

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

This agenda is subject to change.

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

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

CONTINUED APPLICATION

Passero Associates, Pittsford Oaks Apartments
Final Site Plan

NEW HEARINGS

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

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

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

OTHER BUSINESS

Approval of Minutes

The next scheduled meeting is for Monday, June 23, 2025.

March 12, 2025

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

**Re: Pittsford Oaks – Tobey Planned Unit Development (PUD)
Final Site Plan Application**

Dear Board Members:

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

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

The overall proposed residential development anticipates no more than 175 market rate apartment dwelling units, incorporating high quality finishes and materials aka, stainless steel appliances, high quality flooring, tile, fixtures, balconies, counters etc., consistent with the developer's successful development of the Bellagio Apartments in Penfield. The development is a minimum of 1.75 parking spaces with a considerable amount of the parking enclosed underneath the building, which not only provides enhanced security and protection for the residents and their vehicles, but also minimizes external surface parking with the net effect of maximizing green space on the site. The development site will maintain landscaping similar to that previously approved and will be framed by the existing and enhanced landscaping providing an attractive viewshed from the Clover Street and Jefferson Road intersection.

Pittsford Oaks (as the community is branded) is designed to be environmentally sensitive. It only uses a minimal amount of undeveloped land. The distinctive "H" shape creates uniquely different spaces, which include two courtyard areas (in the north and the south). Parking will be ample but limited to what is needed, thus resulting in decreased pavement and reduced impervious area. Common open space is to be owned and maintained by the development in accordance with traditional standards.

In support of our application please find the following:

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

Sincerely,



David Cox, PE
Vice President | Civil Dept. Manager

DC:paf

Cc: File



3 NORTH 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')

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"



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')

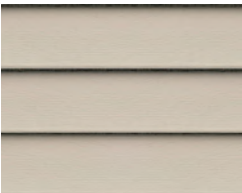
1 EAST ELEVATION
1/16" = 1'-0"



- 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')
- GARAGE LEVEL
-12'-0" (+531')

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

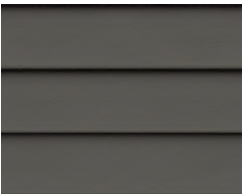
FINISH LEGEND:



NORANDEX CEDAR MILLS
"CHAMPAGNE"



NORANDEX CEDAR MILLS
"GRANITE"



NORANDEX CEDAR MILLS
"CARBON"



PROVIA STONE VENEER
"BUFF"



DECORATIVE PARGING
"DOWNING STONE"



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')
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0'-0" (+543')
- GARAGE LEVEL
-12'-0" (+531')

1 SOUTH ELEVATION

0' 1' 2' 4' 8'

1/16" = 1'-0"



RENDERING FROM INTERSECTION OF JEFFERSON RD & CLOVER ST
GRADE ALONG EAST FACADE AT +536'



1 EAST ELEVATION - LANDSCAPE
1/16" = 1'-0"



PROPOSED CONCEPT

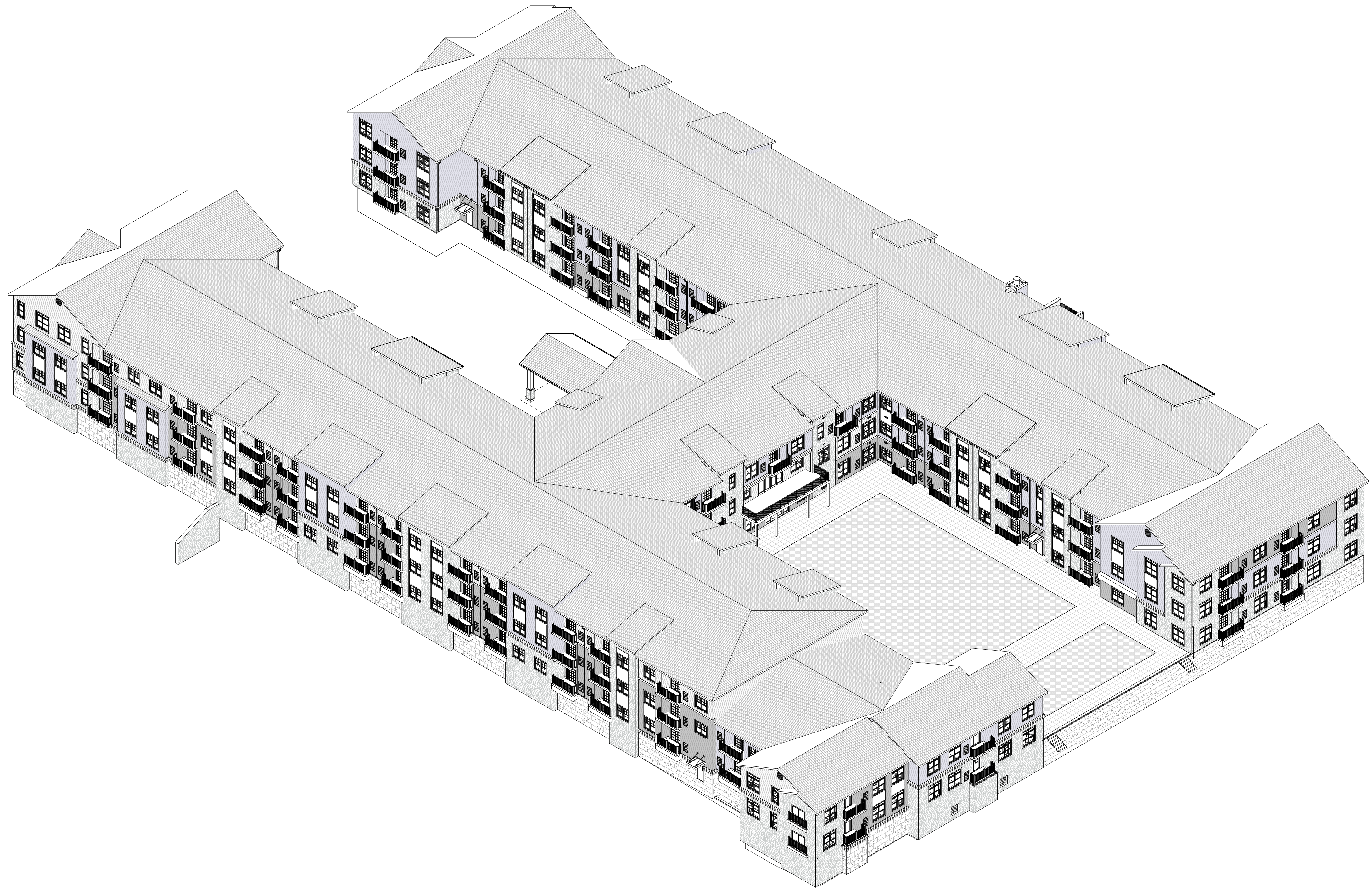
AREA: 20,200 SF ±
JUNE 2025



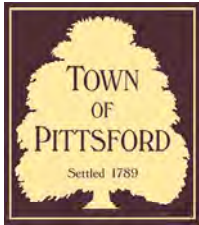




RENDERING FROM INTERSECTION OF JEFFERSON RD & CLOVER ST
INCLUDES PROPOSED FOLIAGE SHOWN AT FULL OPACITY







TOWN OF PITTSFORD

SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: Cinnaholic

LOCATION: 3349 Monroe Avenue Rochester, NY 14618

TAX ACCOUNT NO: _____

OWNER: Pittsford Plaza SPE LLC

APPLICANT: Katherine Carey

ADDRESS: 1265 Scottsville Rd

ADDRESS: 2866 Adams Brook Way

CITY, ST ZIP: Rochester , NY 14624

CITY, ST ZIP: Snellville, GA 30078

PHONE: (585) 783-3205

PHONE: (801) 742-5161

FAX: _____

FAX: _____

E-MAIL: kpostler@wilmorite.com

E-MAIL: kat.carey@tedrowdesign.com

AGENT: _____

ADDRESS: _____

CITY, ST ZIP: _____

PHONE: _____ **FAX:** _____

E-MAIL: _____

BRIEF DESCRIPTION OF PROJECT: tenant improvement for retail bakery - gourmet cinnamon rolls

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: _____

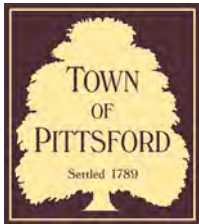
Square Footage of Building: 905

Total Acreage of Disturbance: _____

ZONING CLASSIFICATION: _____ **SIZE OF PARCEL:** _____

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 AUTHORIZATION TO MAKE APPLICATION

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

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

I, Karl Postler (Tenant Coordinator, Owner Rep), the owner of the property located

at: 3349 Monroe Ave. Pittsford 14618
(Street) (Town) (Zip)

Tax Parcel # 150.12-1-18 do hereby authorize

ABKI Corp D/B/A Cinnaholic to make application to the

Town of Pittsford Planning Board, 11 South Main Street, Pittsford NY 14534 for the
purpose(s) of Renovating space #5 (former UPS Store) at Pittsford Plaza

Karl Postler

Signature of Owner

4/21/25

Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Cinnaholic

(Project Name)

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

☐ *Town Board* ☐ *Zoning Board of Appeals* ☒ *Planning Board* ☐ *Architectural 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)

Katharine Carey

Signature of Applicant

04/21/2025

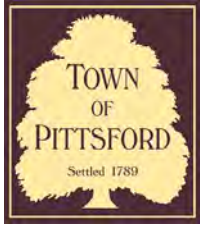
Dated

2866 Adams Brook Way

Street Address

Snellville, GA 30078

City/Town, State, Zip Code



TOWN OF PITTSFORD

LISTING OF ABUTTERS

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

The undersigned, being an Applicant for approval of...

☐ **site plan**

☒ **special permit**

☐ **subdivision**

...for property at: 3349 Monroe Avenue Rochester, NY 14618

Tax Parcel # 150.12-1-18 submits the following list of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

If there are other properties in close proximity which might be effected by this proposal, please include the names and addresses of those properties as well.

Katharine Carey

Signature of Applicant

04/21/2025

Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

One World Goods - Space #4 Pittsford Plaza

Goldfish Swim School - Space #6 Pittsford Plaza

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information				
Name of Action or Project: Cinnaholic				
Project Location (describe, and attach a location map): 3349 Monroe Avenue Rochester, NY 14618 - Pittsford Plaza				
Brief Description of Proposed Action: Renovating space #5 (former UPS Store) at Pittsford Plaza to a Retail bakery - Cinnamon rolls. New interior partitions, finishes, EQ, lighting, connections to existing MEP.				
Name of Applicant or Sponsor: Katherine Carey (Applicant)			Telephone: (801) 742-5161	
			E-Mail: kat.carey@tedrowdesign.com	
Address: 2866 Adams Brook Way				
City/PO: Snellville		State: GA		Zip Code: 30078
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	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: City of Pittsford - building permit and health permit			NO	YES
			<input type="checkbox"/>	<input checked="" 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? _____ 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 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 type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input 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 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? 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 checked="" type="checkbox"/> Urban <input 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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Katherine Carey</u> Date: <u>04/21/2025</u> Signature: <u>Katherine Carey</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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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 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.
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Name of Lead Agency	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Date
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Print or Type Name of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Title of Responsible Officer
<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of Responsible Officer in Lead Agency	<hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> Signature of Preparer (if different from Responsible Officer)

Thomas F. Tedrow, AIA

Architecture and Interiors

Space Planning

Retail Design

April 22, 2025

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

RE: Cinnaholic
Pittsford Plaza
3349 Monroe Avenue
Rochester, NY 14618

To Whom It May Concern,

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

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

The store has seating for 4

Hours of operation are 9AM – 10PM daily

A copy of the menu is included with this letter

The work includes:

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

Thomas F. Tedrow, AIA 2866 Adams Brook Way, Snellville GA 30078

Ph: (678) 777-9548

SIGNATURE ROLLS



OLD SKOOL
classic cinnamon roll
with vanilla frosting
cal 730



COOKIE MONSTER
cream cheese frosting
cookie dough
chocolate chips
chocolate sauce
cal 1107



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



SPARKLE BERRY
chocolate frosting
strawberries
sprinkles
cal 738



TROPICAL BLISS
raspberry frosting
blueberries
bananas
coconut
cal 794



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

CUSTOMIZE YOUR OWN

FLAVOR ROLL cal 470

STEP 1 SELECT FROSTING

cal PER SERVING 223-277

almond
banana cream
cake batter
caramel
chai
chocolate

coffee
cream cheese
crème brûlée
hazelnut
lemon
maple

marshmallow
orange
peanut butter
raspberry
strawberry
vanilla

ask us about
our seasonal flavors!

STEP 2 SELECT TOPPINGS

cal PER SERVING 8-246

almonds
apples
bananas
blueberries
brownie bites
caramel sauce

chocolate chip cookie bites
cinnadoodle cookie bites

chocolate chips
chocolate sauce
coconut
cookie dough
graham cookies
marshmallows

"oreo" cookies
pb cups
pecans

pie crumble
pretzels
raspberries
raspberry jam
sprinkles
strawberries

strawberry jam
walnuts

ask us about
local favorites!

SHOW ME THE COOKIE DOUGH

SINGLE SCOOP*
cal 370

customize your own



8oz CONTAINER
cal PER SERVING 400

MORE TO LOVE

BROWNIES
cal 530



COOKIES

chocolate chip
cal 370
cinnadoodle
cal 360



BABY BUNS*

includes one frosting flavor of your choice
cal PER SERVING 240



CINNACAKE

SMALL
Serves 4-7

MEDIUM
Serves 8-11

LARGE
Serves 12-15

Choose 1 frosting flavor,
and up to 5 toppings

*Addition of frosting flavors and
toppings will alter nutrition value
Please allow 24 hours advance notice



Thomas F. Tedrow, AIA

Architecture and Interiors

Space Planning

Retail Design

April 29, 2025

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

RE: Cinnaholic
Pittsford Plaza
3349 Monroe Avenue
Rochester, NY 14618

185-174. Determination of impact.

In passing upon each application, the appropriate Board shall determine whether the proposed use would endanger or tend to endanger the public health, safety, morals or the general welfare of the community. In making such determination, it shall consider the following:

- A. Whether the proposed use will be in harmony with the general purpose and intent of this chapter, taking into account the location and size of the use, the nature and intensity of the operations involved in or conducted in connection with it and the size of the site with respect to streets giving access to it.

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

- B. Whether the proposed use will tend to depreciate the value of adjacent property, taking into account the possibility of screening or other protective measures.

Response: The operation is an interior fit-out cinnamon roll store that should not impact property values

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

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

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

Response: no fire or safety hazards will be created

- E. Whether the size and use of the proposed facility, alone or in combination with similar facilities in the area, will be so substantially out of proportion with the character of nearby residential neighborhoods as to jeopardize the continued use of the neighborhoods for residential purposes.

Thomas F. Tedrow, AIA 2866 Adams Brook Way, Snellville GA 30078

Ph: (678) 777-9548

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

- F. Whether the proposed use or operation will produce or present substantial danger of excessive noise, noxious odors, noxious or harmful discharge, fire or explosion, radiation, chemical or toxic release or other conditions injurious to the health or general welfare of occupants of the surrounding area.

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

- G. Whether the location and size of the use, the size of the site in relation to the use, the operations in connection with the use and the parking and traffic related to the operations will be such as to create a significant hazard to the safety and general welfare of the surrounding area.

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

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

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

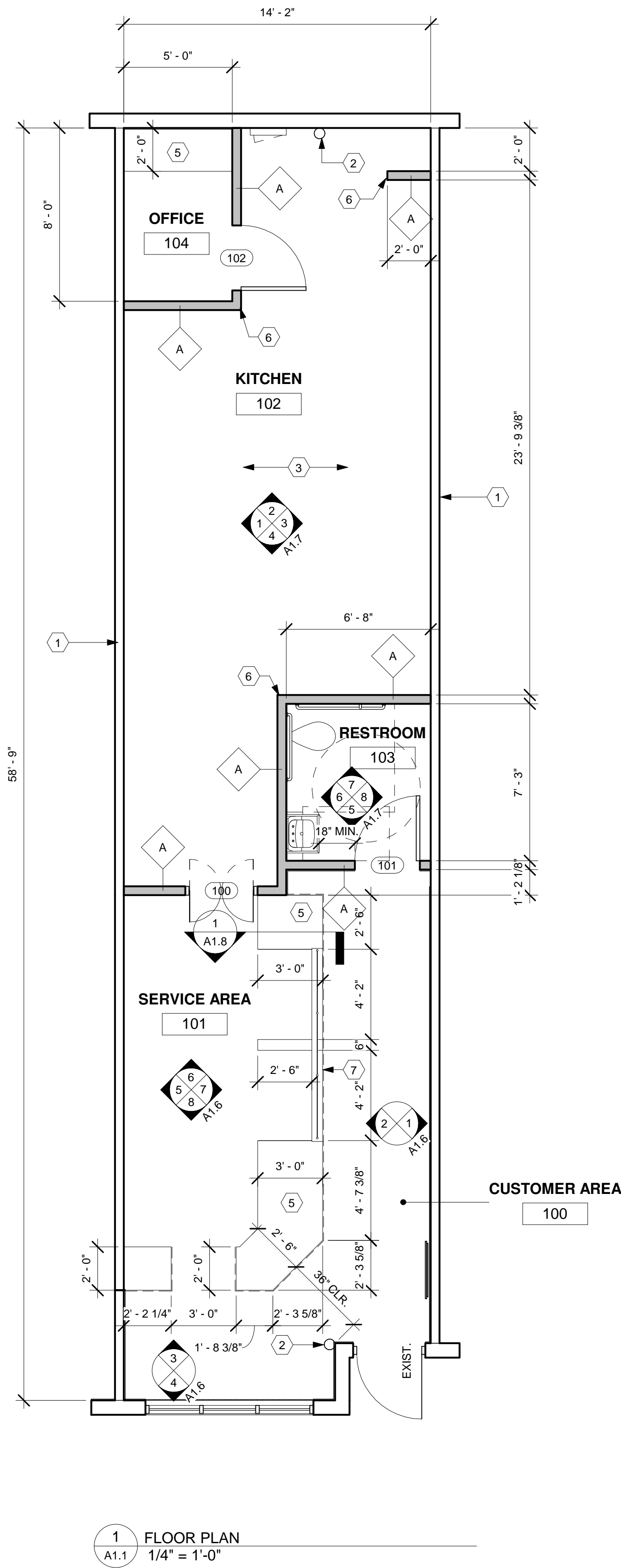
- I. Whether the proposed use complies with the State Environmental Quality Review Act (SEQRA).

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

Sincerely,



Thomas F. Tedrow, AIA



FLOOR PLAN NOTES:

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

WALL LEGEND

RE: WALL DETAILS PAGE A1.2

- EXISTING WALL TO REMAIN
- NEW WALL RE: WALL TYPE "A"
- NEW WALL RE: WALL TYPE "B"

GENERAL NOTES:

- GENERAL CONTRACTOR SHALL BECOME FAMILIAR WITH ALL CONSTRUCTION RELATED PROCEDURES AND REQUIREMENTS REQUIRED BY LANDLORD.
- G.C. SHALL VISIT JOBSITE AND BECOME FAMILIAR WITH EXISTING CONDITIONS BEFORE SUBMITTING BID AND/OR FINAL CONSTRUCTION COST TO OWNER. ANY DISPREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BY THE G.C. PRIOR TO THE START OF ANY WORK.
- G.C. SHALL VERIFY SIZE AND FIT OF EQUIPMENT PRIOR TO INSTALLATION
- G.C. SHALL COORDINATE ALL WORK TO BE PERFORMED AND PROVIDE A CONSTRUCTION SCHEDULE TO THE OWNER. G.C. IS TO COORDINATE WORKING HOURS, DELIVERIES, TRASH REMOVAL, STORAGE, ETC. WITH OWNER.
- APPROVAL OF THESE DRAWINGS BY THE LANDLORD OR BY GOVERNING AUTHORITIES DOES NOT RELEASE THE G.C. FROM COMPLYING WITH ALL APPLICABLE CODES AND STANDARDS.
- G.C. IF FULLY RESPONSIBLE FOR COSTS FOR PERMITS AND LICENSE FEES, UTILITY CONNECTION FEES, AND TRASH REMOVAL FEES.
- G.C. SHALL REMOVE ALL DEBRIS AND LEAVE JOB SITE CLEAN

CONSTRUCTION NOTES:

- RE: PLUMBING PLANS FOR LOCATIONS OF FLOOR SINKS AND FLOOR DRAINS.
- SEE FINISH SCHEDULE FOR AND SECTIONS / ELEVATIONS FOR NEW FINISHES
- G.C. SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS.
- ALL SIGNAGE SHOWN IN THESE DRAWINGS IS REPRESENTATIONAL ONLY. OBTAIN SIGN INFORMATION FROM OWNER.
- ALL WOOD IN NON-BEARING CONSTRUCTION TO BE FIRE RETARDANT TREATED WOOD.
- ALL WALL AND CEILING FINISHES TO MEET CLASS "C" / FLOORS TO MEET CLASS II MINIMUMS PER ASTM E-84 STANDARDS.
- ALL CONCRETE PATCHING MUST BE LEVEL WITH THE EXISTING CONCRETE FLOOR.
- REMOVE AND DISCARD ALL ELECTRICAL COMPONENTS NOT RE-USED, INCLUDING CONDUIT, JUNCTION BOXES AND WIRING.
- REMOVE AND DISCARD ALL PLUMBING COMPONENTS NOT RE-USED INCLUDING PIPING, VALVES AND FIXTURES. REMOVE AND CAP GAS, WATER AND SANITARY SEWER LINES NOT RE-USED.
- ALL FLOORING TRANSITIONS TO BE SMOOTH

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

DOOR FINISHES	
1	KAWNEER DARK BRONZE ANODIZE #40
2	KAWNEER CLEAR ANODIZE #14
3	KAWNEER BLACK ANODIZE #29
4	SATIN ANODIZED
5	PAINTED PT2 (SEMI-GLOSS)
6	PAINTED PT3 (SEMI-GLOSS)
7	

FRAME MATERIAL & FINISH	
8	KAWNEER DARK BRONZE ANODIZE #40
9	KAWNEER CLEAR ANODIZE #14
10	KAWNEER BLACK ANODIZE #29
11	HOLLOW MTL. PTD. PT2 (SEMI-GLOSS)
12	HOLLOW MTL. PTD. PT3 (SEMI-GLOSS)
13	
14	

HARDWARE FINISHES	
605	BRIGHT BRASS, CLEAR COATED
606	SATIN BRASS, CLEAR COATED
619	SATIN NICKEL
625	BRIGHT CHROMIUM PLATED
628	SATIN ALUMINUM ANODIZED

DOOR TYPES		
A ALUM. / GLASS	B SOLID CORE WOOD	C BRUSHED ALUMINUM

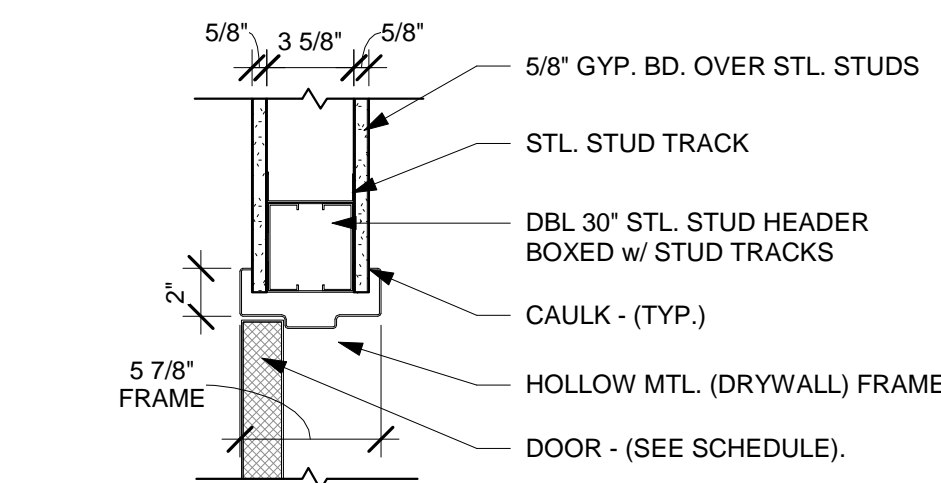
HARDWARE SETS

NOTE: PROVIDE (2) KEYS PER EACH DOOR LOCKSET

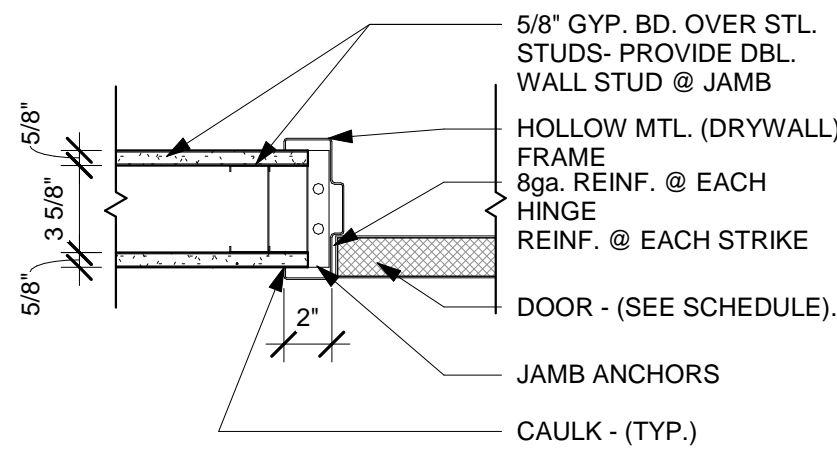
1. ELIASON MODEL LWP-6 - ALL DOOR HARDWARE PROVIDED BY DOOR MANUFACTURER
1 PAIR HEAVY DUTY PIVOTS

2. LOCKSET: SCHLAGE BATH/BEDROOM LOCK #F40-ELA WITH ELAN LEVER HANDLE.
HINGES: HAGER BB1279 - 4 1/2 X 4 1/2, 1 1/2 PAIR
PROTECTION PLATE: HAGER #190S 8" H KICK PLATE (BOTH SIDES)
CLOSER: LCN #1460

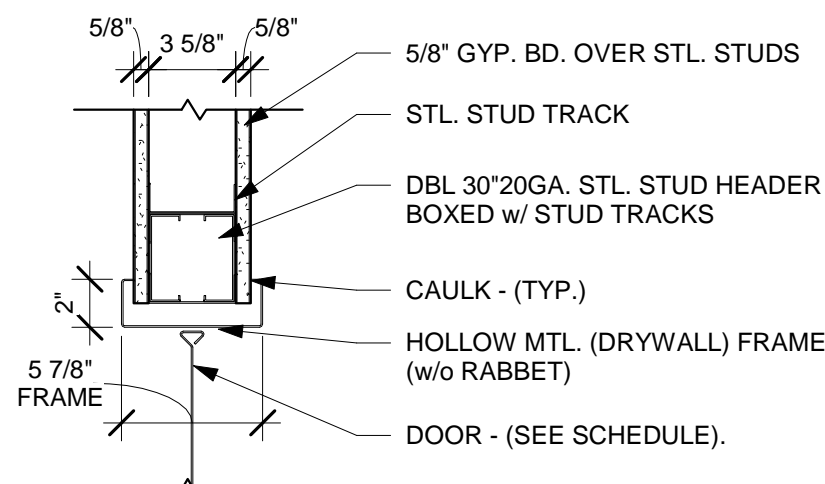
3. LATCH: SCHLAGE OFFICE/ENTRANCE LATCH #F51A-ELA WITH ELAN LEVER HANDLE.
HINGES: HAGER BB1279 - 4 1/2 X 4 1/2, 1 1/2 PAIR
PROTECTION PLATE: HAGER #190S 8" H KICK PLATE (BOTH SIDES)
CLOSER: LCN #1460



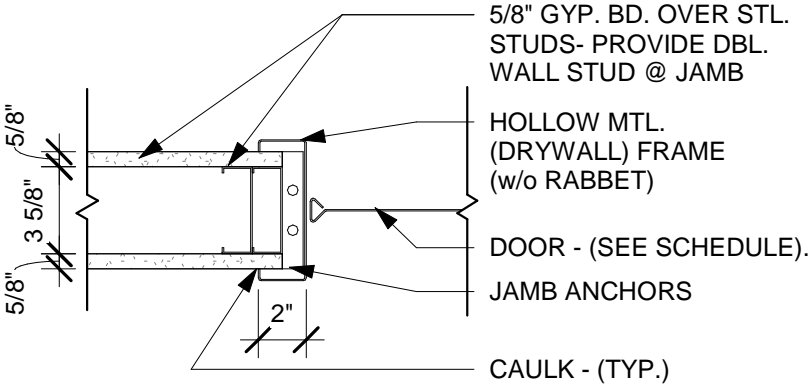
2 DOOR HEAD DETAIL - H.M.
1 1/2" = 1'-0"



3 DOOR JAMB DETAIL - H.M.
1 1/2" = 1'-0"



4 DOOR HEAD DETAIL - SWINGING
1 1/2" = 1'-0"



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

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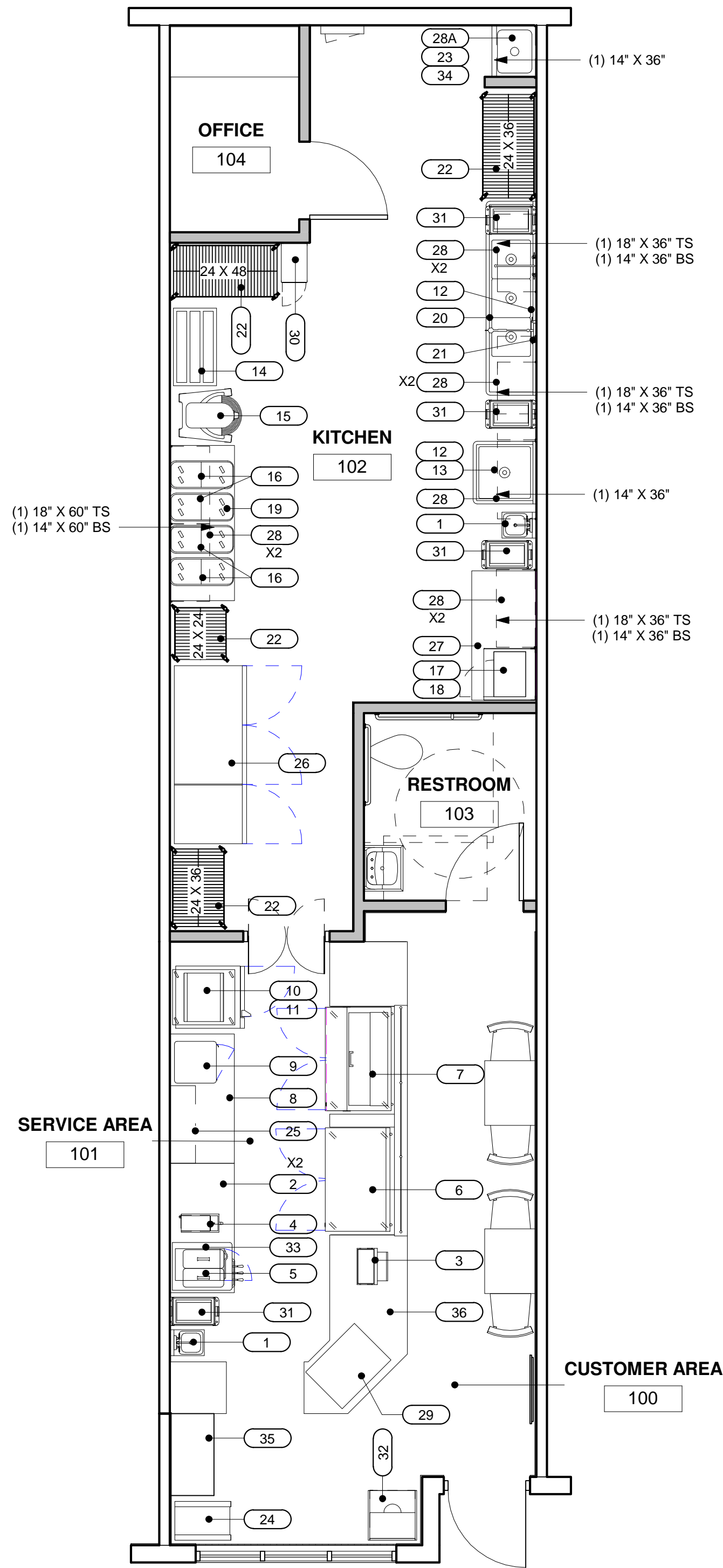
Cinnaholic
Pittsford Plaza
3349 Monroe Avenue
Rochester, NY 14618

REV. NO.	DATE	DESCRIPTION

PROJECT NO.:
DRAWN BY: TFT
CHECKED BY: TFT
ISSUE DATE: 4-7-25

FLOOR PLAN & DOOR SCHED.

A1.1



1 EQUIPMENT PLAN
1/4" = 1'-0"

EQUIPMENT SCHEDULE					
ITEM NO	QTY	EQUIPMENT CATEGORY	MANUFACTURER	MODEL NUMBER	EQUIPMENT REMARKS
1	2	HAND SINK, WALL MOUNT	KLINGERS TRADING CO.	SPHS-1000	-
2	1	TABLE, WORK	ADVANCE TABCO	TSFLAG-305	WITHOUT UNDERSHELF
3	1	POS STATION	-	-	BY OTHERS
4	1	COFFEE MAKER	-	-	BY OTHERS
5	1	ICE MAKER W/ BIN	MANITOWOC ICE	SM50A	-
6	1	REFRIGERATOR, WORKTOP	HOSHIZAKI AMERICA	UR48B	-
7	1	REFRIGERATOR, SANDWICH/SALAD PREP	HOSHIZAKI AMERICA	SR48-12	-
8	1	TABLE, WORK	ADVANCE TABCO	TSFLAG-305	WITH UNDERSHELF
9	1	DISPLAY CASE, HEATED	HATCO	FDWD-1X	-
10	1	OVEN, CONVECTION, ELECTRIC	MOFFAT	E32D5	-
11	1	STAND, OVEN	MOFFAT	SK32	-
12	2	FAUCET, WALL MOUNT	T & S BRASS	B-0231	-
13	1	SINK, 1 COMPARTMENT	AERO	2S1-2124	-
14	1	RACK, DUNNAGE	ADVANCE TABCO	ADE2036	-
15	1	MIXER, FLOOR	GLOBE FOOD EQUIPMENT	SP40	-
16	4	BIN, INGREDIENT	CAMBRO	IBS20148	-
17	1	SHELF, MICROWAVE	ADVANCE TABCO	MS-24-24	-
18	1	OVEN, MICROWAVE	ACP, INC.	RCS10TS	-
19	1	TABLE, WORK	ADVANCE TABCO	TSFG-306	NO UNDERSHELF
20	1	SINK, NSF, 3 COMPARTMENT	ADVANCE TABCO	FC3-1818-18RL	-
21	1	PRE-RINSE FAUCET, WALL MOUNT	T & S BRASS	B-0133-ADF12	-
22	5	WIRE SHELIVING, EPOXY COATED	ADVANCE TABCO	VARIES	SEE PLAN FOR SIZES
23	1	SINK, MOP	ADVANCE TABCO	9-OP-20	-
24	1	BEVERAGE REFRIGERATOR	BEVERAGE AIR	MT08	BY OTHERS
25	2	STAINLESS STEEL SHELIVING, WALL MOUNT		12 X 36	BY OTHERS
26	1	3-DOOR REFRIGERATOR, REACH-IN	HOSHIZAKI AMERICA	R3A-FS	-
27	1	TABLE,WORK	ADVANCE TABCO	SFLAG-305	WITH UNDERSHELF
28	9	WIRE SHELIVING, WALL MOUNT	ADVANCE TABCO	VARIES	EPOXY COATED
28A	1	SOLID S/S SHELF, WALL MOUNT	CUSTOM	12 X 21	HEAVY DUTY
29	1	DISPLAY CASE	-	-	BY OTHERS
30	1	LOCKERS	-	-	-
31	4	SLIM JIM TRASH CAN	-	-	BY OTHERS
32	1	TRASH RECEPTACLE	-	-	BY OTHERS
33	1	SOFT SERVE DISPENSER	DONPER	D250	BY OTHERS
34	1	MOP AND BROOM HOLDER	-	-	BY OTHERS
35	1	COFFEE STATION	-	-	BY OTHERS
36	1	MILLWORK SERVICE COUNTER	-	-	BY OTHERS

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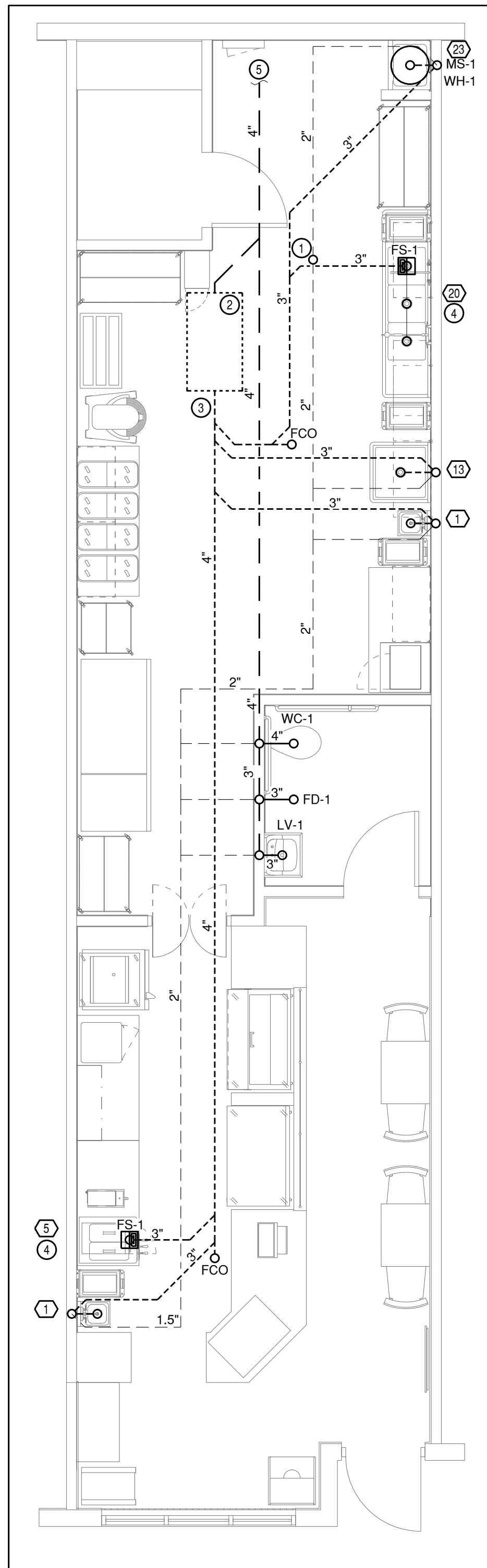
Cinnaholic
Pittsford Plaza
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REV. NO.	DATE	DESCRIPTION

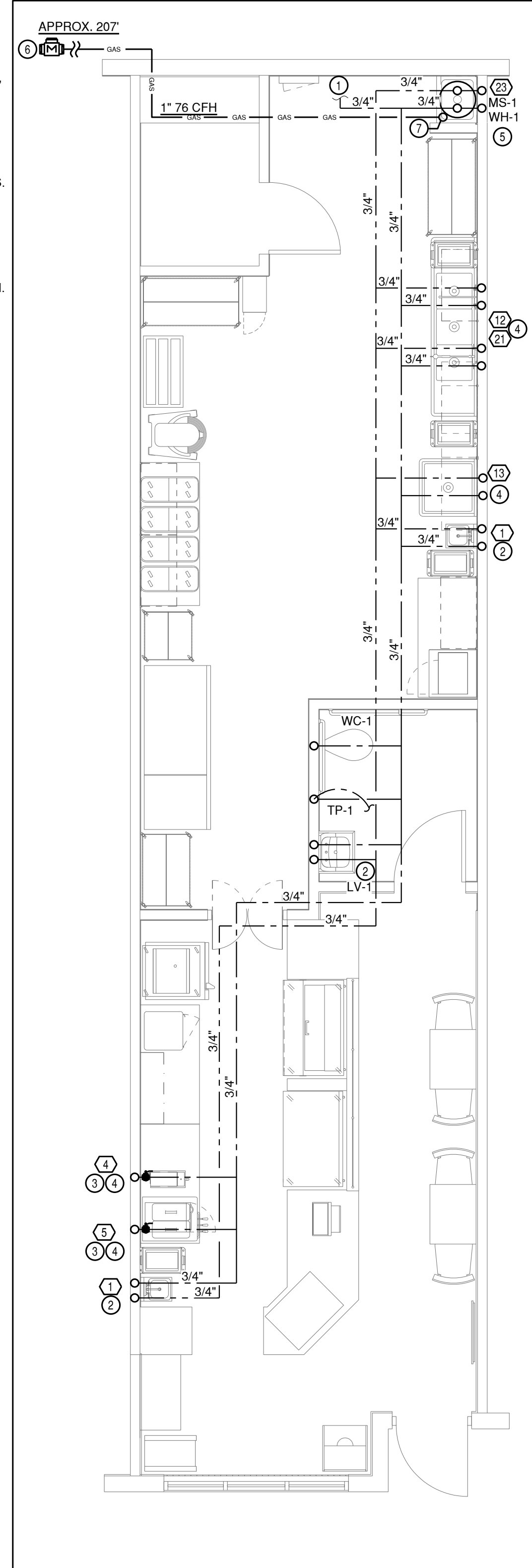
PROJECT NO.:
DRAWN BY: TFT
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ISSUE DATE: 4-7-25

EQUIPMENT PLAN

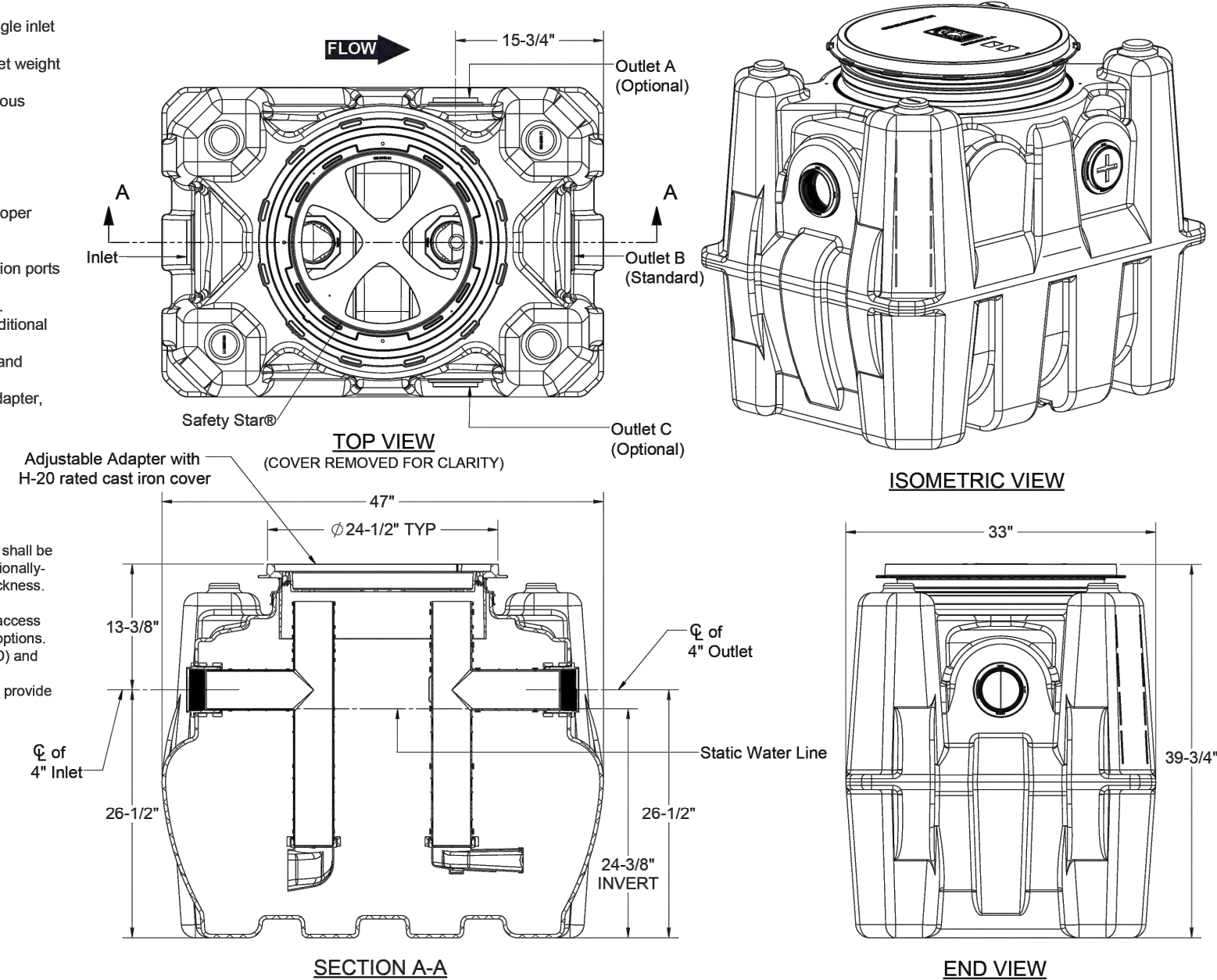
1. NEW 3" VENT TO ROOF.
2. NEW SCHIER GB-75, 75 GPM GREASE INTERCEPTOR MOUNTED IN FLOOR. VERIFY EXACT LOCATION IN FIELD.
3. NEW 4" GREASE LINE TO NEW GREASE TRAP.
4. FULL SIZE INDIRECT WASTE LINE FROM FIXTURE OUTLET TO RECEPTOR WITH CODE-APPROVED AIR GAP. PROVIDE COMMON 2" HEADER WITH AIR GAP FOR MULTI-COMPARTMENT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



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


$$\frac{1}{4}'' = 1'-0''$$
[illegible]

- Notes:
 - 1. "PT" inlet/outlet with 4" plain end adapters, single inlet and single outlet.
 - 2. Unit weight - w/ cast iron ports: 190 lbs. (For wet weight and 450 lbs.)
 - 3. Maximum operating temperature: 150°F continuous
 - 4. Capacities - Liquid: 125 gal. | 675 GPM
 - 5. Grease: 10 gal. (115 gal.)
 - 6. Solids: 31 gal.
 - 7. For gravity drainage applications only.
 - 8. Not for use in pressure applications.
 - 9. Cover placement allows full access to port for proper maintenance.
 - 10. Vent is required unless per local code.
 - 11. Engineered inlet and outlet diffusers with inspection ports are removable to inspect clogging.
 - 12. All piping must be installed to meet local code.
 - 13. Adjustable cover adapter provides up to 4' access of additional height.
 - 14. Designed for below-grade, above-grade, indoor and outdoor installations.
 - 15. Safety: Safety, access restrictor built into cover, prevents accidental entry to tank (450 lb rating).



Schier Great Basin™ grease interceptor model # GB-75 shall be lifetime guaranteed and made in USA of seamless, rotationally-molded polyethylene with minimum 3/8" uniform wall thickness. Interceptor shall be furnished for above or below-grade installation with adjustable cover adapter, Safety Star® access restrictor built into each cover adapter, and three outlet options. Interceptor shall be certified to ASME A112.14.3 (Type D) and CSA B481.1. Interceptor flow rate shall be 75 GPM. Interceptor grease capacity shall be 861 lbs. Cover shall provide water/gas-tight seal and have minimum 16,000 lbs. load capacity.

Great Basin™ hydromechanical grease interceptors are third party performance-tested and listed by IAPMO to ASME #A112.14.3 and CSA B481.1 grease interceptor standards and greatly exceed requirements for grease separation and storage. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Type D certification does not require a flow control

MODEL NUMBER:	PART NUMBER: 4045-007-02
---------------	--------------------------

GB-75	DESCRIPTION: GB-75 GREASE INTERCEPTOR 75 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVER
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PROPRIETARY AND CONFIDENTIAL

THE SOLE PROPERTY OF SCHIER PRODUCTS. REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SCHIER PRODUCTS IS PROHIBITED.

DWG BY: C. BUSENITZ	DATE: 4/14/2022	REV: -	ECO: -
---------------------	-----------------	--------	--------



64

SH

F.

SC

SCHIER
455 Woodland Dr
Lawrence, KS 66218
Tel: 913-951-3300
Fax: 913-951-3399
bioproducts.com

therproducts.com

1/4" = 1'-0"



Pittsford Plaza
3349 Monroe Avenue
Rochester, NY 14618

[illegible]

PLUMBING PLANS

P1.0

TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 6/9/25

SUBJECT: Cinnaholics Gourmet Cinnamon Rolls
Restaurant Special Use Permit
3349 Monroe Avenue (Pittsford Plaza)
Tax Parcel #150.12-1-18

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

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

PLANNING AND ZONING ISSUES:

GENERAL

1. This application proposes operation of a restaurant, Cinnaholics Gourmet Cinnamon Rolls, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The former tenant, The UPS Store, will be renovated to include an oven, refrigerators, a soft-serve ice cream machine, and associated workspace to serve the new tenant. This property is zoned Mixed-Use Commercial (MU-C). (DPW)
2. This is an Unlisted Action pursuant to SEQRA and a Part I Short EAF has been submitted by the applicant. (DPW)
3. The applicant submitted responses to Town Code §185-174 Determination of Impact. The Planning Board should review the applicant's responses to evaluate potential impacts to the plaza and Monroe Avenue corridor. (DPW)

PARKING

4. Will the special short-term parking spaces be provided? It should be noted that parking in the drive lane in front of the storefront is not allowed. Signage for short-term spaces is subject to Town Code § 185-134.14 C. and shall be a standard size of 12"X18" and not exceed 72" in height above grade. Such signs shall contain black block lettering on a white background only and may not contain any logo or other advertising. (DPW)
5. Recent observations have shown that parking in the plaza is sufficient, but at peak times parking may only be available in less than convenient locations. The proposed use may generate increased parking generation that coincide with existing peak periods. (DPW)

SANITARY SEWERS

6. In accordance with §121-11 of the Town Code, a design engineer or architect must provide a suitable grease interceptor for the kitchen and food preparation areas of the restaurant; an external grease trap is required for most restaurant operations. The Town Engineer has received plumbing plans and has submitted a review letter dated May 28, 2025, attached hereto. Please revise the plans in accordance with this letter. (DPW)
7. It should be noted that any changes in this restaurant's operation or any future restaurant tenants will require a re-evaluation of the grease interceptor capacity. (DPW)

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

FIRE SAFETY

9. A demolition permit is required from the Building Department prior to interior demolition of the existing space. A building permit is required from the Building Department prior to renovation and outfitting for the new restaurant. (DPW)
10. No automatic fire suppression system (ANSUL or similar) is indicated. If any cooking appliance produces grease-laden vapors, a Type I hood with fire suppression must be installed per NYS Mechanical and Fire Codes. This information should be provided at time of Building Permit application, if necessary. (FM)
11. Please verify that all penetrations (plumbing, electrical, etc.) through fire-rated walls are properly sealed per UL systems and NYS Building Code Chapter 7. This information should be provided at time of Building Permit application. (FM)
12. Egress illumination and exit signage locations are not clearly shown and must be confirmed. This information should be provided at time of Building Permit application. (FM)
13. Please verify that all fire-retardant treated wood is certified and documented. This information should be provided at time of Building Permit application. (FM)
14. Please submit manufacturer specification sheets for any cooking equipment for fire load evaluation. This information should be provided at time of Building Permit application. (FM)
15. Please ensure emergency lighting and exist signs are clearly documented and installed per NFPA 101 and NYSBC Chapter 10. This information should be provided at time of Building Permit application. (FM)
16. Please confirm the installation of smoke and/or heat detection devices, if not already tied into the existing building system. This information should be provided at time of Building Permit application. (FM)
17. An engineer's report shall be submitted to the supplier of water to determine the degree of hazard and the need for backflow prevention, at the request of Monroe County Department of Health (MCDOH). (MCDPD)

SIGNAGE

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

MISCELLANEOUS

20. Although outdoor seating is not proposed at this time, the Planning Board could allow it near the front of the entrance, if desired. Any outdoor seating would be subject to approval by the plaza owner, and as long as seating did not block the pedestrian pathway or pose a safety hazard, the Planning Board could allow for a few tables and chairs. (DPW)
21. Town Code §185-42 G. states, "No use shall be permitted to be established or maintained which by reason of its nature or manner of operation is, or may become, hazardous, obnoxious or offensive owing to emission of odor,

dust, smoke, cinders, gas fumes, noise vibration, refuse matter or water-carried waste.” Application materials do not indicate the type or location of dumpsters. (DPW)

22. Trash and refuse are presumed to be taken out the to the rear of the lease space. This should be confirmed by the Planning Board during the hearing process. If an additional dumpster is necessary, an enclosure will be required, and its location will be subject to review and approval by the Planning Board. (DPW)

23. Monroe County Department of Planning & Development has reviewed this application and has provided comments incorporated herein. (DPW)

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

DPW – Department of Public Works

PSD – Pittsford Sewer Department

EB – Environmental Board

DRHPB – Design Review & Historic Preservation Board

TE – Town Engineer

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

MCDPD – Monroe County Department of Planning & Development

FM – Fire Marshal

TOWN OF PITTSFORD

SETTLED 1789

Department of Public Works

11 SOUTH MAIN STREET, PITTSFORD, NY 14534

TEL. 585-248-6250 FAX 585-248-6262

May 28, 2025

Tedrow Design
Attn: Katherine Carey
2866 Adams Brook Way
Snellville, GA 30078
Email: kat.carey@tedrowdesign.com

RE: Cinnaholic – 3349 Monroe Ave.
Grease Interceptor Review

Dear Katherine Carey:

The following comments are offered after review of your project's Preliminary Application request to use an interior hydromechanical Grease Interceptor at the proposed renovated space associated with the former "UPS Store" located at 3349 Monroe Ave. Our review is based on the documents received to date.

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 Wilmorite, Karl Postler, this will be scheduled shortly and the video submitted for review.
2. The Town requires an exterior gravity grease trap with a minimum size of 1,000 gallons for restaurants within our community. Given the extenuating circumstances associated with limited access to an exterior wall and proposed limited Fats, Oils, and Grease (FOG) loading associated with this restaurant's business model, **the Town is agreeable to waving the exterior gravity grease trap requirement.** This restaurant's business model minimizes FOG through limited seating capacity (4 seats), a limited menu, and the preclusion of fryers.

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

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

May 28, 2025

RE: Cinnaholic – 3349 Monroe Ave.
Grease Interceptor Review

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

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

TOWN OF PITTSFORD SEWER DEPARTMENT NOTES:

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

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

Sincerely,

Rob Fromberger, P.E. – Town Engineer

CC:

Karl Postler & Eric Wright – Wilmorite

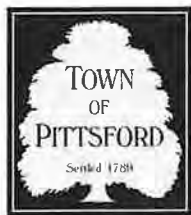
Doug DeRue – Director of Planning Zoning & Development

Anthony Caruso – Fire Marshal / Building Inspector

April Zurowski – Planning Assistant

Jim Peterson – Sewer Foreman

File: L001 (Cinnaholics - Grease Interceptor Review).doc



TOWN OF PITTSFORD

SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: Adelita's Pittsford Patio

LOCATION: 3349 Monroe Ave Suite 1 Rochester NY 14618

TAX ACCOUNT NO: 150.12-1-18

OWNER: Wilmorite APPLICANT: Cesar Moreno

ADDRESS: 1265 Scottsville Rd ADDRESS: 3349 Monroe Ave Suite 1

CITY, ST ZIP: Rochester NY 14624 CITY, ST ZIP: Rochester NY 14618

PHONE: (585) 746-9514 PHONE: (617) 893-0343

FAX: _____ FAX: _____

E-MAIL: kpostler@wilmorite.com E-MAIL: adelitasmexican@outlook.com

AGENT: _____

ADDRESS: _____

CITY, ST ZIP: _____

PHONE: _____ FAX: _____

E-MAIL: _____

BRIEF DESCRIPTION OF PROJECT: Adding exterior patio in replace of bushes along front and side of restaurant

REQUEST FOR: ☐ Concept Subdivision
(Please ☐ Preliminary Subdivision
check all ☐ Final Subdivision
applicable) ☒ Special Permit
☐ Wetlands Permit
☐ Preliminary Site Plan
☐ Final Site Plan

HEARING DATE REQUESTED: 06/09/2025

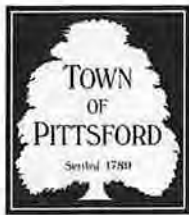
Square Footage of Building: 5269

Total Acreage of Disturbance: _____

ZONING CLASSIFICATION: _____ SIZE OF PARCEL: _____

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 AUTHORIZATION TO MAKE APPLICATION

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

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

I, Karl Postler (tenant Coordinator, Owner Rep), the owner of the property located

at: 3349 Monroe Ave. Pittsford 14618
(Street) (Town) (Zip)

Tax Parcel # 150.12-1-18 do hereby authorize

Cesar Moreno (owner of Adelita's Mexican) to make application to the

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

purpose(s) of Installing a new outdoor patio and seating

Karl Postler

Signature of Owner

4/21/2025

Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Adelita's Patio

(Project Name)

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

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

04/22/2025

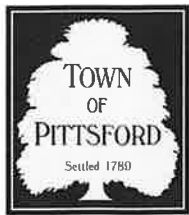
Dated

3349 Monroe Ave

Street Address

Rochester, NY 14618

City/Town, State, Zip Code



TOWN OF PITTSFORD

LISTING OF ABUTTERS

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

The undersigned, being an Applicant for approval of...

☐ **site plan**

☒ **special permit**

☐ **subdivision**

...for property at: 3349 Monroe Ave Suite 1

Tax Parcel # 150.12-1-18 submits the following list of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

If there are other properties in close proximity which might be effected by this proposal, please include the names and addresses of those properties as well.

Signature of Applicant

04/22/2025

Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

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

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

Part 1 - Project and Sponsor Information			
Cesar Moreno			
Name of Action or Project: Adelita's Pittsford Patio			
Project Location (describe, and attach a location map): 3349 Monroe Ave Suite 1, outside of the Adelita's restaurant			
Brief Description of Proposed Action: Remove the bushes in front and to the sides to make a patio for customers to dine outside.			
Name of Applicant or Sponsor: Cesar Moreno		Telephone: (617) 893-0343 E-Mail: AdelitasMexican@Outlook.com	
Address: 3349 Monroe Ave Suite 1			
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.		NO <input type="checkbox"/>	YES <input checked="" 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? _____ acres			
b. Total acreage to be physically disturbed? _____ 0 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" 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			

	NO	YES	N/A
5. Is the proposed action, 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?	<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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<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? 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? 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? 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?	<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?	<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 checked="" type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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, 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 checked="" type="checkbox"/>	<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>Cesar Moreno</u> Date: <u>4-22-25</u> Signature: <u>Cesar Moreno</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 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> <div>Name of Lead Agency</div> <div>Date</div> </div>	
<div> <div>Print or Type Name of Responsible Officer in Lead Agency</div> <div>Title of Responsible Officer</div> </div>	
<div> <div>Signature of Responsible Officer in Lead Agency</div> <div>Signature of Preparer (if different from Responsible Officer)</div> </div>	



Town of Pittsford - Planning Board

11 South Main Street
Pittsford, NY 14534

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

Dear Members of the Pittsford Planning Board,

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

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

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

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

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

Sincerely,

Cesar Moreno
Owner
Adelita's Restaurant



Town of Pittsford - Planning Board

11 South Main Street
Pittsford, NY 14534

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

Dear Members of the Pittsford Planning Board,

The below are our responses to the determinations of impact.

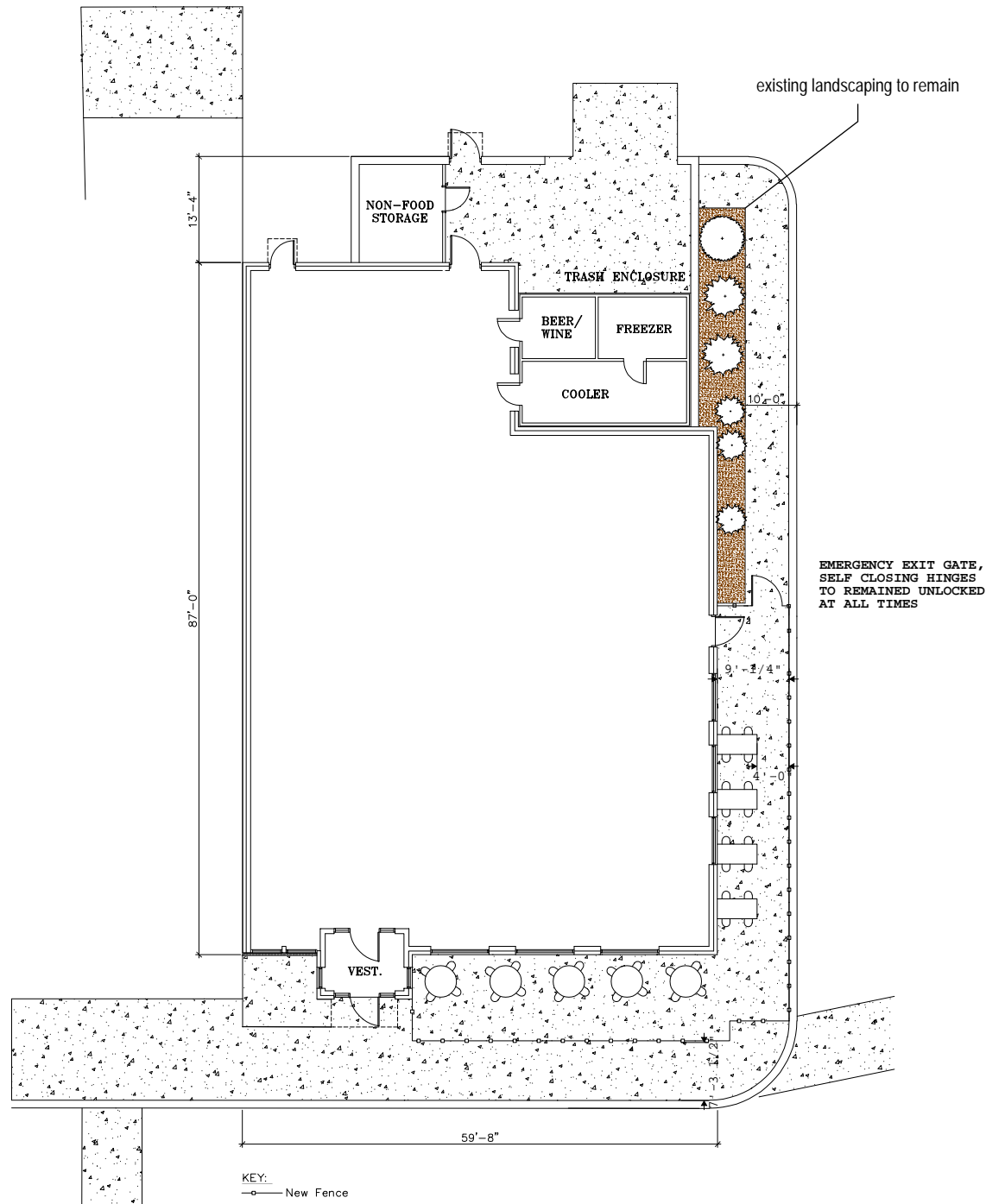
- A. The proposed use will be in harmony with the current use and the adjacent retail uses. The addition of 36 patio seats will not adversely affect traffic, neighboring uses or the overall intensity of the establishment. The addition of the patio seating will allow our customers to enjoy outdoor dining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



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

Sincerely,

Cesar Moreno
Owner
Adelita's Restaurant



GENERAL NOTES:

- 36 Outdoor Seats Proposed
- 9 Outdoor Tables Proposed
- Fence to be 36" - 39" High



Proposed Fence
UAF 200 FLAT TOP
 3-Rail Aluminum Fence with Flat Top Rail



Proposed Gate
UAF 200 FLAT TOP
 3-Rail Aluminum Fence with Flat Top Rail

SPECIFICATIONS

Commercial Series	
1/2" sq. x .055	
1 1/4" x .065	
1 1/4" x .088	
2" sq. x .080	
2" sq. x .125	
2 1/2" sq. x .100	
3" sq. x .125	
3" sq. x .125	
4" sq. x .125	
3 1/2"	
1 1/2" optional	
72 1/2" on center	
8' wide optional	
36" 42" 48"	
54" 60" 72"	

REVISIONS:

LANDSCAPE ARCHITECTS
 WARRANTS THAT THE PLANS NAMED
 THE SHOPPING CENTER EITHER AS SHOWN
 ON THE PLANS OR AS SHOWN ON THE
 COVERED PURSUANT TO A DEFINITE
 SCALE DOCUMENT.

Wilbur Smith Management, LLC
 1005 Scenic Road
 Rochester, New York 14624
 Telephone: (585) 464-4600
 Fax: (585) 464-4601
 Development & Management



**ADELITA'S - 3349 MONROE AVE.
 ROCHESTER, NY 14618**
NEW PATIO SEATING

TD-1A

DATE: 4-7-25
 SCALE: NTS
 DRAWN BY: CAJ
 SPACE #1

TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 6/9/25

SUBJECT: Adelita's Mexican Cocina & Tequila
 Special Use Permit for Outdoor Seating
 3349 Monroe Avenue (Pittsford Plaza)
 Tax Parcel #150.12-1-18

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

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

PLANNING AND ZONING ISSUES:

GENERAL

1. This application proposes the creation of outdoor seating to an existing restaurant, Adelita's Mexican Cocina & Tequila, within the existing main building at 3349 Monroe Avenue (Pittsford Plaza). The existing landscaped areas will be removed to expand the existing sidewalk as patio space. This property is zoned Mixed Use Commercial (MU-C). (DPW)
2. This is an Unlisted Action pursuant to SEQRA and a Part I Short EAF has been submitted by the applicant. (DPW)
3. The applicant submitted responses to Town Code §185-174 Determination of Impact. The Planning Board should review the applicant's responses to evaluate potential impacts to the plaza and Monroe Avenue corridor. (DPW)
4. Monroe County Department of Planning & Development has reviewed this application and has determined this project to be under local jurisdiction. (DPW)

FIRE & PEDESTRIAN SAFETY

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

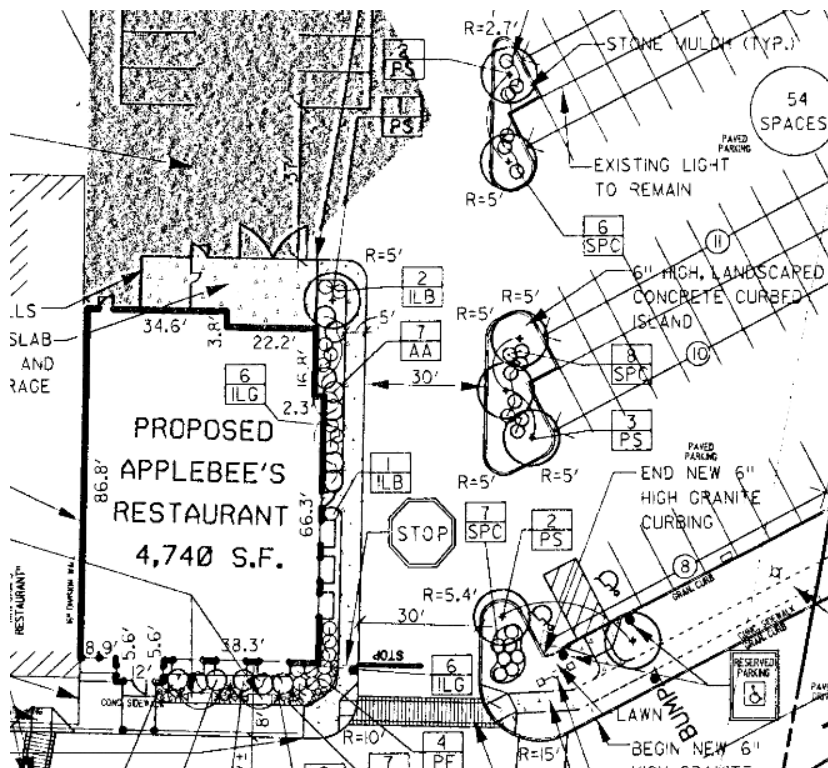
11. A building permit will be required from the Building Department. This should be issued prior to demolition or construction of the proposed outdoor patio. (DPW)

LANDSCAPING

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

PLANT MATERIAL LIST

QUAN.	KEY	LATIN NAME	COMMON NAME	CAL.	ROOT	SPREAD OR HEIGHT	REMARKS
DECIDUOUS TREES							
8	PS	PRUNUS SERRULATA 'ROYAL BURGUNDY'	ROYAL BURGUNDY FLOWERING CHERRY	3 1/2"	BB	—	
DECIDUOUS SHRUBS							
7	AA	ARONIA ARBUTIFOLIA	RED CHOKECHERRY	—	BB	18"	—
4	PF	POTENTILLA FRUITCOSA 'ABBOTSWOOD'	ABBOTSWOOD POTENTILLA	—	BB	18"	3' O.C.
21	SPC	SPIRAEA X B. 'COCCINEA'	IMPROVED DWARF RED SPIRAEA	—	BB	24"	3' O.C.
6	VC	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	—	BB	30"	3.5' O.C.
EVERGREEN SHRUBS AND GROUNDCOVER							
10	HE	HEMEROCALLIS "STELLA D'ORO"	STELLA D'ORO DAYLILY	—	CONT.	NO.2	2' O.C.
3	ILB	ILEX X M. 'BLUE BOY'	BLUE BOY HOLLY	—	BB	24"	—
12	ILG	ILEX X M. 'BLUE GIRL'	BLUE GIRL HOLLY	—	BB	24"	—
8	JS	JUNIPERUS SQUMATA 'BLUE STAR'	BLUE STAR JUNIPER	—	CONT.	18'	3' O.C.





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

DPW – Department of Public Works

PSD – Pittsford Sewer Department

EB – Environmental Board

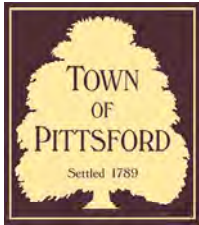
DRHPB – Design Review & Historic Preservation Board

TE – Town Engineer

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

MCDPD – Monroe County Department of Planning & Development

FM – Fire Marshal



TOWN OF PITTSFORD

SPECIAL PERMIT APPLICATION FORM

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

PROJECT NAME: AC Little School Expansion

LOCATION: 519 Allens Creek Rd

TAX ACCOUNT NO: 137.20-2-5

OWNER: Allendale Columbia School **APPLICANT:** Allendale Columbia School

ADDRESS: 519 Allens Creek Rd **ADDRESS:** 519 Allens Creek Rd

CITY, ST ZIP: Rochester, NY 14618 **CITY, ST ZIP:** Rochester, NY 14618

PHONE: (585) 381-4560 **PHONE:** (585) 381-4560

FAX: _____ **FAX:** _____

E-MAIL: businessoffice@allendalecolumbia.org **E-MAIL:** _____

AGENT: Eric A. Steiner

ADDRESS: 92 Beaufort St

CITY, ST ZIP: Rochester, NY 14620

PHONE: (585) 641-5211 **FAX:** _____

E-MAIL: esteiner@allendalecolumbia.org

BRIEF DESCRIPTION OF PROJECT: Expansion of our Little School infant program up to 32 Children and associated

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: _____

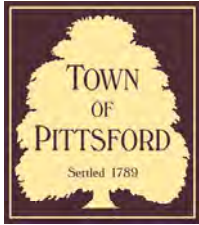
Square Footage of Building: 2213

Total Acreage of Disturbance: 0

ZONING CLASSIFICATION: SRAA **SIZE OF PARCEL:** 30 acres

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

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



TOWN OF PITTSFORD

SPECIAL PERMIT AUTHORIZATION TO MAKE APPLICATION

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

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

I, _____, the owner of the property located

at: _____
(Street) (Town) (Zip)

Tax Parcel # _____ do hereby authorize

_____ to make application to the

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

purpose(s) of _____

Signature of Owner

Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

AC Little School Expansion

(Project Name)

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

☐ *Town Board* ☐ *Zoning Board of Appeals* ☒ *Planning Board* ☐ *Architectural 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

03/18/2025

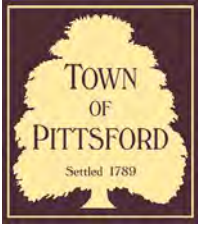
Dated

519 Allens Creek Rd

Street Address

Rochester, NY 14620

City/Town, State, Zip Code



TOWN OF PITTSFORD

LISTING OF ABUTTERS

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

The undersigned, being an Applicant for approval of...

☐ **site plan**

☒ **special permit**

☐ **subdivision**

...for property at: 519 Allens Creek Rd

Tax Parcel # 137.20-2-5 submits the following list of names and addresses of all owners of properties which either directly abut or are located across the street from the property lines of the subject property.

If there are other properties in close proximity which might be effected by this proposal, please include the names and addresses of those properties as well.

Signature of Applicant

03/18/2025

Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

617.20
Appendix B
Short Environmental Assessment Form


Instructions for Completing

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

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

Part 1 - Project and Sponsor Information							
AC Little School Expansion							
Name of Action or Project: AC Little School Expansion							
Project Location (describe, and attach a location map): 519 Allens Creek Rd - Little School Building							
Brief Description of Proposed Action: Expanding attendance of our Little School to 32 toddlers and associated staff in accordance with our license from NYS OCFS.							
Name of Applicant or Sponsor: Eric A. Steiner		Telephone: (585) 381-4560 E-Mail: esteiner@allendalecolumbia.org					
Address: 519 Allens Creek Rd							
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="width: 50%; padding: 5px;">NO</td> <td style="width: 50%; padding: 5px;">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: 5px;">NO</td> <td style="width: 50%; padding: 5px;">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? _____ 30 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres							
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): School <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 type="checkbox"/>	YES <input checked="" 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 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 type="checkbox"/>	YES <input checked="" 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: _____ Allens Creek nearby	<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 checked="" 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 type="checkbox"/>	YES <input checked="" 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 <input checked="checked" type="checkbox"/>	YES <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 <input checked="checked" type="checkbox"/>	YES <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 <input checked="checked" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: Eric A. Steiner Date: 03/18/2025 Signature: 		

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

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<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: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<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 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)

Allendale Columbia School

First here, then anywhere.

April 28, 2025

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

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

Dear Doug,

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

§ 185-174 Determination of Impact

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

Allendale Columbia School

First here, then anywhere.

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

Thank you,



Eric A. Steiner

CFO – Allendale Columbia School

Allen Creek



Allendale
Columbia School

Allen

TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 6/9/25

SUBJECT: Allendale Columbia School Daycare Expansion
519 Allens Creek Road
Tax ID #137.20-2-5

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

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

PLANNING AND ZONING ISSUES:

GENERAL

1. This application proposes an operational expansion of the existing daycare facility located within the existing building at 519 Allens Creek Road, occupied by Allendale Columbia School. No external changes or expansions are proposed. This property is zoned Suburban Residential (SRAA). (DPW)
2. This is an Unlisted Action pursuant to SEQRA and a Part I Short EAF has been submitted by the applicant. (DPW)
3. The applicant submitted responses to Town Code §185-174 Determination of Impact. The Planning Board should review the applicant's responses to evaluate potential impacts to the neighborhood. (DPW)
4. Monroe County Department of Planning & Development has reviewed this application and has provided comments incorporated herein. (DPW)
5. This application is for up to 32 toddlers at the Little School daycare facility within Allendale Columbia School. Any future expansion of the daycare operations will require submission of a Special Use Permit amendment application to the Planning Board. (DPW)

BUILDING & FIRE SAFETY

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

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

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

DPW – Department of Public Works

PSD – Pittsford Sewer Department

EB – Environmental Board

DRHPB – Design Review & Historic Preservation Board

TE – Town Engineer

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

MCDPD – Monroe County Department of Planning & Development

FM – Fire Marshal