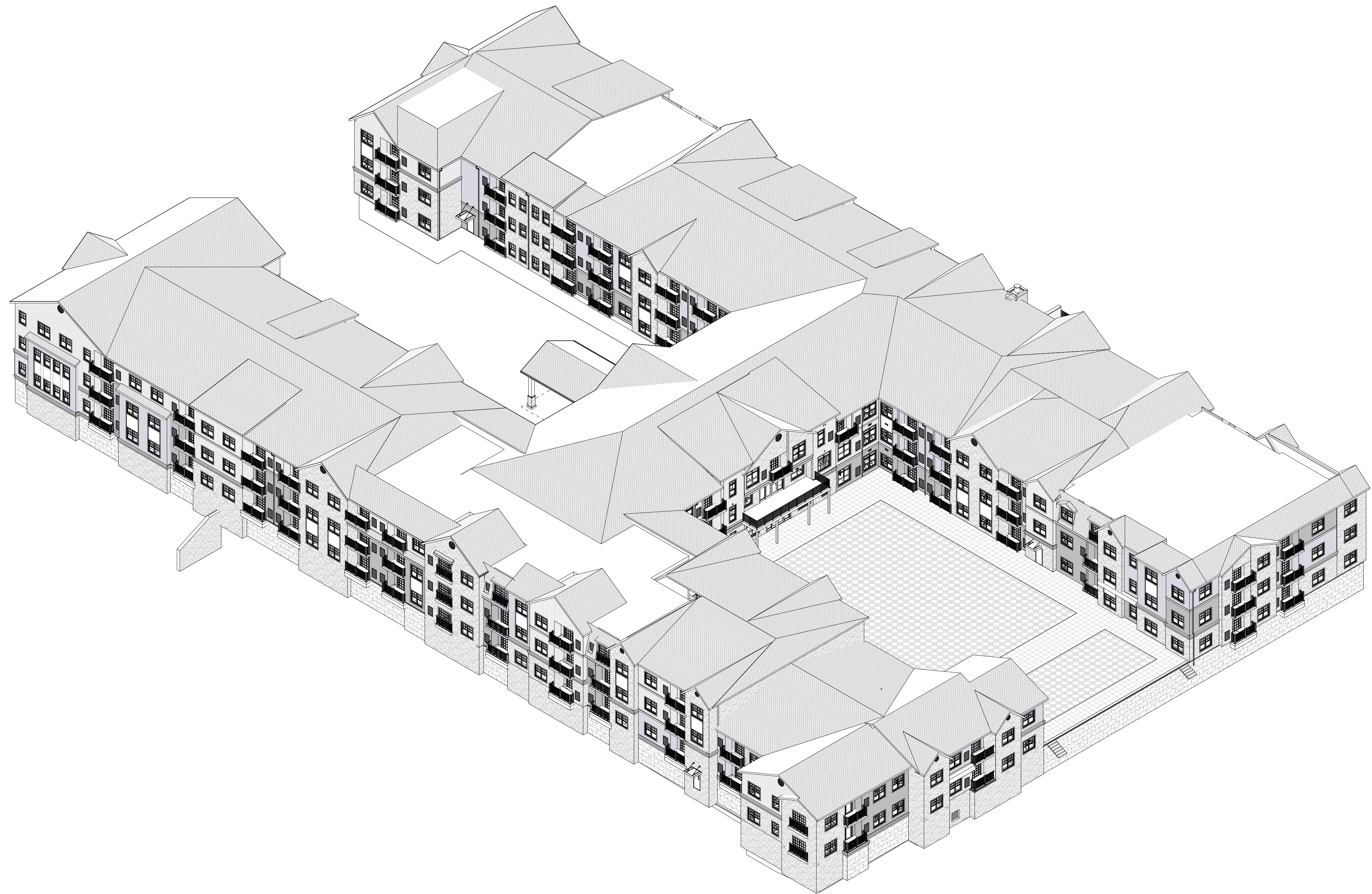


PROPOSED CONCEPT

AREA: 19,300 SF ±
AUGUST 2025









2 NORTH ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"



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1/16" = 1'-0"

- FLOOR WALL HGT.
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22'-0 1/2" (+565)
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0'-0" (+543)



6 WEST ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"

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4 SOUTH COURTYARD NORTH ELEVATION
1/16" = 1'-0"

August 4, 2025

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

**Re: Pittsford Oaks Apartments | Final Site Plan Submission
Comments dated July 25, 2025**

Dear Planning Board Members:

This letter is regarding the comments letter received from the Director of Planning, Zoning & Development for the above project. The comments are listed in the order received and our responses are in bold italics.

Lighting:

1. Bollard light count is listed at 32, but only 12 are found. Please check the total count.
Response: Luminaire schedule revised as requested. 12 bollard lights proposed.
2. Building mounted lights are not shown, but photometric plans show higher lighting levels in certain areas around the building. Please include a detail for building-mounted lighting, if applicable.
Response: Building-mounted lighting detail included on sheet C-203 as requested.
3. The lighting table in the lower right-hand corner may have an error in the wattage of one of the lights.
Response: See lighting specifications provided.
4. The photometric plan shows a high variation of min/max levels from the LED lights. Most LED lights have a more gradual light distribution. More uniform lighting may be possible with different fixtures.
Response: Acknowledged.
5. Some of the existing lights along Tobey Village Road are shown to be removed, but at the north end of the PFCU parking lot, it is unclear if these lights will be removed or remain. Please clarify.
Response: Existing conditions and Demolition Plan revised as requested. Lighting to be protected.
6. Lighting is shown on top of the retaining wall at the east parking lot. Please clarify the height of the pole for this fixture. Special shields may be needed to reduce glare to motorists and the neighbor at 2867 Clover Street.
Response: Lighting Plan revised as requested to include pole height. All Lighting to be dark sky compliant.

Easements:

7. Additional easements should be shown on the final plans. The Town will provide standard easement formats for those to be granted to the Town. Private easements should be handled by the developer and filed copies should be provided to the Town prior to final signatures.

Response: Acknowledged, Easement Plan updated with required easements as requested. Signed easements to be provided for town review and signed as part of a building permit application.

8. An easement is needed from Cloverwood to 2851 Clover LLC for landscaping and retaining wall installation, maintenance, and replacement.

Response: Easement provided on Sheet C-106 as requested.

9. An easement is needed from 2851 Clover LLC to Cloverwood to allow the Cloverwood road drainage to pass through the Pittsford Oaks system.

Response: Easement provided on Sheet C-106 as requested.

10. An easement is needed from 2851 Clover LLC to CL Holdings LLC for the PFCU drainage to pass through the Pittsford Oaks system.

Response: Easement provided on Sheet C-106 as requested.

11. An easement is needed from 2851 Clover LLC to the Town for inspection and emergency maintenance of the chamber.

Response: Easement provided on Sheet C-106 as requested.

12. An easement may be needed from 2867 Clover Street to 2851 Clover LLC for access to allow installation, maintenance, and replacement of the retaining wall and landscaping.

Response: Retaining all has been designed so that 2867 Clover Street will not be impacted by construction and maintenance.

Stormwater & SWPPP:

13. Tobey Village Road drainage must be kept within the town-owned stormwater system and cannot pass through a private system. It may be possible to direct PFCU drainage to the south and connect it to the re-routed Tobey Village Road basins. If the storm sewer is proposed underneath pavement, it should be centered on a drive lane, not the centerline of the road.

Response: Utility plan revised to include storm water structures within the Tobey Village Rd right of way and moved to center of drive lane.

14. Please include additional information regarding the infiltration chamber flow path. Water treatment and chamber capacity must be verified.

Response: Acknowledged. Infiltration chamber flow path shown on utility plan as requested. Water treatment and chamber capacity detailed in SWPPP.

15. Please include the drainage from the PFCU property into the drainage area map.

Response: Drainage area map revised to include the PFCU parking lot drainage as requested.

16. SWPPP drainage calculations are still under review at this time.

Response: Acknowledged.

17. The compactor trench drain and sanitary lateral for the dumpster are still under review at this time.

Response: Acknowledged.

18. Underground garage plumbing and drainage should be developed and designed to ensure maintenance can be performed without a flush truck entering the garage. A minimum of 6-inch pipe should be considered.

Response: Acknowledged.

Fire Access:

19. Please provide an updated fire truck turning radii plan.

Response: Updated Fire Truck Turning Analysis provided as requested.

20. Please provide turning radii for the main entrance loop. An ambulance and/or box-truck delivery vehicle should be used.

Response: Turning Radii provided on Fire Truck Turning Analysis plan. Ambulance vehicle used for Vehicle analysis at the main entrance loop.

21. After further discussion with the Pittsford Fire Department, the emergency access road on the north side of the building should be expanded to be 26 feet wide and extend to the east end of the building.

Response: Site plan revised to show a 26 foot wide emergency access extended to the east end of the building as requested.

22. Fire access will be reviewed as the final plans are prepared.

Response: Acknowledged.

Sanitary Sewers:

23. The sanitary report is still under review at this time.

Response: Acknowledged.

24. Please reduce the sanitary lateral from the oil/grit trap to 6".

Response: Sanitary lateral revised to 6" as requested.

Landscaping:

25. Please add a note to the plans stating, "Plantings within the Tobey Village Road right-of-way will not be maintained or replaced by the Town of Pittsford and will be conducted by the property owner."

Response: Note included on Landscaping Plan as requested.

26. Plantings in the northeast corner may be requested to spread out into the NYS right-of-way.

Response: Acknowledged.

27. Sales tax is included in the landscaping cost estimate. Per COMIDA, as we understand it, sales tax will not be charged on this project. Please revise the cost estimate and remove sales tax.

Response: Cost estimate revised to exclude the sales tax in the cost as requested.

28. Two oak trees to the east of the main entrance are missing labels.

Response: Labels included on landscaping plan as requested.

29. Native species percentage has been identified and is greater than 50% at this time.

Response: Acknowledged.

Parking:

30. The south parking lot ADA ramp is shown to run into the drive lane.

Response: South parking lot sidewalk to end at Tobey Village Rd crosswalk.

31. Please move the ADA ramps to the hashed parking areas in the main entrance parking lot.

Response: ADA ramps have been revised on the site plan as requested.

32. Please add a crosswalk across the drive lane at the main entrance.

Response: Crosswalk provided across drive lane at main entrance as requested.

33. Underground spaces close to the garage entrance should have more room or be eliminated and used for equipment storage.

Response: Underground spaces have been removed to allow for more equipment storage as requested.

34. Signage on columns stating "one way only" may be beneficial in the underground garage.

Response: Signage on columns included on Underground Parking Plan as requested.

35. The man door at the garage main entrance may need a sidewalk connection to avoid walking across the drive lane.

Response: Asphalt pavement driveway expanded to 31' wide to allow for sidewalk access as requested.

36. Will utilities (water, electric, etc.) within the garage interfere with drive lanes or parking?

Response: No.

Miscellaneous:

37. The sidewalk on Tobey Village Road to Jefferson Road will likely need a separate internal meeting with the Commissioner of Public Works and Review Engineer to discuss. Detailed comments are expected.

Response: Acknowledged. Passero will be staking out the current planned sidewalk path after which we request a meeting with town staff to review and discuss on site.

38. There are no charging stations shown on the plan. In order to be consistent with previous apartment approvals, there should be 12 total ports installed.

Response: Wall mounted charging stations provided on east parking lot as requested.

39. The retaining wall along Tobey Village Road ROW is not favorable. This is still under review at this time.

Response: Retaining wall along Tobey Village Road removed and grading adjusted as requested.

40. Snow storage is now shown on the plans and is in areas with landscaping.

Response: Snow storage shown on landscaping plan and out of landscaped areas as requested. Excess snow will be removed offsite during large snowfall events.

41. Signage renderings will need more detail. Only the main entrance sign may be lit.

Response: Additional signage renderings and details will be provided in a separate sign application.

42. There are 3 signs identified on the site plans, but only 2 renderings shown. Please update.

Response: Tobey Village and Clover Street entrance signs share the same rendering shown on sheet C-204.

43. The details sheet shows a gate at the bottom of the stairs. Will there be a gate?

Response: A gate will not be provided for this project. The stairs detail is shown to provide an example of how the stairs will look upon completion of construction.

Sincerely,

A handwritten signature in blue ink, reading "Andrew C. Burns". The signature is fluid and cursive, with the first name "Andrew" and last name "Burns" clearly legible.

Andrew Burns, PE
Project Manager

AB:paf

CC: File
D. DeRue
A. Daniele | D. Daniele
R. Koegel

Northfield Church
507 Thornell Road
Pittsford, New York 14534
Tim Klembczyk – Trustee
585-202-5163 (Cell)
TimKlembczyk@gmail.com

Town of Pittsford Planning Board

11 S Main St
Pittsford, NY 14534
(585) 248-6250

June 19, 2025

To the Town of Pittsford Planning Board,
We had replaced our existing parking lot lighting, due to several of which were no longer working, with new LED lights. We ordered the following lighting (see attached info)

1. VAM 21L/24L/28L U40 – Qty 6
2. PLT-120 – Qty 3

There are a total of 9 lights. See below for the pictures of the existing lights for which we replaced with LED lighting.

Qty 2 Double Box Light



Qty 4 Single Box



Qty 3 Decorative



We were unaware of needing to come to the Town of Pittsford Planning Board to change the lighting, prior to executing the project. Since then, we have learned what was required, and are bringing this project forward to the Pittsford Planning Board.

In learning of concerns of the brightness of the new LED lighting, we have taken the following actions:

- 1) Dimming HW: We have updated the new Double Box and Single Box lighting with dimming Hardware. The installer decreased the brightness of the lights. We will work with the Town on the brightness assessment to assess any further changes.

- 2) 90 Degree Angle: We have ensured that the lights are at a 90 degree angle pointing directly down.
- 3) Shield HW: We are procured and installed shields on the lighting in the parking lot, originally on the single and double boxed lighting. Not all shields came in to date, but will install them upon receipt.
- 4) Determination of Impact: In reviewing the impact assessment of Section 185-174 A-I, we do not see any negative impacts from this project. It will not endanger the public health, safety, morals or the general welfare of the community. See below for statements on each consideration from 185-174:

<i>PLEASE NOTE THE FOLLOWING SECTION (§ 185-174.) ESPECIALLY</i>	
§ 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.
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.
C.	Whether the proposed use will be detrimental to the flow of traffic in the vicinity or otherwise create a traffic hazard.
D.	Whether the proposed use will create fire or other safety hazards.
<div> <div>rv. 10/16/2023</div> <div>6</div> </div>	
<hr/>	
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.
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.
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.
H.	Whether the proposed use will be detrimental to neighboring property or alter the essential character of the neighborhood.
I.	Whether the proposed use complies with the State Environmental Quality Review Act (SEQRA).

- A. The updated lighting is very close in size, style, color and lighting to the original lighting they replaced. No impact.
- B. The new LED lighting will not depreciate the value of the adjacent property.
- C. The new lighting is similar to the prior, and will not be detrimental to the flow of traffic in the vicinity, and will not create a traffic hazard.
- D. The new LED lighting will not create fire or other safety hazards.
- E. The new lighting is very similar in proportion to the original lighting, and is similar in character to other facilities in the area.
- F. The operation and use of the LED lighting will be the same as was in the past. No noxious odors or harmful discharge, nor fire or explosion, nor radiation nor chemical or toxic release will come from the LED lighting. They will not impact the health or general welfare of occupants of the surrounding area.
- G. The location and size of the replacement lighting is very similar to the prior, in location, size, size in relation to the use, and in connection with the use and parking and traffic operations. It will not create a hazard to the safety and general welfare of the surrounding area.
- H. The new LED lighting will not be detrimental to the neighboring property or alter the character of the neighborhood.
- I. The use of the LED lighting complies with the State Environmental Quality Review Act.

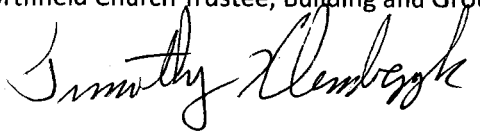
- 5) Lighting On Time: The electrical HW is currently on a fixed on/off hardware control on a 24 hour timeframe. In the short term, we have decreased the on time and duration to 8-10 PM. While unaware of prior conditions, we had the lighting on throughout the evening over the past many years. This reduced the concern of the inappropriate use of the church property. There have been numerous events of property misuse. We would like to request that with the actions taken above, that we can keep the lights on through the night hours. If needed we can limit the on time from dusk to 1 AM.

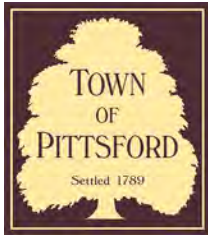
We took the above actions right away, so as to overcome any neighbor's concerns.

Thank you for your help and collaboration on this update. We look forward to working together.

Tim Klembczyk

Northfield Church Trustee, Building and Grounds

 7/1/25



TOWN OF PITTSFORD

SITE PLAN

APPLICATION FORM

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

PROJECT NAME: Northfield Church Parking Lot Lighting Replacement

LOCATION: Northfield Church, 507 Thornell, Pittsford, NY

TAX ACCOUNT NO:

OWNER: Northfield Church

APPLICANT: Tim Klembczyk, Northfield Church Trustee

ADDRESS: 507 Thornell

ADDRESS: 26 Thomville Circle

CITY, ST ZIP: Pittsford, NY 14534

CITY, ST ZIP: Penfield, NY 14526

PHONE: (585) 542-8548

PHONE: (585) 202-5163

FAX:

FAX:

E-MAIL: NorthfieldChurchRoc@gmail.com

E-MAIL: TimKlembczyk@gmail.com

AGENT:

ADDRESS:

CITY, ST ZIP:

PHONE:

FAX:

E-MAIL:

BRIEF DESCRIPTION OF PROJECT: Replace lights in parking lot. Several were not operational.

Attached are the specification sheets of the new LED lights.

REQUEST FOR:

(Please
check all
applicable)

- ☐ Concept Subdivision
- ☐ Preliminary Subdivision
- ☐ Final Subdivision

HEARING DATE REQUESTED: 07/14/2025

- ☒ Special Permit
- ☒ Preliminary Site Plan
- ☒ Final Site Plan

Square Footage of Building: NA

Total Acreage of Disturbance: NA

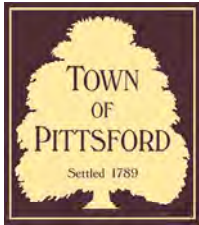
ZONING CLASSIFICATION: Residential Neighborhood

SIZE OF PARCEL: 8.65 ac

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

If this parcel is within 500' of a municipal boundary, please specify:

(Municipality)



TOWN OF PITTSFORD

SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: Northfield Church Parking Lot Lighting Replacement

LOCATION: Northfield Church, 507 Thornell Road, Pittsford, NY 14534

TAX ACCOUNT NO: 178.03-1-81.2

OWNER: Northfield Church **APPLICANT:** Tim Klembczyk, Trustee

ADDRESS: 507 Thornell Road **ADDRESS:** 26 Thomville Circle

CITY, ST ZIP: Pittsford, NY 14534 **CITY, ST ZIP:** Penfield, NY 14526

PHONE: (585) 542-8548 **PHONE:** (585) 202-5163

FAX: _____ **FAX:** _____

E-MAIL: NorthfieldChurchRoc@gmail.com **E-MAIL:** TimKlembczyk@gmail.com

AGENT: _____

ADDRESS: _____

CITY, ST ZIP: _____

PHONE: _____ **FAX:** _____

E-MAIL: _____

BRIEF DESCRIPTION OF PROJECT: Replace lights in parking lot. Several were not operational.

Attached are the specification sheets of the new LED lights.

REQUEST FOR: (Please check all applicable)

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

HEARING DATE REQUESTED: 07/14/2025

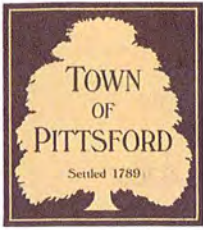
Square Footage of Building: NA

Total Acreage of Disturbance: NA

ZONING CLASSIFICATION: Residential Neighborhood **SIZE OF PARCEL:** 8.65 ac

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

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



TOWN OF PITTSFORD

SITE PLAN

AUTHORIZATION TO MAKE APPLICATION

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

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

I, Pastor Torrence Sparkman, the owner of the property located

at: 507 Thornell Road Pittsford 14534
(Street) (Town) (Zip)

Tax Parcel # 178.03-1-81.2 do hereby authorize

Tim Klembczyk, Trustee to make application to the

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

purpose(s) of Northfield Church parking lot lighting upgrades.

Torrence E. Sparkman
Signature of Owner

July 1, 2025
Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Northfield Church Parking Lot Lighting Replacement

(Project Name)

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

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

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

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

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

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

Name(s)

Address(es)

_____	_____
_____	_____
_____	_____
_____	_____



Signature of Applicant

06/02/2025

Dated

507 Thornell Road

Street Address

Pittsford, NY 14534

City/Town, State, Zip Code

617.20
Appendix B
Short Environmental Assessment Form

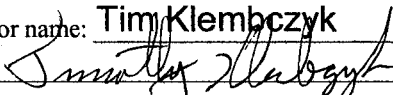
Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
Name of Action or Project: Northfield Church Parking Lot Lighting Replacement							
Project Location (describe, and attach a location map): 507 Thornell Road							
Brief Description of Proposed Action: Replacing parking lot lighting with low power / high efficiency LED lights. The model numbers are ALS SA-150 (Flat) and ALS PTL-60 (Decorative), are similar to the existing lighting styles. After finding they were too bright, we purchased and installed dimming hardware as well as shields to reduce direct view of the LEDs in the lighting. The lighting on/off is on a 24 hour timer. Northfield church would like to keep the lighting on into the evening, to allow the security cameras to be more effective and reduce inappropriate use of the property.							
Name of Applicant or Sponsor: Tim Klembczyk		Telephone: (585) 202-5163					
		E-Mail: TimKlembczyk@gmail.com					
Address: 26 Thomville Circle							
City/PO: Penfield		State: New York	Zip Code: 14526				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">NO</td> <td style="width: 50%; padding: 2px;">YES</td> </tr> <tr> <td style="text-align: center; padding: 5px;"><input checked="" type="checkbox"/></td> <td style="text-align: center; padding: 5px;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ 0 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? _____ 11.65 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input type="checkbox"/> <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Tim Klembczyk</u> Date: <u>05/29/2025</u> Signature: <u></u>		

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

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

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

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

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
<div style="border-top: 1px solid black; width: 100%;"></div> Name of Lead Agency	<div style="border-top: 1px solid black; width: 100%;"></div> Date
<div style="border-top: 1px solid black; width: 100%;"></div> Print or Type Name of Responsible Officer in Lead Agency	<div style="border-top: 1px solid black; width: 100%;"></div> Title of Responsible Officer
<div style="border-top: 1px solid black; width: 100%;"></div> Signature of Responsible Officer in Lead Agency	<div style="border-top: 1px solid black; width: 100%;"></div> Signature of Preparer (if different from Responsible Officer)

PTL SERIES DECORATIVE POST TOP

Client:
 Project:
 Type:
 Quantity:

CONSTRUCTION

HOUSING + COVER: Hinged die-cast aluminum housing and cover with cupola.
 EPA: 2.015

OPTICS

Injection-molded polycarbonated optic lens available with Type III and V distribution.
 Frosted temper glass allows clarity and resistance to the gradual discoloration that results from exposure to sunlight.

ELECTRICAL

80+ CRI Lumileds available for 5000K CCT.
 Optional CCT Selectable model available - see Ordering Information.
 -40°C up to 45°C* (-40°F up to 113°F) maximum operating temperature.
 L70 @ 105C > 60,000hrs | L70 @ 40C >200,000hrs.
 50/60Hz, <20% THD, 0.9 power factor.
 Driver operates at 120-277V input, 0-10V dimmable driver.
 Optional 10kV surge protection.
 Optional 347/480V input.

SENSOR (OPTIONAL)

SENSOR-PH-PT-U/H Twist lock dimming/non-dimming photocontrol.

MOUNTING

Self-aligning pole-top fitter fits 2-3/8" O.D. pole tops or vertical tenons.
 Optional 3", 4" and 5" tenon adapter.

STANDARD FINISH

Corrosion resistant Black powder coating finish.

CUSTOM FINISH

Corrosion resistant Dark Bronze, Graphite Metallic, Gray, Silver, White, Custom RAL#

CERTIFICATION

IP65 Wet location label standard.
 Meets Buy America Act requirements.
 IDA compliant: with 3000K color temperature selection.
 All luminaires are built to UL1598 standards and bear appropriate cETLus labels.
 DLC® (DesignLights Consortium Qualified).

WARRANTY

5 year warranty, see Limited Warranty for additional information.



PTL w/Optional Twist Lock Photocell



SHIPPING DATA

Product	Measurement	Weight
PTL-30	16"L x 16"W x 20"H	28 lb
PTL-60	16"L x 16"W x 20"H	28 lb
PTL-100	16"L x 16"W x 20"H	30 lb
PTL-120	16"L x 16"W x 20"H	30 lb



PTL SERIES DECORATIVE POST TOP

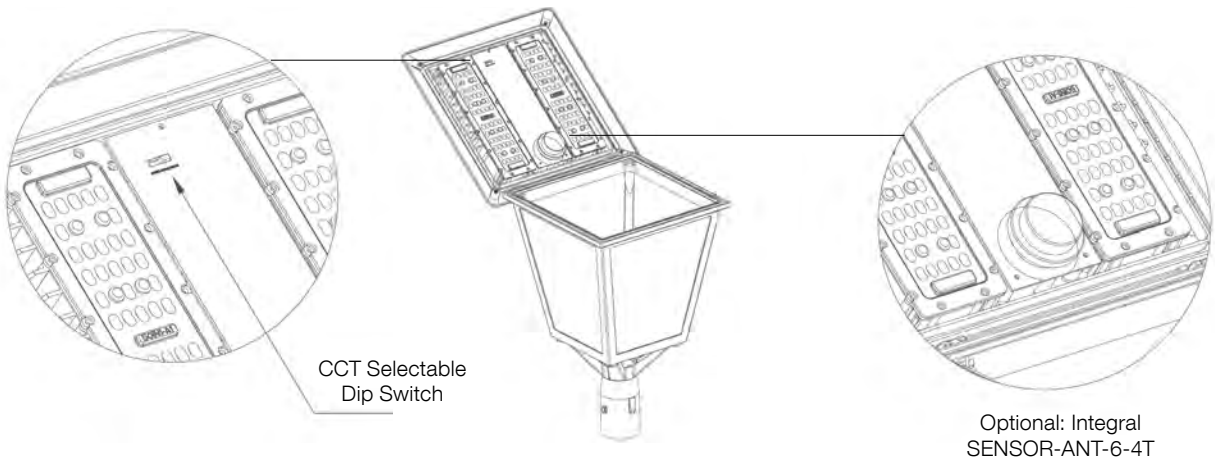
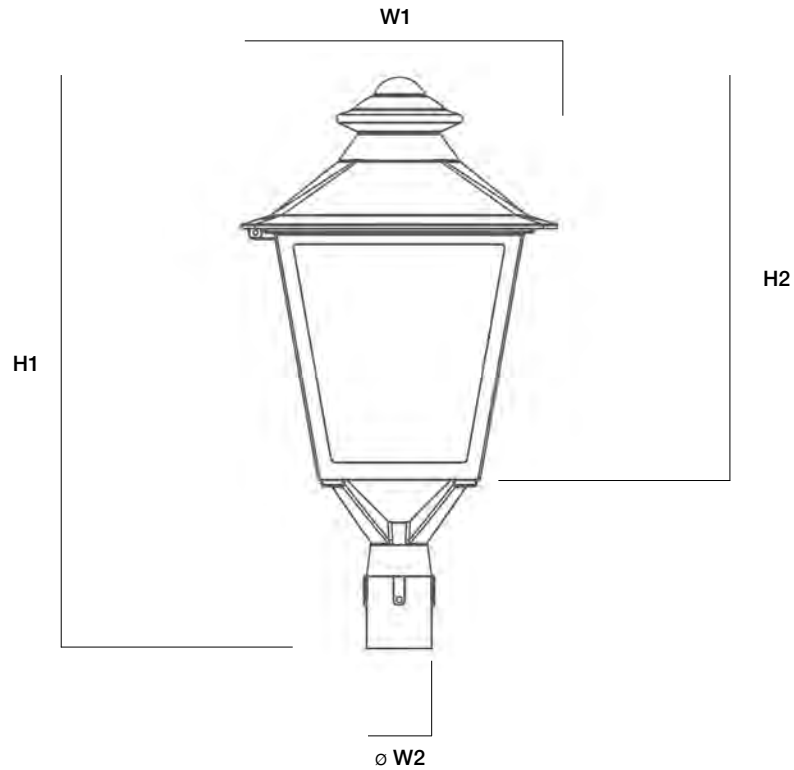
ORDER INFORMATION					EXAMPLE: PTL 60 SC T5 SF3 BK UD		
Fixture	Series	Power & LM	CCT	Distribution	Mounting	Finish	Input
	PTL			5M	SF3		UD
Accessories Options							
A	SERIES						
	PTL	Decorative Post Top					
B	POWER & LM			B	POWER & LM		
	Code	Power	LM		Code	Power	LM
	120	120W	13,800		30	30W	3,300
					60	60W	6,600
					100	100W	11,500
C	CCT			C	CCT		
	40	4000K			SC	Selectable 3000K / 4000K / 5000K	
	50	5000K					
D	DISTRIBUTION						
	3M	Type III Medium					
	5M	Type V Medium					
E	MOUNTING						
	SF3	Self-aligning pole-top fitter fits 2-3/8" ~ 3" O.D.					
F	FINISH						
	Standard						
	BK	Black					
	Custom Color						
	CC	DB	Dark Bronze	GM	Graphite Metallic	GR	Gray
		SV	Silver	WH	White	RAL#	
G	INPUT						
	UD	110-277V, 0-10V Dimmable		H	347V, 480V		
H	ACCESSORIES/OPTIONS						
	AIA	Assembled in America, compliant with BAA (COTS)					
	SENSOR-PH-PT-U / UD / HD*	Twist Lock Photocell / U: 120-277V, UD: 120-277V, HD: 480V input					
	SURGE-LSP4-U / H	10kV inline Surge Protection for Universal input / U: 120-277V, H: 480V input					
	MOUNT-4SQR-SP-D	4" Tenon Adapter for Round Pole					
	MOUNT-5SQR-SP-D	5" Tenon Adapter for Round Pole					
	MOUNT-4SQ-SP-D	4" Tenon Adapter for Square Pole					
	MOUNT-5SQ-SP-D	5" Tenon Adapter for Square Pole					

*see page 4 for sensor spec

PTL SERIES DECORATIVE POST TOP

DIMENSIONS

Model	H1	H2	W1	W2
PTL-30 / 60 / 100 / 120	24.90" (643mm)	17.55" (445mm)	13.78" (350mm)	ø 3.18" I.D. (76mm)




PTL SERIES DECORATIVE POST TOP

DLC CODE

Part Number	DLC Product ID	DLC Class
PTL-30 SC XX SF3 XX UNVD @ 3000K	OEM SKU# YR-TP350-W30-[P1;P2;M;PM;PN]-C3-[Z1;Z2](3000K) DLC Code: PX1SNM9O	Standard
PTL-30 SC XX SF3 XX UNVD @ 4000K	OEM SKU# YR-TP350-W30-[P1;P2;M;PM;PN]-C3-[Z1;Z2](4000K) DLC Code: P0HABEIP	Standard
PTL-30 SC XX SF3 XX UNVD @ 5000K	OEM SKU# YR-TP350-W30-[P1;P2;M;PM;PN]-C3-[Z1;Z2](5000K) DLC Code: PCDUUTPD	Standard
PTL-60 SC XX SF3 XX UNVD @ 3000K	OEM SKU# YR-TP350-W60-[P1;P2;M;PM;PN]-C3-[Z1;Z2](3000K) DLC Code: PSD6ZU04	Standard
PTL-60 SC XX SF3 XX UNVD @ 4000K	OEM SKU# YR-TP350-W60-[P1;P2;M;PM;PN]-C3-[Z1;Z2](4000K) DLC Code: P9WBPGYC	Standard
PTL-60 SC XX SF3 XX UNVD @ 5000K	OEM SKU# YR-TP350-W60-[P1;P2;M;PM;PN]-C3-[Z1;Z2](5000K) DLC Code: PJVAT76K	Standard
PTL-100 SC XX SF3 XX UNVD @ 3000K	OEM SKU# YR-TP350-W100-[P1;P2;M;PM;PN]-C3-[Z1;Z2](3000K) DLC Code: PS0DD77N	Standard
PTL-100 SC XX SF3 XX UNVD @ 4000K	OEM SKU# YR-TP350-W100-[P1;P2;M;PM;PN]-C3-[Z1;Z2](4000K) DLC Code: PKKYD0SF	Standard
PTL-100 SC XX SF3 XX UNVD @ 5000K	OEM SKU# YR-TP350-W100-[P1;P2;M;PM;PN]-C3-[Z1;Z2](5000K) DLC Code: PWJTETB18	Standard

SENSOR SPEC

Model	Type	Mounting	Coverage	Input	Function	Programmable
SENSOR-PH-PT-U SENSOR-PH-PT-UD SENSOR-PH-PT-HD	-	-	-	Universal 277 ~ 480V	Dusk-to-Dawn Control	-
						
SENSOR-PH-PT-U/UD SENSOR-PH-PT-HD						

Project Name:	Part Number:	Type:
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AREA LIGHT SERIES

FEATURES

- Low profile die-cast aluminum housings available in 2 sizes
- Bronze polyester powder coat finish
- Factory Rotatable Type 3, 4, 5 optical distributions
- Factory select finishes and custom colors available ⁴
- Adjustable Slip Fitter, Wall, Surface Conduit Box, or Pole Mounting for Square or Round 4"-5" Poles
- 4000K & 5000K CCTs
- Toolless hinged drop down driver access
- 120-277V Universal Voltage or 277V-480V High Voltage
- PIR Occupancy, Photocell, & Bi-Level Dimming Sensors Available
- Wireless control integrated luminaire via 7-Pin Receptacle
- 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options
- 6kV Surge protection (std.)
- 3' 600V power cord(s) provided standard with 0-10V dimming (10-100%)
- Calculated L80 >100,000 hrs @ 25°C per TM-21-11
- >70 Color Rendering Index (CRI)
- IP66 Rated Luminaire
- 5 Year Warranty
- ETL Listed for Wet Locations



407-478-3759
www.ilp-inc.com

Product Overview



SCAN ME



SUITABLE APPLICATIONS

- Parking Lots
- Parking Structure
- Parks
- Education
- Hospitals
- Car Dealerships
- Shopping Centers
- Roadways

ORDERING GUIDE

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	ORIENTATION	MOUNTING	FINISH	WARRANTY
VAS	14L	14,000 lm	U 120-277v	40 4000K	T3 Type 3	(Blank) Standard	SLPF 2 3/8" Adjustable Slip Fitter	(Blank) Bronze (Blank) 5YR
	17L	17,000 lm	HV 277-480v	50 5000K	T4 Type 4	L ⁸ Optics Rotated Left	PMB Adjustable Pole Mount	BLK ⁹ Black 10 Year ¹ 10YR
	21L	21,000 lm			T5 Type 5	R ⁸ Optics Rotated Right	* See additional mounting brackets in accessories	WHT ⁹ White
	14L/17L/21L	14/17/21,000 lm selectable					SLV ⁹ Silver	
							RALxxxx ⁹ Custom	
VAM	21L	21,000 lm						
	24L	24,000 lm						
	28L	28,000 lm						
	21L/24L/28L	21/24/28,000 lm selectable						
	33L	33,000 lm						
	37L	37,000 lm						
	42L	42,000 lm						
	33L/37L/42L	33/37/42,000 lm selectable						

OPTIONS - FACTORY INSTALLED

CR3	3-Pin NEMA Control receptacle
CR7 ⁷	7-Pin NEMA Control receptacle
FSP-311/Lx ^{2,3,10}	Legrand FSP-311 120/277V Sensor (X = Mounting Height 3=10-20'; 7=20-40')
FSP-321/Lx ^{3,10}	Legrand FSP-321 120-480V Sensor (X = Mounting Height 3=10-20'; 7=20-40')
SP1	10KA 120-277V Univolt Surge Protector
SP2	22KA 120-277V Univolt Surge Protector
SP1HV	10kA Max 480V Surge Protector

ACCESSORIES

+VA/WMB/xxx ^{9,11}	Adjustable Wall Mount Bracket (xxx = Paint finish; Blank = BRZ, WHT, BLK, SLV, RALxxxx)	TL7/HVG ⁶	Synapse 7-Pin Mesh Network Option 480V
+VA/SMB/xxx ^{9,11}	Adjustable Surface Conduit Box (xxx = Paint finish; Blank = BRZ, WHT, BLK, SLV, RALxxxx)	VT2-4-BRZ 2-3/8	Steel Wall Tenon Bracket for use with SLPF mounting
VAX/BIRD	Bird Spikes (x = Fixture size, S or M)	JP275 ^{2,5}	Shorting Cap
VAX/GS ⁸	Rotatable Glare Shield (x = Fixture size, S or M)	TLPC/HV ⁵	347-480V Twist Lock Photocell
TL7/B2 ^{2,6}	Synapse 7-Pin Mesh Network Option 120-277V	TLPC/UNV ^{2,5}	120-277V Twist Lock Photocell

¹ Requires additional surge protection (SP1, SP2, SP480V2); For additional details see general terms and conditions
² Not Available with HV Option
³ Requires Bluetooth enabled device provided by others
⁴ Contact factory for pricing and availability
⁵ Only Compatible with CR3 or CR7
⁶ CR7 Required, Consult Factory for Site Layout
⁷ Dimming leads will be wired to the receptacle unless otherwise specified
⁸ Not DLC Listed
⁹ Bronze Finish Standard, consult factory for pricing & availability of other finishes; subject to longer lead times
¹⁰ Lumen selection determined by sensor
¹¹ Requires PMB Mounting bracket

viewpoint

AREA LIGHT SERIES



QUICK SHIP ORDERING:

SERIES	LUMENS	VOLTAGE	CCT	DISTRIBUTION	MOUNTING	FINISH	WARRANTY
VAS	14L/17L/21L	U 120-277v	40 4000K	T4 Type 4 Medium	PMB Pole Mount Bracket	(Blank) Bronze	(Blank) 5 YR
			50 5000K				10 Year ¹ 10 YR
VAM	21L/24L/28L 33L/37L/42L						

LED SYSTEMS INFO ¹		4000K		BUG Rating	5000K		BUG Rating	Watts ²	Replaces
Part Numbers	Distribution Type	Lumens	Efficacy		Lumens	Efficacy			
VAS-14L	T5	15100	143.4	B4-U0-G4	15699	148.8	B2-U0-G3	103.0	400W MH
	T3	16282	153.6	B2-U0-G3	16927	159.4	B3-U0-G3		
	T4	16254	153.6	B2-U0-G3	16897	159.4	B4-U0-G4		
VAS-17L	T5	16979	135.3	B4-U0-G4	17652	140.4	B3-U0-G3	127.1	400W MH
	T3	18308	144.9	B3-U0-G3	19033	150.3	B3-U0-G3		
	T4	18276	144.9	B3-U0-G3	19000	150.4	B4-U0-G4		
VAS-21L	T5	19856	135.1	B4-U0-G4	20643	140.2	B3-U0-G3	147.5	400W MH
	T3	21410	144.7	B3-U0-G3	22259	150.1	B3-U0-G3		
	T4	21373	144.7	B3-U0-G3	22220	150.2	B4-U0-G5		
VAM-21L	T5	21742	146.7	B4-U0-G5	22767	153.3	B3-U0-G3	150.2	400W MH
	T3	23063	151.2	B3-U0-G3	24149	158.1	B3-U0-G3		
	T4	22818	154.8	B3-U0-G3	23894	161.9	B4-U0-G5		
VAM-24L	T5	24043	140.3	B4-U0-G5	25176	146.7	B3-U0-G4	173.1	400W MH
	T3	25503	144.7	B3-U0-G4	26705	151.2	B3-U0-G4		
	T4	25233	148.1	B3-U0-G4	26423	154.8	B4-U0-G5		
VAM-28L	T5	27345	139.7	B4-U0-G5	28635	146.1	B3-U0-G4	197.1	750W MH
	T3	29006	144.1	B3-U0-G4	30373	150.6	B3-U0-G4		
	T4	28699	147.5	B3-U0-G4	30052	154.2	B5-U0-G5		
VAM-33L	T5	34841	145.8	B5-U0-G5	36043	150.7	B3-U0-G4	237.7	750W MH
	T3	36956	155.1	B3-U0-G4	38232	160.4	B3-U0-G5		
	T4	36569	153.3	B3-U0-G5	37831	158.5	B5-U0-G5		
VAM-37L	T5	36581	139.0	B5-U0-G5	37843	143.6	B4-U0-G4	263.0	750W MH
	T3	38802	147.9	B4-U0-G4	40141	152.8	B3-U0-G5		
	T4	38395	146.1	B3-U0-G5	39720	151.1	B5-U0-G5		
VAM-42L	T5	39310	135.9	B5-U0-G5	40666	140.4	B4-U0-G5	288.8	1000W MH
	T3	41696	144.6	B4-U0-G5	43135	149.4	B4-U0-G5		
	T4	41258	142.9	B4-U0-G5	42683	147.7	B5-U0-G5		

¹Values are nominal, see IES file for more detail

²Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

GS External Glare Shield

Rotatable 3-sided field installable external glare shield. Shown with small housing.



GLARE SHIELD LUMEN TABLE

Part Number	Lumens	lm/W	Watts
VAM-21L-U-40-T3-GS	19730	135	146.2
VAM-21L-U-40-T4-GS	19465	133	146.3
VAM-24L-U-40-T3-GS	24515	144	170.6
VAM-24L-U-40-T4-GS	24115	141	170.7
VAM-28L-U-40-T3-GS	26730	137	194.9
VAM-28L-U-40-T4-GS	26137	134	195.1
VAM-33L-U-40-T3-GS	33569	144	233.9
VAM-33L-U-40-T4-GS	32827	140	234.1
VAM-37L-U-40-T3-GS	36899	140	263.2
VAM-37L-U-40-T4-GS	36084	137	263.3
VAM-42L-U-40-T3-GS	38425	131	292.4
VAM-42L-U-40-T4-GS	37575	128	292.6
VAS-14L-U-40-T3-GS	14316	151	94.8
VAS-14L-U-40-T4-GS	14441	152	94.8
VAS-17L-U-40-T3-GS	17583	148	118.5
VAS-17L-U-40-T4-GS	17737	150	118.5
VAS-21L-U-40-T3-GS	19081	134	142.2
VAS-21L-U-40-T4-GS	19249	135	142.2

AREA LIGHT SERIES

EPA RATINGS AND VIBRATION CHART

	SLPF		PMB		WEIGHT
VAS-21L/17L/14L	0.46	3g	0.49	3g	14 lbs
VAM-28L/24L/21L	0.61	3g	0.63	3g	18 lbs
VAM-42L/37L/33L	0.61	3g	0.63	3g	20 lbs
WEIGHT	3 lbs		4 lbs		

* EPA Ratings listed assume fixture is mounted horizontally. For adjustable mounting options, EPA will vary with selected angle.

RECOMMENDED LUMEN MAINTENANCE¹







AMBIENT TEMP C	INITIAL ²	25k hr ²	50k hr ²	75k hr ³	100k hr ³
0 C	1	0.97	0.95	0.92	0.9
10 C	1	0.97	0.95	0.92	0.9
20 C	1	0.97	0.95	0.92	0.9
25 C	1	0.97	0.95	0.92	0.9
30 C	1	0.97	0.95	0.92	0.9
40 C	1	0.96	0.92	0.89	0.86
50 C	1	0.94	0.90	0.86	0.82

¹Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

²In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

³In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing'

EPA DIAGRAMS AND MOUNTS

TILT DEGREE		0°	30°	45°	TILT DEGREE		0°	30°	45°
 Single	VAS	0.46	1.37	1.80	 T90°	VAS	1.10	1.90	2.50
	VAM	0.61	1.98	2.62		VAM	1.46	2.75	3.64
 D180°	VAS	1.01	1.37	1.80	 TN120°	VAS	1.20	2.88	3.74
	VAM	1.34	1.98	2.62		VAM	1.59	4.16	5.45
 D90°	VAS	0.83	1.64	1.80	 Q90°	VAS	1.10	1.90	2.50
	VAM	1.10	2.38	2.62		VAM	1.46	2.75	3.64

*Based on SPLF

ELECTRICAL DATA (AMPS)*

Lumen Package	120V	208V	240V	277V	347V	480V
VAS-14L	0.86	0.51	0.44	0.40	0.28	0.22
VAS-17L	1.06	0.63	0.55	0.49	0.35	0.28
VAS-21L	1.23	0.73	0.63	0.57	0.41	0.32
VAM-21L	1.25	0.75	0.65	0.58	0.43	0.34
VAM-24L	1.44	0.86	0.75	0.67	0.50	0.39
VAM-28L	1.64	0.98	0.85	0.76	0.56	0.44
VAM-33L	1.98	1.18	1.03	0.92	0.70	0.55
VAM-37L	2.19	1.31	1.13	1.02	0.78	0.61
VAM-42L	2.41	1.44	1.25	1.12	0.86	0.67

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

viewpoint

AREA LIGHT SERIES

SPECIFICATIONS

CONSTRUCTION

The Viewpoint series features a slim profile die-cast aluminum housing available in 2 different sizes for a fully scalable solution. The fully gasketed housing is IP66 rated for whole luminaire ingress protection against moisture and environmental contaminants. The Viewpoint's low-profile design results in a low EPA, allowing pole optimization to thinner or smaller size pole shafts. Vibration rated per ANSI C136.31 on all mountings (see table on page 3). The Viewpoint Series is protected with a durable bronze polyester powder coat finish to withstand extreme weather changes without cracking or peeling. Salt Spray tested for 500 hrs.

OPTICS

The IP66 silicone gasket sealed optical chamber utilizes proprietary polycarbonate refractive optics to provide exceptional coverage and uniformity in factory rotatable IES Types 3, 4, or 5. Available in 5000K or 4000K color temperatures per ANSI C78.377. Minimum CRI of 70. Optional field installed 3-sided glare shield accessory is available for on-site external house side protection.

ELECTRICAL

Class 1 High-performance drivers features over-voltage, under-voltage, short circuit and over temperature protection. 0-10V dimming (10% - 100%) standard. Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (277-480 Vac). L80 >100,000 hrs. in accordance with IESNA TM-21-19 projected values at 25°C Ambient temperature. Total harmonic distortion: <20%. Power factor: >0.90. Input power stays constant over life. Minimum 6kV surge rating meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2). Additional protection is available in 10kV and 20kV options.

THERMAL

The Viewpoint Series features an array of High-efficacy LED's mounted on a metal core circuit board. The LED boards are mounted directly to the cast aluminum housing with heat dissipating fins to provide excellent thermal performance extending the life of electronic components. Operating Ambient Temperature: -40°C to +50°C (-40°F to 122°F).

INSTALLATION

The versatile Viewpoint comes with 3 mounting method options. A fully adjustable Slip fitter (SLPF) to mount to any vertical or horizontal tenon 2" pipe (2-3/8" OD), adjustable pole mounting bracket (PMB) for Square or 4-5" Round Poles, an adjustable wall mount bracket, and an adjustable surface conduit box. See table on page 2 for mounting compatibility and vibration ratings. 3' 600V power cord(s) provided standard with 0-10V dimming (10-100%).

CONTROLS

Standalone Controls:

Factory installed 3-Pin & 7-Pin ANSI C136.41 Control Receptacle Options available. Dusk to Dawn twist lock photocells sold separately (See accessories). Optional PIR sensors available installed in housing hinged door. Sensors provide optional on/off control, photocell capability, bi-level dimming, high-end trim, and Bluetooth configuration allows for on-site modifications.

Wireless Control Systems:

The Viewpoint Series is wireless mesh controls ready with Synapse wireless controls via 7-Pin receptacles. Available with and without PIR sensors. Inquire with factory for more information or for additional controls options, including customer supplied items.

WARRANTY

5 Year Warranty Standard; 10 Year Warranty Optional (Terms and Conditions apply).

CERTIFICATIONS

ETL Listed for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards. RoHS Compliant. Title 24 Compliant; see local ordinance for qualification information. IP66 rated Luminaire per IEC 60598. IP66 rated optical chamber. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

MOUNTING OPTIONS



PMB
Pole Mount Bracket



SLPF
Adjustable Slip Fitter



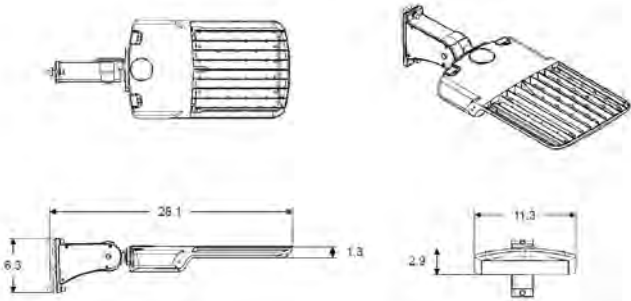
WMB
with WMB Accessory



SMB
with Surface Conduit Box Accessory

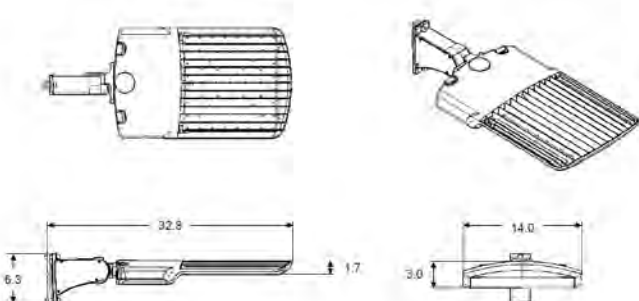
LINE DRAWINGS

VAS Pole Mount Bracket (PMB)



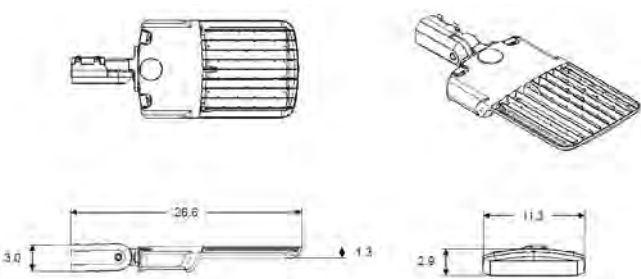
*Suitable for Square or 4"-5" Round Poles

VAM Pole Mount Bracket (PMB)

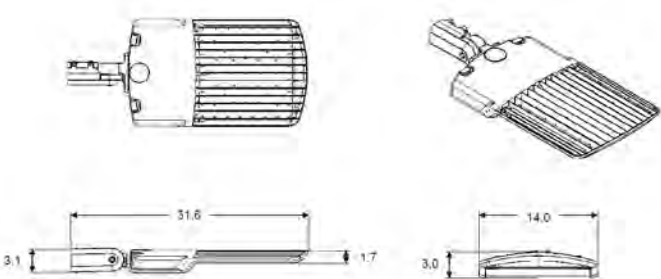


*Suitable for Square or 4"-5" Round Poles

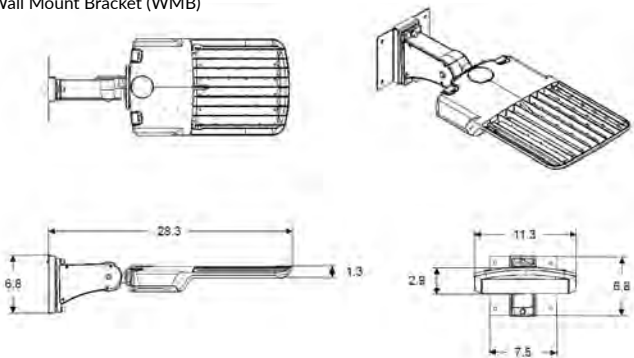
VAS Adjustable Slip Fitter (SPLF)



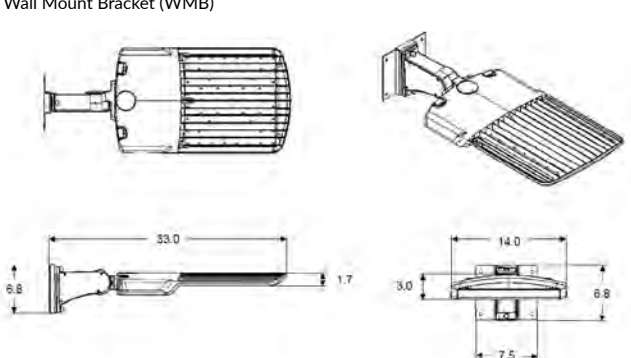
VAM Adjustable Slip Fitter (SPLF)



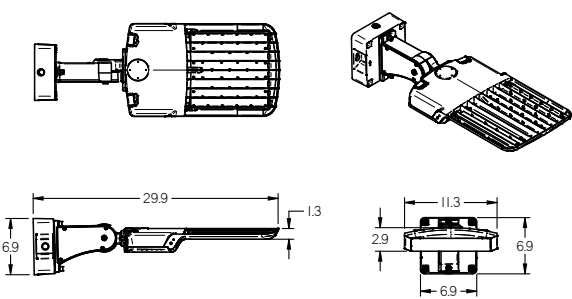
VAS Wall Mount Bracket (WMB)



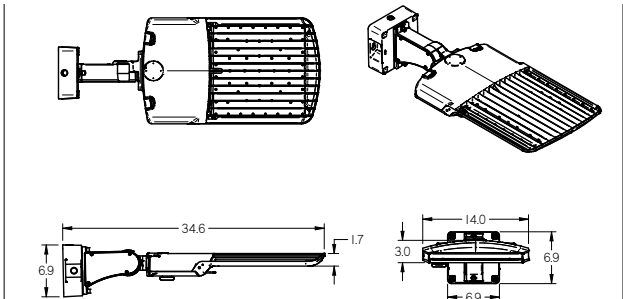
VAM Wall Mount Bracket (WMB)



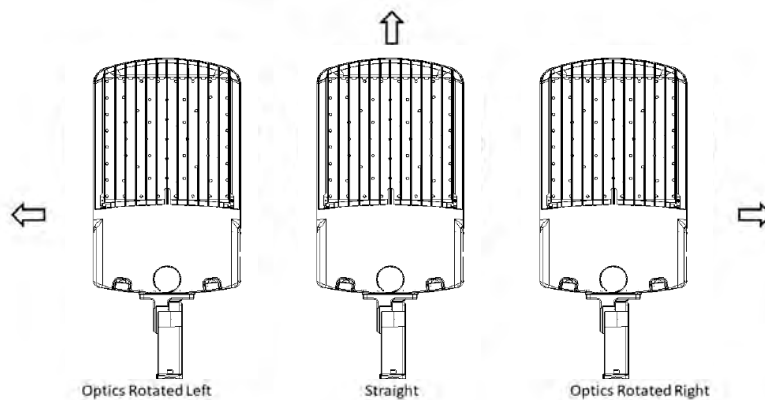
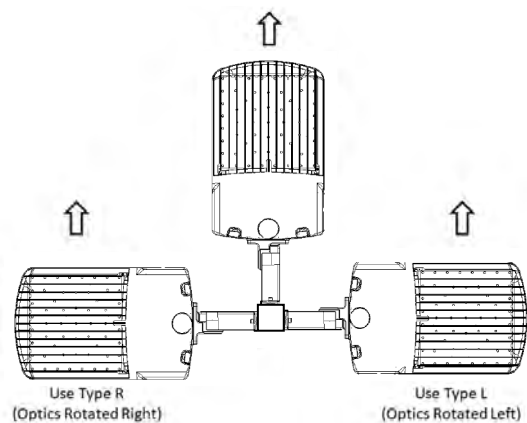
VAS Surface Conduit Box (SMB)



VAM Surface Conduit Box (SMB)



OPTICS ORIENTATION



viewpoint

AREA LIGHT SERIES

CONTROLS

BASIC

CRxP

3-Pin or 7-pin ANSI C136.41-2013 control receptacle option available for NEMA twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring). x = Number of pins (3 or 7).

FSP-311/Ly - FSP-321/Ly

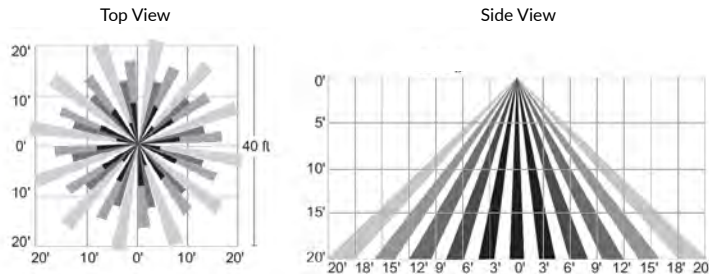
Optional Bluetooth Programmable PIR sensor allows for Continuous Dimming, Motion and/or daylight harvesting, Fully adjustable high/low dimmed light levels, and Adjustable time delay/ cutoff delay. The sensor is programmed via a free iOS® or Android® Sensor Configuration App (compatible device provided by others). Available in 10'-20' or 20'-40' mounting lenses. See coverage patterns below, L7=20'-40', L3=20'-40'.

Default Settings:

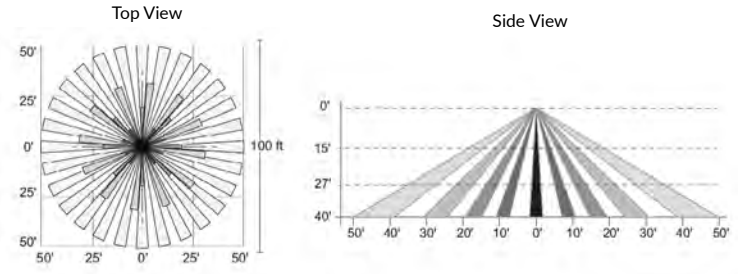
- High Mode: 100% Output
- Low Mode: 10% Output
- Time Delay: 5 mins
- Cutoff: 1 hr
- Sensitivity: High
- Photocell: Disabled
- Continuous Dimming: Disabled

COVERAGE PATTERNS

FSP-3xx/L3



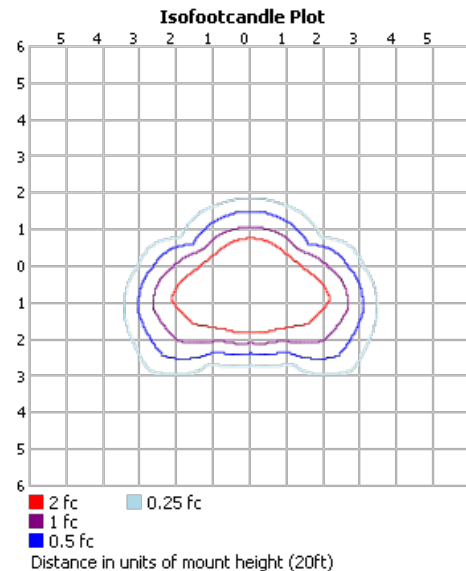
FSP-3xx/L7



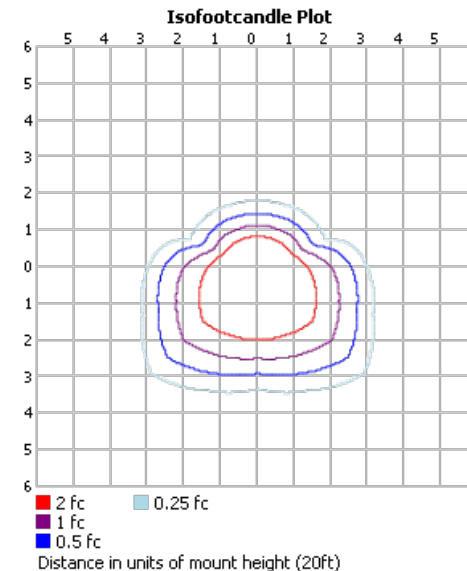
PHOTOMETRIC REPORTS

Photometric values based upon tests performed in compliance with LM-79. IES files can be downloaded at www.ilp-inc.com

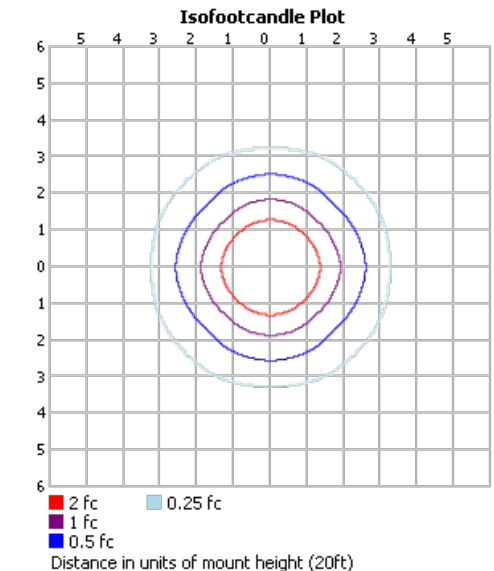
Type 3



Type 4



Type 5



ADVANCED

Synapse (TL7)

Utilizing a robust 2.4 GHz Self-Healing Mesh Network, Synapse provides flexibility and scalability making it a perfect outdoor solution for both new construction and retrofit projects. The easy-to-use web application is accessible on any device with an internet connection and allows for complete customization of the system and its features. External radio (TL7) includes (1) low voltage input for a Wattstopper sensor, available in both universal(120-277V) or high voltage (480V). Sensors available in 20' or 40' mounting lenses. See coverage patterns below. Sensor mounted on hinged driver cover.



THE FOLLOWING BOARD GIVES THE NAME TAKING APPLICANT:
NAME OF THE PARKING LOT CAN BE LOCATED CLOSER THAN 100' (11)
THE POINT-OF-ENTRY OF THROUGH ROAD

NOTICE OF DECISION-TOWN OF PITTSFORD ZONING BOARD OF APPEAL

THE TOWN OF PITTSFORD JUVENILE BOARD OF AFFAIRS ORAINED ON JULY 18, 1999 AN ORDER VACATING THE 18.01 FROM TOWN CODE. SECTION 140-125 D-8 TO ALLOW JURISDICTION OF A RANGE OF JUVENILE WITH CRIMINAL BEHAVIOR LOCATED IN THE TOWN OF THE JUVENILE BOARD OF AFFAIRS STRUCTURE.

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
Northfield Church Parking Lot Lighting
Preliminary/Final Site Plan and Special Use Permit
507 Thornell Road (Northfield Church)
Tax Parcel #178.03-1-81.2**

WHEREAS Northfield Church has made application for Preliminary/Final Site Plan and Special Use Permit approval for the replacement of light fixtures at 507 Thornell Road with application materials received July 2, 2025; and

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

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

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

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

FINDINGS OF FACT

1. This application proposes the replacement of the metal halide light fixtures with LED light fixtures within the Northfield Church Parking lot located at 507 Thornell Road.
2. The Planning Board has considered possible environmental impacts associated with the application and completed a Short Part II EAF which did not identify significant impacts, attached hereto.
3. The applicant submitted responses to Town Code §185-174 Determination of Impact and the Planning Board has reviewed the applicant's responses to evaluate potential impacts to surrounding neighborhoods and Thornell Road and the Board has concluded that the proposed lighting replacements use will not adversely impact the neighborhood or district.

CONCLUSION

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

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

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

Adopted by the Planning Board on August 11, 2025.

April Zurowski
Planning Assistant

DRAFT

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Name of Action or Project: Northfield Church Parking Lot Lighting Replacement			
Project Location (describe, and attach a location map): 507 Thomell Road			
Brief Description of Proposed Action: Replacing parking lot lighting with low power / high efficiency LED lights. The model numbers are ALS SA-150 (Flat) and ALS PTL-80 (Decorative), are similar to the existing lighting styles. After finding they were too bright, we purchased and installed dimming hardware as well as shields to reduce direct view of the LEDs in the lighting. The lighting on/off is on a 24 hour timer. Northfield church would like to keep the lighting on into the evening, to allow the security cameras to be more effective and reduce inappropriate use of the property.			
Name of Applicant or Sponsor: Tim Klembczyk		Telephone: (585) 202-5183 E-Mail: TimKlembczyk@gmail.com	
Address: 28 Thomville Circle			
City/PO: Penfield		State: New York	Zip Code: 14528
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		0 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?		11.65 acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Tim Klembczyk</u>	Date: <u>05/29/2025</u>	
Signature: <u>[Signature]</u>		

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

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

	No, or small impact may occur	Moderate to large impact may occur
1. <u>Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Will the proposed action result in a change in the use or intensity of use of land?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. <u>Will the proposed action impair the character or quality of the existing community?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. <u>Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. <u>Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Short Environmental Assessment Form ***Part 3 Determination of Significance***

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

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

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Northfield Church Parking Lot Lighting
Preliminary/Final Site Plan and
Special Use Permit
507 Thornell Road (Northfield Church)
Tax Parcel #178.03-1-81.2**

WHEREAS Northfield Church has made application for Preliminary/Final Site Plan and Special Use Permit approval for the replacement of light fixtures at 507 Thornell Road with application materials received July 2, 2025; and

WHEREAS this is an Unlisted Action pursuant to SEQRA and as the only involved agency the Planning Board conducted a single agency review and granted a negative declaration on August 11, 2025; and

WHEREAS, a public hearing was duly advertised and held on August 11, 2025, and public comment was incorporated into the public record; and

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

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

FINDINGS OF FACT

1. This application proposes the replacement of the metal halide light fixtures with LED light fixtures within the Northfield Church Parking lot located at 507 Thornell Road.
2. The applicant submitted responses to Town Code §185-174 Determination of Impact and the Planning Board has reviewed the applicant's responses to evaluate potential impacts to surrounding neighborhoods and Thornell Road and the Board has concluded that the proposed lighting replacements use will not adversely impact the neighborhood or district.
3. This approval is for two double box lights and four single box lights within and surrounding the existing parking lot, and three decorative lights along the entrance driveway. Because the lights were installed prior to the adoption of Town Code § 185-84 B., which limits the color temperature of exterior lighting to 3000K, the Planning Board has determined that the box lights with adequate shielding will not need to be replaced to meet the new code.

CONDITIONS OF APPROVAL

1. Box lights must be tipped down to a 90-degree angle with the ground and each light must be shielded.
2. Decorative top lights must be switched to the 3000K color temperature option.
3. Box and decorative lights are limited from dusk to 10PM. Security lighting surrounding the building may be functional overnight but must meet Town Code Article XV and be shielded from neighbors.
4. In the event that unreasonable impacts occur to neighbors on Thornell Road, the church may be required to update the lighting plan to meet Article XV.

5. Any changes to the exterior lighting in the future will be subject to Planning Board review and compliance with Town Code.

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

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

Adopted by the Planning Board on August 11, 2025.

April Zurowski
Planning Assistant

**TOWN OF PITTSFORD
PLANNING BOARD
JULY 14, 2025**

Minutes of the Town of Pittsford Planning Board meeting held on July 14, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Paul Alguire, John Halldow, John Limbeck, Dave Jefferson, Hali Buckley, Kevin Morabito

ABSENT: Paula Liebschutz

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

ATTENDANCE: There were 10 members of the public present.

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

CONTINUED APPLICATION:

Passero Associates, Pittsford Oaks Apartments
Final Site Plan

Vice Chairman Halldow stated that this application has been deemed incomplete and there is no public hearing on the matter. He invited the applicant to address the Board.

Anthony Daniele, of 2851 Clover LLC, introduced the application. Danny Daniele, of 2851 Clover LLC; Andrew Burns, of Passero Associates; Shari Kleis, of Passero Associates; and Hans Lindenhovius, of Christa Construction; were also in attendance. Mr. A. Daniele stated that since the last Planning Board meeting, the applicant presented revised elevations to the Design Review & Historic Preservation Board (DRHPB) and members expressed positive feedback. Additional elevations will be provided to the DRHPB in August. He stated that the final site plan states that the apartment building will contain 171 total units. The final floor plans cannot be completed until the DRHPB finalizes the elevations. Mr. A. Daniele anticipates comments from Town staff and the review engineer soon.

Mr. Burns stated that the two stormwater ponds have been removed from the site plan in order to reduce the steep slopes at the northeast and southeast corners. Instead, an underground chamber has been added to the plans. He stated that the landscaping plan has been updated to show additional plantings and pollinator species and low-mow species have been added. He also showed revisions to the sidewalk alignment.

Chairman Halldow stated that he appreciates the cooperation with the DRHPB.

Board Member Limbeck asked the applicant to address technical comments and concerns with Town staff in the near future.

Board Member Morabito stated his support for the project.

Mr. DeRue stated that the plans were revised to show catch basins within the roadway of Tobey Village Road that drain into the private stormwater system. He expressed concern for public water entering a private system. He also asked the applicant to take a closer look at the lighting plan, as it seems the LED lights will not

distribute light evenly. He asked Mr. Burns to review the necessary easements, including those between Cloverwood Senior Living and Pittsford Oaks. Mr. Burns acknowledged these comments.

Mr. Burns asked if the applicant should note native species on the landscaping plan. Mr. DeRue confirmed.

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

Cesar Moreno, of Adelita's Mexican Cocina & Tequila, and Karl Postler, of Wilmorite Management Group LLC, introduced the application. Mr. Postler stated that proposed tables were removed from the west side of the building. Landscaping was added in front of the proposed patio area in order to alleviate the Board's concerns about landscaping removal.

Mr. DeRue noted that the number of tables and seats is incorrect on the plans. Ms. Zurowski asked if the area enclosed by the fence could be reduced to ensure the west side sidewalk can remain open. Mr. Postler and Mr. Moreno confirmed.

Chairman Halldow stated that there is an open public hearing on this matter and asked for public comment. Hearing none, Board Member Morabito motioned to close the public hearing, seconded by Board Member Limbeck, and approved by a unanimous voice vote, none opposed.

Chairman Halldow read the SEQRA and Special Use Permit resolutions, which were both unanimously approved.

OTHER DISCUSSION:

Chairman Halldow asked board members to prepare for a discussion of appointing a new Vice Chairperson at the next meeting.

The minutes of June 9, 2025, were approved following a motion by Board Member Alguire, seconded by Board Member Jefferson. Following a unanimous voice vote, the minutes were approved, none opposed.

Board Member Morabito motioned to close the meeting at 7:02, seconded by Board Member Limbeck, and approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

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