

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
MARCH 24, 2025**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, March 24, 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 HEARINGS

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

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

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

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, April 28, 2025.

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
900 Linden Avenue (CubeSmart Drive Thru)
Preliminary/Final Site Plan
Tax Parcel #138.16-1-11.11**

WHEREAS Mitchell Design Build, as agent for Star Sentry LLC, has made application for Preliminary/Final Site Plan approval to construct a second drive thru for CubeSmart self-storage within an existing building with application materials received December 23, 2024 and supplemental materials; and

WHEREAS this application is a Type II action pursuant to SEQRA 6 NYRR § 617.5(c)(9) and no further review is required; and

WHEREAS a public hearing was duly advertised and held on February 10, 2024, and continued through March 24, 2025, at which time it was closed, and public comment was incorporated into the public record; and

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

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

FINDINGS OF FACT

1. This action considered an enhancement and expansion of the existing self-storage use and is therefore an allowed use subject to site approval.
2. This site plan approval does not replace previously approved site plans or special use permits, which are on file at Town Hall.
3. A Special Use Permit was granted by the Planning Board in 2020, in which the plan did not propose additional lighting for the storage of recreational vehicles. Since that time, the property owner has installed lighting to serve the site. The applicant has submitted an existing lighting plan for review and approval. This resolution includes findings and a condition approving that lighting with modifications.
4. Town staff conducted a site visit on March 3, 2025, and observed fixtures angled creating considerable glare and measured lighting levels of up to 20 footcandles. On March 4, 2025, staff was notified that all fixtures were angled downward. Another site visit was conducted on March 18, 2025, and lighting levels were in some locations higher, now with as much as 30 footcandles measured. Glare was somewhat reduced but was excessive with the overall lighting still brighter than other approved lighting along Linden Avenue.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the DRC comments dated February 5, 2025, and the applicant's revised written responses dated February 26, 2025, unless otherwise specified herein.
2. Existing lighting is approved, provided that fixtures are pointed downward, and shields are installed to reduce glare. A sample shield should be installed and approved before the installation is completed on all

of the fixtures. Any and all changes to site lighting should be submitted for review and approval by the Department of Public Works.

3. Replacement vegetation and light shielding must be installed prior to final inspection and issuance of a Certificate of Compliance from the Building Department.
4. The proposed exterior building changes are subject to review and approval from the Design Review and Historic Preservation Board. A building permit is required from the Town of Pittsford Building Department.
5. Site entrances and roadways may not be blocked to impede emergency access at any time during construction. The road base shall be suitable for emergency vehicles.

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

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

Adopted by the Planning Board on: March 24, 2025.

April Zurowski
Planning Assistant

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

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

The Town of Pittsford Development Review Committee (DRC) has reviewed the subject application. The following points have been identified for Planning Board consideration:

A written response to these comments must be provided for Planning Board and DRC prior to a decision on this application. A digital copy of this document will be provided so that it may be incorporated into the response.

PLANNING AND ZONING ISSUES:

GENERAL

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

PARKING

4. Will the special short-term parking spaces be provided? It should be noted that parking in the drive lane in front of the storefront is not allowed. (DPW) Wilmorite agrees to provide 2 short term spaces.
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) We have no reason to believe our restaurant will have any increased need for parking than the previous pizza shop we are replacing.

SANITARY SEWERS

6. In accordance with §121-11 of the Town Code, a design engineer or architect must provide a suitable grease interceptor for the kitchen and food preparation areas of the restaurant; an external grease trap is required for most restaurant operations. The Town Engineer received grease trap information on March 4, 2025, and has submitted a letter to the applicant dated March 5, 2025, also attached hereto. Further materials are requested for review. (DPW) Grease Trap information being provided by EC4B engineer.
7. The applicant is requested to submit formal plans to Monroe County Pure Waters (MCPW) for review of the grease trap. A copy of the approval from MCPW should be submitted to the Town for record-keeping. (MCDPD) Plans being provided by EC4B engineer/architect.

FIRE SAFETY

8. A demolition permit is required from the Building Department prior to interior demolition of the existing space. A building permit is required from the Building Department prior to renovation and outfitting for the new restaurant. Installation of the hood fire suppression system will be reviewed as part of the building permit process. (DPW) There is no demolition taking place. Plans for the fire suppression system have been submitted previously.
9. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention, at the request of Monroe County Department of Health (MCDOH). (MCDPD) If backflow prevention is needed, it will be installed as advised by engineer.

SIGNAGE

10. Per the current sign plan for Pittsford Plaza, the total maximum signage for this space is 45 square feet. The applicant has submitted a signage permit for 26.75 square feet. The Town of Pittsford is currently working to revise the regulations for signage. As proposed, the new regulations would allow the total maximum signage at 25 square feet. Depending on the date of issuance for the submitted signage permit and the adoption date of the new code, the Building Department may require the signage to be reduced to 25 square feet. (DPW) New sign specs have been submitted by Jim Colombo of Skylight Signs.
11. Signage design is subject to review and approval by the Design Review and Historic Preservation Board. (DPW) Acknowledged.
12. Short-term parking spaces depicted with signage must conform to §185-138 C. of the Town Code. (DPW) MISCELLANEOUS Acknowledged and provided by Wilmorite.
13. Although outdoor seating is not proposed at this time, the Planning Board could allow it near the front of the entrance, if desired. There is also a public courtyard with tables and chairs close to the location that could be utilized by customers. Any outdoor seating would be subject to approval by the plaza owner, but as long as seating did not block the pedestrian pathway or pose a safety hazard, the Planning Board could allow for a few tables and chairs. (DPW) We have no plans for outdoor seating at this time.
14. Town Code §185-42 G. states, "No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is, or may become, hazardous, obnoxious or offensive owing to emission of odor, dust, smoke, cinders, gas fumes, noise vibration, refuse matter or water-carried waste." Application materials do not indicate the type or location of dumpsters. (DPW) We have no plans to produce any hazardous or noxious odors at this location.
15. Trash and refuse are presumed to be taken out the to the rear of the lease space. This should be confirmed by the Planning Board during the hearing process. If an additional dumpster is necessary, an enclosure will be required, and its location will be subject to review and approval by the Planning Board. (DPW) Our dumpster is already in place at the rear of the building (Waste Management)
16. Monroe County Department of Planning & Development has reviewed this application and has provided comments. A copy of the report is attached and incorporated herein. (DPW)

NOTE: The letters in parenthesis following each comment identifies the DRC Member listed below making the comment.

DPW – Department of Public Works

PSD – Pittsford Sewer Department

EB – Environmental Board

DRHPB – Design Review & Historic Preservation Board

TE – Town Engineer

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

MCDPD – Monroe County Department of Planning & Development

FM – Fire Marshal

TOWN OF PITTSFORD

SETTLED 1789

Department of Public Works

11 SOUTH MAIN STREET, PITTSFORD, NY 14854
TEL. 585-248-6250 FAX 585-248-6262

March 5, 2025

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

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

Dear David Drury:

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

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

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

March 5, 2025

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

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

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

Sincerely,



Rob Fromberger, P.E. – Town Engineer

CC:

Karl Postler & Eric Wright – Wilmorite

Dale Logan, P.E. – EC4B Engineering

Doug DeRue – Town Planner

Anthony Caruso – Fire Marshal / Building Inspector

April Zurowski – Planning Assistant

Jim Peterson – Sewer Foreman



Department of Planning & Development
Monroe County, New York

Adam J. Bello
County Executive

Ana J. Liss
Director

To: Town of Pittsford Planning Board

From: Yixuan Lin, Senior Planner *yl*

Date: March 6, 2025

Subject: Georgio's Pizza - Pittsford Plaza
3349 Monroe Ave, Rochester 14618
MCDP&D Response to Development Review Referral (PT25003)

Review Authority and Response:

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

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

☐ Yes ☒ No

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

☒ Yes ☐ No

MCDP&D Comments:

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

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

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

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

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

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

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

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

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

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

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

PW-2 Forms can be downloaded at:

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

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

PW-2 Forms can be downloaded at:

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

Please send the filled PW-2 form to Rich Bianchi via email at RBianchi@MonroeCounty.gov

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

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

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
Georgio's Pizza
Special Use Permit
3349 Monroe Avenue (Pittsford Plaza)
Tax Parcel #150.12-1-18**

WHEREAS AD Pizza Partners LLC, as agent for Wilmorite Management Group LLC, has made application for Special Use Permit approval for the operation of a restaurant, Georgio's Pizza, at 3349 Monroe Avenue (Pittsford Plaza), with application materials received January 29, 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, and the public, and the Planning Board having given this matter due deliberation and consideration; it is

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

FINDINGS OF FACT

1. This application proposes operation of a restaurant, Georgio's Pizza, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The current restaurant, The Pizza Stop, will be renovated to include fryers and a hood fire suppression system to serve the new tenant. This property is zoned Commercial (C), and "restaurant" is a specially permitted use in the district.
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 the plaza and Monroe Avenue corridor and the Board has concluded that the proposed restaurant 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 Haldow
John Limbeck

Adopted by the Planning Board on March 24, 2024.

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							
David Drury (AD Pizza Partners LLC)							
Name of Action or Project: Georgio's Pizza							
Project Location (describe, and attach a location map): 3349 Monroe Ave Suite 18							
Brief Description of Proposed Action: Installation of 6.5 ft. grease hood and fire suppression system							
Name of Applicant or Sponsor: David Drury		Telephone: 356-1563					
		E-Mail: ddruryref@gmail.com					
Address: 20 Withiestone Lane							
City/PO: Rochester		State: NY	Zip Code: 14618				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <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 type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <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 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 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>David Drury</u>		
Signature: <u>[Signature]</u> Date: <u>01/21/2025</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.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☒ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Pittsford Planning Board

Name of Lead Agency

Date

John Limbeck

Planning Board Chairman

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
Georgio's Pizza
Special Use Permit
3349 Monroe Avenue (Pittsford Plaza)
Tax Parcel #150.12-1-18**

WHEREAS AD Pizza Partners LLC, as agent for Wilmorite Management Group LLC, has made application for Special Use Permit approval for the operation of a restaurant, Georgio's Pizza, at 3349 Monroe Avenue (Pittsford Plaza), with application materials received January 29, 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 March 24, 2025; and

WHEREAS, a public hearing was duly advertised and held on March 10, 2025, and continued through March 24, 2025, at which time it was closed, and public comment was incorporated into the public record; and

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

RESOLVED, that the Planning Board of the Town of Pittsford grants 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 operation of a restaurant, Georgio's Pizza, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The current restaurant, The Pizza Stop, will be renovated to include fryers and a hood fire suppression system to serve the new tenant.
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 the plaza and Monroe Avenue corridor and the Board has concluded that the proposed restaurant will not adversely impact the neighborhood or district.
3. 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.
4. The Town of Pittsford is currently working to revise the regulations for signage. As proposed, the new regulations would allow the total maximum signage at 25 square feet but would allow the sign to be measured with up to three rectangles instead of one. The proposed signage meets these requirements.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the DRC comments dated March 7, 2025, and the applicant's written responses dated March 21, 2025, unless otherwise specified herein.
2. Subject to compliance with or resolution to the Monroe County DRC comments dated March 6, 2025, unless otherwise specified herein.
3. The Town Sewer Department must be contacted for sanitary sewer entrance fees. These fees will be due and collected prior to the issuance of a building permit.

4. Grease trap design and details are subject to review and approval by the Town Engineer prior to the issuance of a building permit.
5. Building and demolition permits are required from the Town of Pittsford Building Department prior to any demolition or renovation of the space. Maximum occupancy will be determined by the Fire Marshal.
6. Signage design is subject to review and approval by the Design Review and Historic Preservation Board.
7. Future proposed outside seating is subject to approval by the Department of Public Works. Any future plan should maintain adequate pedestrian travel across the front of the building.
8. Subject to applicable regulatory approvals including but not limited to: Monroe County Water Authority, Monroe County Department of Health, the Town Engineer, and Sewer Department.

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

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

Adopted by the Planning Board on March 24, 2025.

April Zurowski
Planning Assistant

Monday March 10, 2025

RE: DEVELOPMENT REVIEW COMMITTEE – Planning Comments written response for Planning Board Meeting 3/10/25

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

To whom it may concern,

This letter has the scope of responding, to the best of our knowledge, to the comments and points identified by the Town of Pittsford Development Review Committee after the review of the Restaurant Special Use Permit application presented by FTFS Restaurant Holdings LLC to operate Mamma G's Ristorante Italiano in the space listed in the subject.

PARKING

Will the special short-term parking spaces be provided? It should be noted that parking in the drive lane in front of the storefront is not allowed. (DPW)

The previous restaurant Benucci's Italian Restaurant already had in place 4 special short-term parking spaces that we are planning to maintain.

Parking in the drive live will not be allowed and transgressors will be punished, in accordance with landlord as per lease agreement, with monetary fines for the violation enforced by landlord's security

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)

The proposed use is of the same nature as the previous business that occupied the space previously. The plaza has multiple spaces reserved for handicapped permit holders at each section of the parking lot which makes easy to access the plaza for guests in needs.

The space is also located in an area of the plaza distant from major national high volume generating and anchor tenants (closest one is Apple Cinema still few spaces away from the proposed location).

SANITARY SEWERS

In accordance with §121-11 of the Town Code, a design engineer or architect must provide a suitable grease interceptor for the kitchen and food preparation areas of the restaurant; an external grease trap is required for most restaurant operations. The Determination of Impact letter dated January 29, 2025, states that the existing interior grease trap will be replaced and that a new one will be installed subject to Town approval. The Town Engineer received information on March 4, 2025, and it is under review. (DPW)

As of today date March 10, 2025 the calculation for the new proposed grease traps are still under review. Plans will be completed after Town evaluation will be completed on the initial information presented on March 4, 2025

The applicant is requested to submit formal plans to Monroe County Pure Waters (MCPW) for review of the grease trap. A copy of the approval from MCPW should be submitted to the Town for record-keeping. (MCDPD)

Our plumbing design engineer has been informed, and complete plans will be presented to Monroe County Pure Waters (MCPW) when ready to be submitted

FIRE SAFETY

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)

Our general contractor has been informed, and a building permit application will be presented as soon as plumbing plans will be approved

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)

There is an existing backflow valve installed (Watts Regulator model 009M2 – QT serial number 109402). We will contact Monroe County Department of Health to inform them about the installed valve and to request if more information is needed for them

SIGNAGE

Per the current sign plan for Pittsford Plaza, the total maximum signage for this space is 48 square feet. The applicant has submitted a signage permit for 46.8 square feet as measured within one rectangle. The Town of Pittsford is currently working to revise the regulations for signage. As proposed, the new regulations would allow the total maximum signage at 40 square feet but would allow the sign to be measured with up to three rectangles. Depending on the date of issuance for the submitted signage permit and the adoption date of the new code, the Building Department may require the signage to be reduced to 30 square feet. The sign submitted, as measured with three rectangles, appears to be around 35 square feet. (DPW)

Signage design is subject to review and approval by the Design Review and Historic Preservation Board. (DPW)

We will inform our signage company (Elevated Solutions) about the new sign regulations and will provide a new updated signage permit with new sign measuring 30 square feet if the new regulations will be adopted before the submitted sign would be approved.

Short-term parking spaces depicted with signage must conform to §185-138 C. of the Town Code. (DPW)

We will be maintaining the 4 short-term parking spaces used by the previous restaurant Benucci's

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

Thank you very much for your attention and interest.

Kind regards,

Alessio Troiano

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

**TOWN OF PITTSFORD
PLANNING BOARD
SEQRA RESOLUTION
Mamma G's Ristorante Italiano
Special Use Permit
3349 Monroe Avenue (Pittsford Plaza)
Tax Parcel #150.12-1-18**

WHEREAS FTFS Restaurant Holdings LLC, as agent for Wilmorite Management Group LLC, has made application for Special Use Permit approval for the operation of a 160+/- seat restaurant including a bar and additional outdoor seating, Mamma G's Ristorante Italiano, at 3349 Monroe Avenue (Pittsford Plaza), with application materials received February 3, 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, and the public, and the Planning Board having given this matter due deliberation and consideration; it is

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

FINDINGS OF FACT

1. This application proposes operation of a restaurant, Mamma G's Ristorante Italiano, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The current restaurant, Benucci's Italian Ristorante, will be renovated to include a complete commercial kitchen and bar with ovens, grills, a wood-fire pizza oven, and a hood suppression system. This property is zoned Commercial (C) and "restaurant" is a specially permitted use in the district.
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 the plaza and Monroe Avenue corridor and the Board has concluded that the proposed restaurant 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 Halldow
John Limbeck

Adopted by the Planning Board on March 24, 2024.

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							
FTFS RESTAURANT HOLDINGS LLC dba MAMMA G'S ITALIAN RESTAURANT, 2133 E HENRIETTA RD, ROCHESTER, NY 14623							
Name of Action or Project: MAMMA G'S RISTORANTE ITALIANO							
Project Location (describe, and attach a location map): PITTSFORD PLAZA space # 28, 3349 MONROE AVENUE, PITTSFORD, NY 14618							
Brief Description of Proposed Action: Full service Italian restaurant to be located in space #28 of Pittsford Plaza (former Benucci's Italian Ristorante)							
Name of Applicant or Sponsor: ALESSIO TROIANO		Telephone: (585) 355-7836 E-Mail: ftfsrc@gmail.com					
Address: 2133 E HENRIETTA RD							
City/PO: ROCHESTER		State: NY	Zip Code: 14623				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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: New York State Liquor Authority for the approval of a full NYS Liquor License			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.117 acres					
b. Total acreage to be physically disturbed?		0.117 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input checked="" type="checkbox"/> Parkland							

5. Is the proposed action,	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?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 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?	NO	YES	
If Yes,	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES			
All water from gutters and parking lot drainage will be moved into an existing storm water drain connected to the municipal stormwater system			

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

March 24, 2025

**TOWN OF PITTSFORD
PLANNING BOARD
RESOLUTION
Mamma G's Ristorante Italiano
Special Use Permit
3349 Monroe Avenue (Pittsford Plaza)
Tax Parcel #150.12-1-18**

WHEREAS FTFS Restaurant Holdings LLC, as agent for Wilmorite Management Group LLC, has made application for Special Use Permit approval for the operation of a 160+/- seat restaurant including a bar and additional outdoor seating, Mamma G's Ristorante Italiano, at 3349 Monroe Avenue (Pittsford Plaza), with application materials received February 3, 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 March 24, 2025; and

WHEREAS, a public hearing was duly advertised and held on March 10, 2025, and continued through March 24, 2025 at which time it was closed, and public comment was incorporated into the public record; and

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

RESOLVED, that the Planning Board of the Town of Pittsford grants 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 operation of a restaurant, Mamma G's Ristorante Italiano, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The current restaurant, Benucci's Italian Ristorante, will be renovated to include a complete commercial kitchen and bar with ovens, grills, a wood-fire pizza oven, and a hood suppression system.
2. The restaurant is planned to have dining seats for 145 +/- people, bar seating for 15 +/- people and outdoor seating 25 +/- people, totaling a possible 185 +/- guests.
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 the plaza and Monroe Avenue corridor and the Board has concluded that the proposed restaurant will not adversely impact the neighborhood or district.
4. 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.
5. The Town of Pittsford is currently working to revise the regulations for signage. As proposed, the new regulations would allow the total maximum signage at 30 square feet but would allow the sign to be measured with up to three rectangles instead of one. The proposed signage meets these requirements.

CONDITIONS OF APPROVAL

1. Subject to compliance with or resolution to the DRC comments dated March 7, 2025, and the applicant's written responses dated March 10, 2025, unless otherwise specified herein.

2. Subject to compliance with or resolution to the Monroe County DRC comments dated March 6, 2025, unless otherwise specified herein.
3. The Town Sewer Department must be contacted for sanitary sewer entrance fees. These fees will be due and collected prior to the issuance of a building permit.
4. Grease trap(s) design and details are subject to review and approval by the Town Engineer prior to the issuance of a building permit.
5. Outdoor seating must not block pedestrian travel on the sidewalk and is subject to the Plaza owner's approval.
6. Building and demolition permits are required from the Town of Pittsford Building Department prior to any demolition or renovation of the space. Maximum occupancy will be determined by the Fire Marshal.
7. Signage design is subject to review and approval by the Design Review and Historic Preservation Board.
8. Subject to applicable regulatory approvals including but not limited to: Monroe County Water Authority, Monroe County Department of Health, the Town Engineer, and Sewer Department.

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

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

Adopted by the Planning Board on March 24, 2025.

April Zurowski
Planning Assistant

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

Minutes of the Town of Pittsford Planning Board meeting held on March 10, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Kevin Morabito, Paul Alguire, John Halldow, John Limbeck, Paula Liebschutz, Dave Jefferson

ABSENT: Hali Buckley, Dave Jefferson

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 8 members of the public present.

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

CONTINUED HEARING:

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

Brad Humberstone, of Mitchell Design Build, reintroduced the application. Mr. Humberstone stated that this project includes construction of a second drive thru lane for Cubesmart Self-Storage, the former Sentry Safe. Mr. Humberstone stated that Town staff raised concerns with site modifications that were made without approval.

Chairman Limbeck stated that the existing unapproved lighting is an issue. Mr. DeRue stated that staff was told that the lights have been tipped downward and Town staff will go out to reinspect the site. He stated that the color temperature of the lights is 4000K and the draft new Zoning Code requires 3000K or less. The applicant should attempt to meet it, if possible.

Board Member Alguire asked about replanting the tree that is missing. Ms. Zurowski stated that the applicant has confirmed that the tree will be replanted. Mr. DeRue stated that if older oak trees are removed, the Town should be notified, and new vegetation should be planted.

Chairman Limbeck asked for public comment. Hearing none, he stated that the public hearing will remain open.

NEW HEARINGS:

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

Dave Drury, of Georgio's Pizza, introduced the application. He stated that his business is planning to move into the former The Pizza Stop space in Pittsford Plaza and conduct similar business. The space will be renovated to include space for fryers. He also plans to obtain a license to sell beer and wine. He has been in communication with the Town Engineer to provide a sufficient grease trap.

DRAFT MINUTES 031025

Chairman Limbeck asked the applicant to respond to the Development Review Committee (DRC) report. Mr. Drury agreed.

Mr. Drury asked about signage requirements. Ms. Zurowski stated that the current Zoning Code is changing and it may slightly alter what is currently permitted at this location.

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

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

Alessio Troiano, of Mamma G's Ristorante Italiano, introduced the application. He stated that his business is planning to move into the former Benucci's Italian Ristorante space in Pittsford Plaza and conduct similar business. He has been in communication with the Town Engineer to provide a sufficient grease trap.

Chairman Limbeck asked the applicant to respond to the DRC report. Mr. Troiano agreed

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

OTHER DISCUSSION:

The minutes of February 10, 2025, were approved following a motion by Chairman Limbeck, seconded by Board Member Alguire. Following a unanimous voice vote, the minutes were approved, none opposed.

Chairman Limbeck motioned to close the meeting at 6:53PM, seconded by Vice Chairman Halldow, and was approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

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