

**AGENDA
TOWN OF PITTSFORD
PLANNING BOARD
JANUARY 12, 2026**

This agenda is subject to change.

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, January 12, 2026, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, beginning at 6:30PM local time.

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

NEW HEARING

DDS Engineering and Surveying, LLP, Kirik Subdivision
Preliminary/Final Subdivision

OTHER BUSINESS

Approval of Minutes

Approval of 2026 Meeting Schedule

The next scheduled meeting is for Monday, January 26, 2026.

December 3rd, 2025

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

Attn.: Director of Planning, Zoning, & Development, Doug DeRue

Re: **Kirik Site Plan – 2118 W Jefferson Rd**

Dear Board Members,

On behalf of our client, Paul Kirik, we are submitting the following application materials for your consideration of Subdivision and Site Plan Approval:

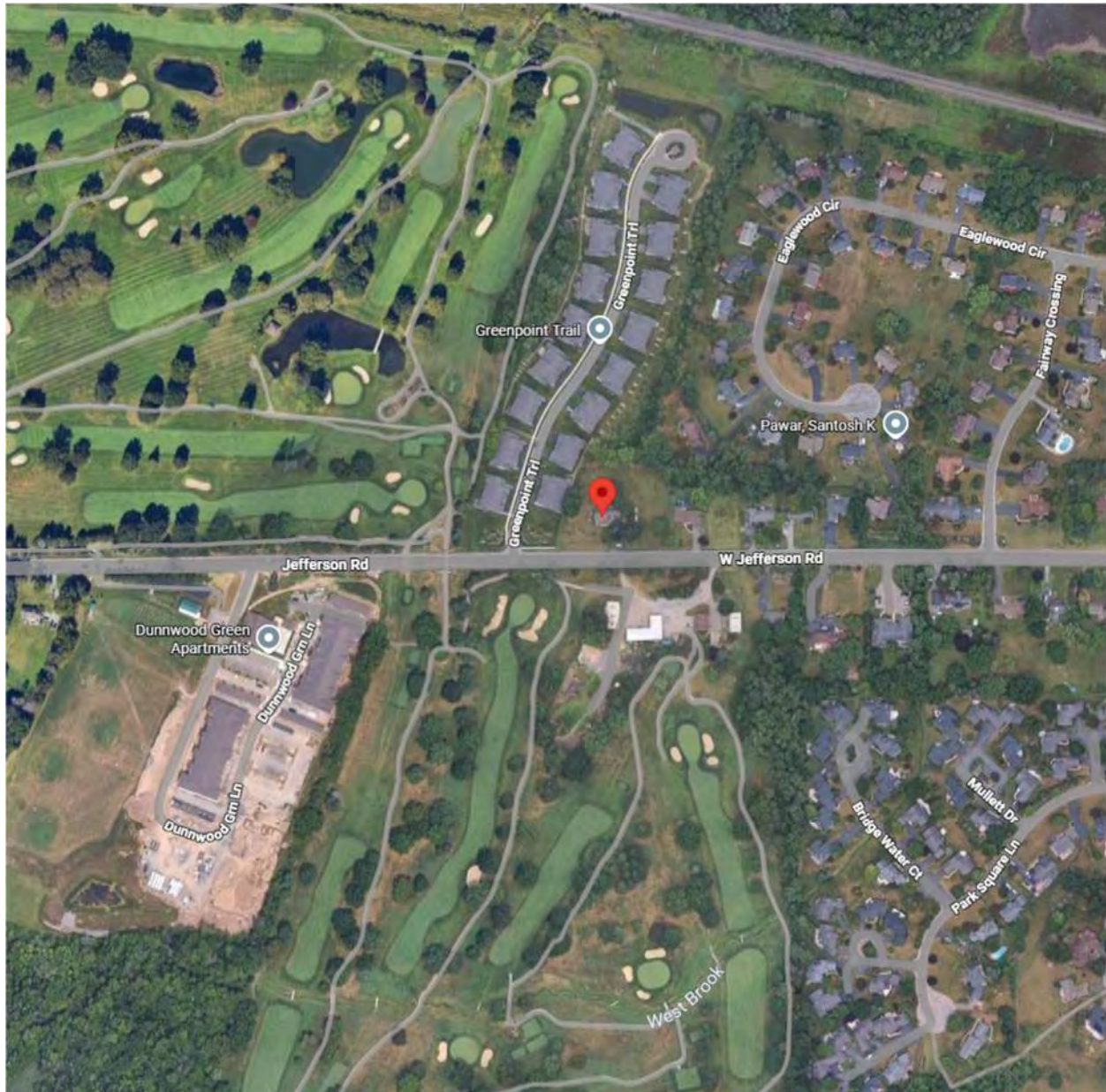
- 15 Copies of this Letter of Intent
- 15 Copies of the Town of Pittsford Subdivision Application Form
- 15 Copies of the Authorization to Make Application Form
- 15 Copies of the Disclosure Form E
- 15 Copies of the List of Abutters Form
- 15 Copies of the Short Environmental Assessment Form
- 15 Sets of the Full-Size Plan Set
- Subdivision Preliminary & Final Fee – Check for \$540
- Engineering Review Deposit – Check for \$540

The 1.5-acre property is located at 2118 W Jefferson Rd in a Town of Pittsford RN Residential Neighborhood Zoning District. The proposed project consists of the subdivision of said property into two (2) code compliant lots. On the new lot (Lot 2), there is the proposed construction of a ± 2,123 SF single-family home, served by a new curb cut on W Jefferson Road. This home will be serviced by a new sanitary sewer lateral and water service.

The plans reflect 0.23 acres of soil disturbance. Therefore, a NYSDEC GP-0-25-001 Permit is not required.

We respectfully request to be included on the agenda for the January 12th Planning Board meeting for Subdivision and Site Plan Approval. If you have any questions regarding this matter, please do not hesitate to contact me.

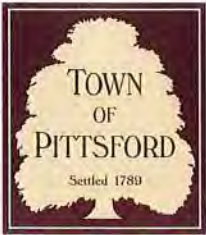
Project Area



Please note, electronic copies of materials, in PDF format, have been emailed to azurowski@townofpittsford.org.

Regards,
DDS Engineering and Surveying, LLP

Adam Colton | Project Engineer | acolton@ddscompanies.com | 585-340-0555



TOWN OF PITTSFORD SUBDIVISION APPLICATION FORM

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

PROJECT NAME: Kirik Site Plan - 2118 W Jefferson Rd

LOCATION: 2118 W Jefferson Rd, Pittsford, NY 14534

TAX ACCOUNT NO: 163.03-001-002

OWNER: Paul Kirik **APPLICANT:** Paul Kirik

ADDRESS: 211 White Spruce Blvd **ADDRESS:** 211 White Spruce Blvd

CITY, ST ZIP: Rochester, NY 14623 **CITY, ST ZIP:** Rochester, NY 14623

PHONE: (585) 469-4965 **PHONE:** (585) 469-4965

FAX: **FAX:**

E-MAIL: Paulkirik3@gmail.com **E-MAIL:** Paulkirik3@gmail.com

AGENT: DDS Engineering and Surveying, LLP

ADDRESS: 45 Hendrix Rd

CITY, ST ZIP: W Henrietta, NY 14586

PHONE: (585) 359-7540 **FAX:** (585) 359-7541

E-MAIL: acolton@ddscompanies.com

BRIEF DESCRIPTION OF PROJECT: Proposed subdivision of 2118 W Jefferson Rd and new single-family home.

New home will be serviced by a new curb cut on W Jefferson Rd, new water service tap, and new sewer lateral.

REQUEST FOR: ☐ Concept Subdivision
(Please ☒ Preliminary Subdivision
check all ☒ Final Subdivision
applicable)

☐ Special Permit
☒ Preliminary Site Plan
☒ Final Site Plan

HEARING DATE REQUESTED: 01/12/2026

Square Footage of Building: +/- 2,125 sf

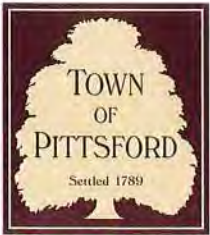
Total Acreage of Disturbance: <0.5 Ac

ZONING CLASSIFICATION: RN Residential Neighborhood **SIZE OF PARCEL:** 1.5 Ac

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

Not within a flood plain or agricultural district, state wetlands within ~300', federal wetlands within ~650', archeological buffer >0.5 mi away.

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



TOWN OF PITTSFORD SUBDIVISION 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, Paul Kirik, the owner of the property located

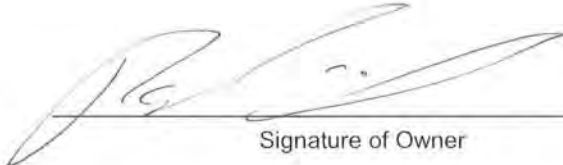
at: 2118 West Jefferson Rd Pittsford 14534
(Street) (Town) (Zip)

Tax Parcel # 163.02-001-002 do hereby authorize

DDS Engineering and Surveying, LLP to make application to the

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

purpose(s) of Site Plan and Subdivision Approval


Signature of Owner

12-1-2025
Date

Disclosure Form E

STATE OF NEW YORK
COUNTY OF MONROE

TOWN OF PITTSFORD

In the Matter of

Kirik Site Plan - 2118 W Jefferson Rd

(Project Name)

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

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

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


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

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

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

Name(s)

Address(es)



Signature of Applicant

12-1-2025

Dated

211 White Spruce Blvd

Street Address

Rochester, NY 14623

City/Town, State, Zip Code



NEW YORK STATE

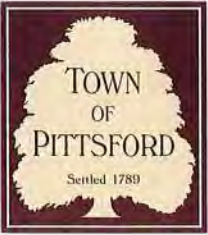
GENERAL MUNICIPAL LAW

SECTION § 809

1. Every application, petition or request submitted for a variance, amendment, change of zoning, approval of a plat, exemption from a plat or official map, license or permit, pursuant to the provisions of any ordinance, local law, rule or regulation constituting the zoning and planning regulations of a municipality shall state the name, residence and the nature and extent of the interest of any state officer or any officer or employee of such municipality or of a municipality of which such municipality is a part, in the person, partnership or association making such application, petition or request (hereinafter called the applicant) to the extent known to such applicant.
2. For the purpose of this section an officer or employee shall be deemed to have an interest in the applicant when he, his spouse or their brothers, sisters, parents, children, grandchildren or the spouse of any of them...
 - (a) is the applicant, or
 - (b) is an officer, director, partner or employee of the applicant, or
 - (c) legally or beneficially owns or controls stock of a corporate applicant or is a member of a partnership or association applicant, or
 - (d) is a party to an agreement with such an applicant, express or implied, whereby he may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.
3. Ownership of less than five percent of the stock of a corporation whose stock is listed on the New York or American Stock Exchanges shall not constitute an interest for the purposes of this section.
4. A person who knowingly and intentionally violates this section shall be guilty of a misdemeanor.

Section eight hundred six of the General Municipal Law added by this act, shall apply only to application, petitions or requests as described therein which are submitted on or after the effective date of this act.

This act shall take effect September 1, 1969.



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: 2118 W Jefferson Rd

Tax Parcel # 163.02-001-002 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

12-1-2025
Date

LIST OF PROPERTIES ABUTTING OR ACROSS THE STREET FROM SUBJECT PROPERTY

2123 W Jefferson Rd, Pittsford, NY 14534
2128 W Jefferson Rd, Pittsford, NY 14534
55 Eaglewood Cir, Pittsford, NY 14534
3 Greenpoint Trl, Pittsford, NY 14534
5 Greenpoint Trl, Pittsford, NY 14534
7 Greenpoint Trl, Pittsford, NY 14534
9 Greenpoint Trl, Pittsford, NY 14534

Short Environmental Assessment Form

Part 1 - Project Information


Instructions for Completing

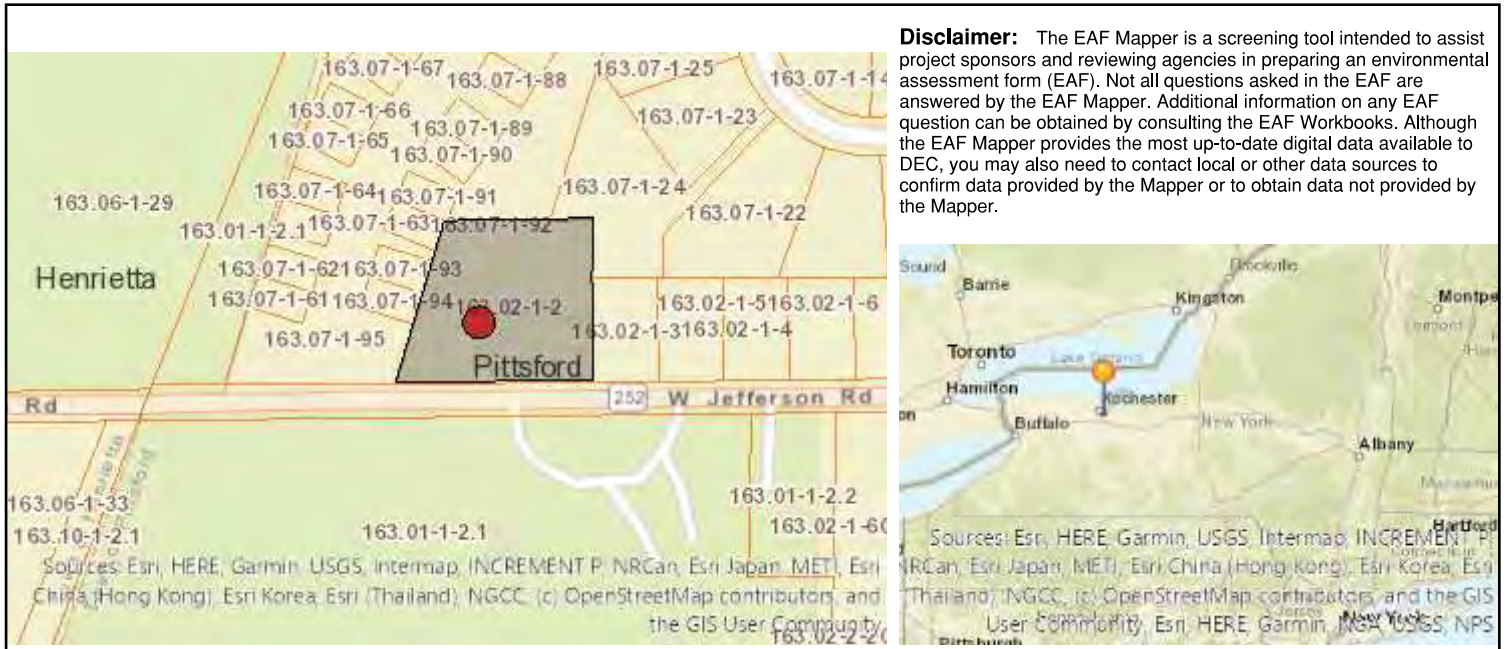
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Kirik Site Plan - 2118 W Jefferson Rd | | | |
| Project Location (describe, and attach a location map): 2118 W Jefferson Rd | | | |
| Brief Description of Proposed Action: Proposed single-family home and subdivision of parcel located 2118 W Jefferson Rd. Existing parcel at 2118 W Jefferson Rd is 1.5 acres, to be split into Lot 1 (0.942 acres, existing single-family home) and Lot 2 (0.558 acres, location of proposed single-family home). Proposed single-family home will be serviced by a new curb cut on W Jefferson Road, new water service, and new sanitary lateral. | | | |
| Name of Applicant or Sponsor: Paul Kirik | | Telephone: (585) 469-4965 E-Mail: Paulkirik3@gmail.com | |
| Address: 211 White Spruce Blvd | | | |
| City/PO: Rochester | | State: NY | Zip Code: 14623 |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2. | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Pittsford Planning Board, NYSDOT, MCWA, MCPW | | NO <input type="checkbox"/> | YES <input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? | | 0.558 acres | |
| b. Total acreage to be physically disturbed? | | 0.23 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.5 acres | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | |
| <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): | | | |
| <input type="checkbox"/> Parkland | | | |

| | | | |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, | NO | YES | N/A |
| a. A permitted use under the zoning regulations? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? | NO | YES | |
| If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation services 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 the 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? | NO | YES | |
| If the proposed action will exceed requirements, describe design features and technologies: _____ _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? | NO | YES | |
| If No, describe method for providing potable water: _____ Proposed new water service tap to MCWA watermain on W Jefferson Road. _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? | NO | YES | |
| If No, describe method for providing wastewater treatment: _____ Proposed sanitary lateral to MCPW sanitary sewer. _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? | NO | YES | |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> | |
| b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ See attached NYSDEC Wetland Map, project site located ~300' from State Informational Wetlands. _____ See attached NWI Wetland Map, project site located ~650' from Federal Freshwater Pond and Riverine. _____ | | | |

| | | |
|---|-------------------------------------|-------------------------------------|
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban | | |
| 15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100-year flood plan? | NO | YES |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 40px;"> a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: | NO | YES |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Storm water will follow existing drainage paths along W Jefferson Rd. | | |
| 18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: | 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 type="checkbox"/> | <input checked="" type="checkbox"/> |
| Former Henrietta Wastewater Treatment located at 100 Karenlee Drive, ~2,000 ft from project site. | | |
| I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Adam Colton</u> Date: <u>10/10/25</u> Signature: <u></u> Title: <u>Project Engineer</u> | | |



| | |
|---|--|
| Part 1 / Question 7 [Critical Environmental Area] | No |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | No |
| Part 1 / Question 12b [Archeological Sites] | No |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] | Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal] | No |
| Part 1 / Question 16 [100 Year Flood Plain] | No |
| Part 1 / Question 20 [Remediation Site] | Yes |



Environmental Resource Mapper

Base Map: NYS Aerial [Using this map](#)

Search

Tools

Layers and Legend

Wetland Layers

☒ All Layers☒ Previously Mapped Freshwater Wetlands
(Outside of the Adirondack Park)☒ Informational Freshwater Wetland Mapping ☒ National Wetlands Inventory

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Reference Layers

[Tell Me More...](#)[Need A Permit?](#)[Contacts](#)



October 10, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

OWNER: PAUL KIRIK
PROJECT LOCATION: 2118 WEST JEFFERSON ROAD
TAX ACCOUNT #: 163.02-001-002
TOTAL AREA: 1.5 ACRES
ZONING: RN RESIDENTIAL NEIGHBORHOOD

1. OBTAIN ALL REQUIRED APPROVALS AND PERMITS.

2. HOLD PRE-CONSTRUCTION MEETING IF REQUIRED BY TOWN.
3. PROPERTY LINES SHOULD BE DELINEATED.
4. CONSTRUCT DRIVEWAY BASE.
5. INSTALL SEDIMENT CONTROLS (SILT FENCING) AS SHOWN ON SHEET C1. IMMEDIATELY STABILIZE ANY AREAS DISTURBED BY THIS ACTIVITY.
6. STABILIZE ALL DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR 14 DAYS OR MORE.
7. COMPLETE ROUGH GRADING OF THE SITE AS SHOWN ON SHEET C1.
8. CONSTRUCT HOME, INSTALL PRIVATE WATER SERVICE, AND INSTALL PRIVATE SANITARY LATERAL.
9. MAINTAIN SEDIMENT AND EROSION CONTROL THROUGHOUT CONSTRUCTION.
10. STABILIZE LAWN AREAS WITH 6" (MINIMUM) TOP SOIL AND SUITABLE SEED MIXTURE. MULCH AND WATER PER SEED SUPPLY SPECIFICATIONS.
11. UPON PERMANENT STABILIZATION OF INDIVIDUAL PORTIONS OF THE SITE, REMOVE SILT FENCE.

1. THIS PROJECT WILL DISTURB APPROXIMATELY 0.23 ACRES AND THEREFORE WILL NOT REQUIRE COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT FOR STORMWATER DISCHARGE, GP-0-25-001.

| | | | |
|--------|--|--------|--------------------------|
| N/F | NOW OR FORMERLY | PVC | POLYVINYL CHLORIDE |
| EX | EXISTING | DB | DISTRIBUTION BOX |
| TYP. | TYPICAL | F.F.E. | FINISHED FLOOR ELEVATION |
| T.B.R. | TO BE REMOVED | DI | DUCTILE IRON |
| Ø | DIAMETER | LAT. | LATERAL |
| W/ | WITH | SWR. | SEWER |
| T.A. # | TAX ACCOUNT NUMBER | CO | CLEANOUT |
| P.R.M. | PER RECORD MAPPING | CB | CATCH BASIN |
| PR | PROPOSED | MH | MANHOLE |
| INV. | INVERT | O.A.E. | ON APPROVED EQUAL |
| L | LIBER | T.G. | TOP OF GRADE |
| P | PAGE | ST | SEPTIC TANK |
| LF | LINEAR FEET | MIN. | MINIMUM |
| EPD | ENVIRONMENTAL PROTECTION OVERLAY DISTRICT | | |

SUBJECT BOUNDARY LINE

ADJOINING BOUNDARY LINE

RIGHT-OF-WAY LINE

EASEMENT LINE

SETBACK LINE

VINYL/WOOD FENCE LINE

TREE LINE; DECIDUOUS TREE, CONIFEROUS TREE

OVERHEAD ELECTRIC, POWERPOLE, ANCHOR EXISTING TOPOGRAPHY LINE (MINOR)

EXISTING TOPOGRAPHY LINE (MAJOR)

PIPE, PIN, MONUMENT, CONCRETE MONUMENT, SET PIN, SAMPLE BORING LOCATION, BOLLARD

PERCOLATION TEST, DEEP HOLE TEST LOCATION

PROPOSED STORM CULVERT W/ END SECTION

PROPOSED WATER SERVICE

PROPOSED TOPOGRAPHY LINE (MAJOR)

PROPOSED TOPOGRAPHY LINE (MINOR)

SILT FENCE, STONE CHECK DAM, STABILIZED CONSTRUCTION ENTRANCE

PR/EX DRAINAGE SWALE FLOW DIRECTION

PROPOSED DRAINAGE FLOW DIRECTION

PROPOSED ASPHALT PAVEMENT

CLEAR AND GRUB EXISTING TREE

PROPOSED SINGLE FAMILY HOME: LOT 2

| ZONING: RN RESIDENTIAL NEIGHBORHOOD | CODE | PROPOSED |
|-------------------------------------|-------------------|-----------|
| FRONT SETBACK | 70' | 78' |
| SIDE SETBACK | 10' MIN. ONE SIDE | 19' |
| 25' MIN. BOTH SIDES TOTAL | | 38' |
| REAR BUFFER | 10' | 123' |
| LOT AREA * | 16,000 SF | 24,300 SF |
| LOT WIDTH * | 100' | 100' |
| LOT DEPTH * | 160' | 243' |
| MAX. BUILDING FOOTPRINT ** | 4,187 SF | 2,123 SF |
| MAX. BUILDING HEIGHT | 30' | -/- |
| MAX LOT COVERAGE | 40% | 14.5% |

* SEE ADJACENT PROPERTY SIZES TABLE
** 3,800 + 9% OF AREA OVER 20,000 SF

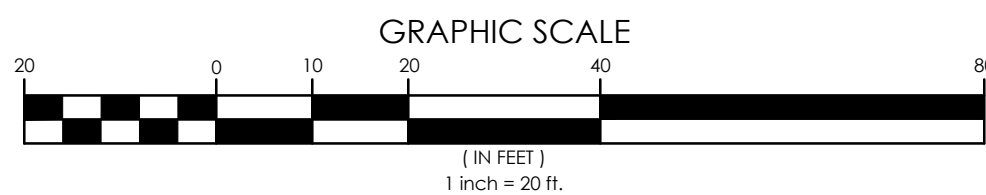
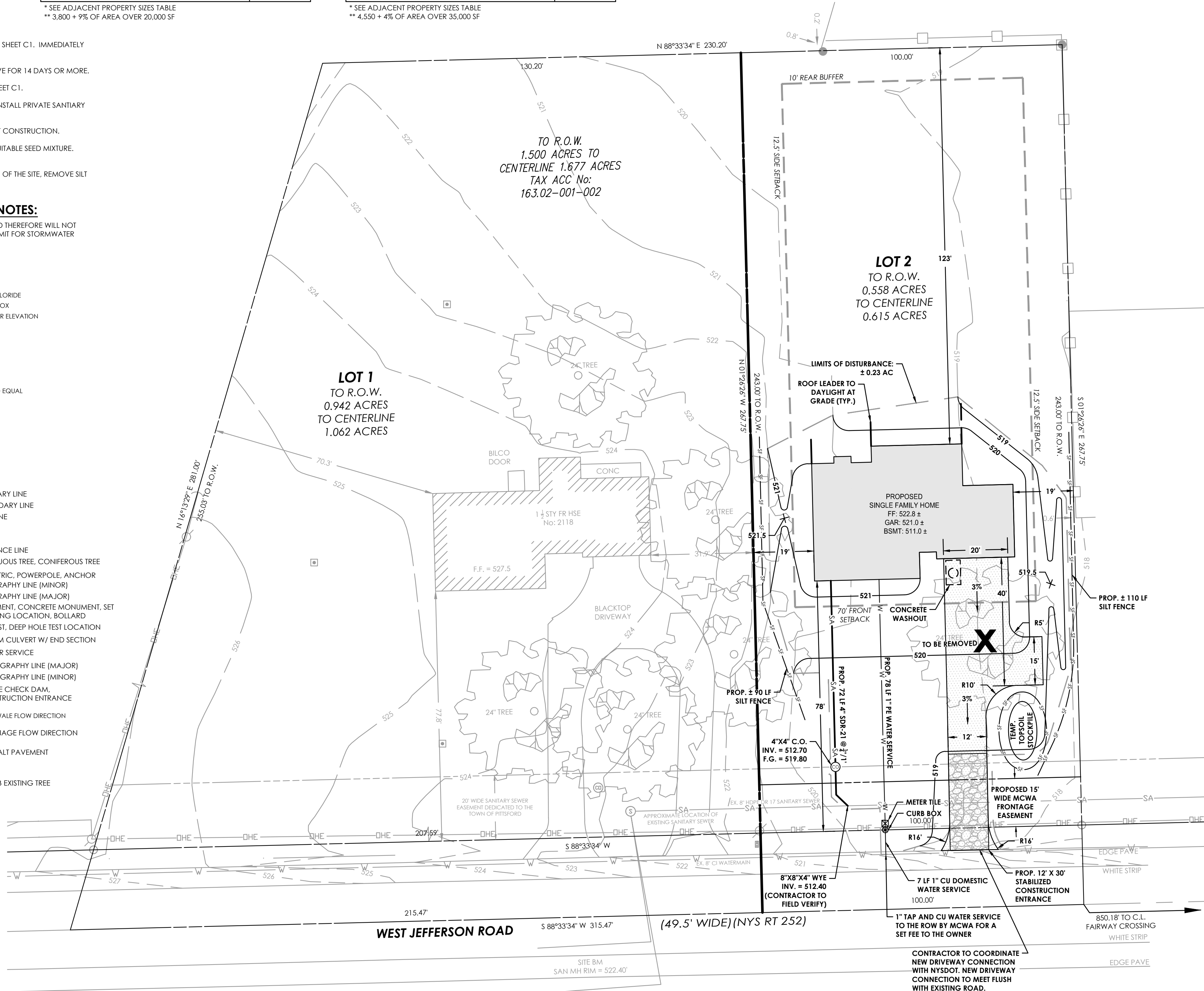
EXISTING SINGLE FAMILY HOME: LOT 1

| ZONING: RN RESIDENTIAL NEIGHBORHOOD | CODE | PROPOSED |
|-------------------------------------|---------------------------|-----------|
| FRONT SETBACK | 70' | 78' |
| SIDE SETBACK | 20' MIN. ONE SIDE | 32' |
| | 90' MIN. BOTH SIDES TOTAL | 102' |
| REAR BUFFER | 10' | 125' |
| LOT AREA * | 16,000 SF | 41,041 SF |
| LOT WIDTH * | 100' | 208' |
| LOT DEPTH * | 160' | 243' |
| MAX. BUILDING FOOTPRINT ** | 4,792 SF | 1,927 SF |
| MAX. BUILDING HEIGHT | 30' | ... |
| MAX LOT COVERAGE | 40% | 10.3% |

* SEE ADJACENT PROPERTY SIZES TABLE
** 4,550 + 4% OF AREA OVER 35,000 SF

ADJACENT PROPERTY SIZES

| ADDRESS | T.A. # | LOT AREA | WIDTH | DEPTH |
|---------------------|------------|----------|--------|--------|
| 2128 W JEFFERSON RD | 163.02-1-3 | 0.37 AC | 100 FT | 160 FT |
| 2132 W JEFFERSON RD | 163.02-1-4 | 0.37 AC | 100 FT | 160 FT |
| 2136 W JEFFERSON RD | 163.02-1-5 | 0.37 AC | 100 FT | 160 FT |
| 2140 W JEFFERSON RD | 163.02-1-6 | 0.37 AC | 100 FT | 160 FT |
| AVERAGE | | 0.37 AC | 100 FT | 160 FT |



Irondequoit Bay Pure Waters District
Review Number _____
Conforms to Monroe County
Pure Waters Master Plan

MCWA APPROVAL

MONROE COUNTY WATER AUTHORITY

DATE _____

1. PROCEDURES OUTLINED IN THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL MUST BE FOLLOWED THROUGHOUT THE DURATION OF CONSTRUCTION OF THIS PROJECT. THROUGHOUT CONSTRUCTION, EMPHASIS WILL BE PLACED ON PREVENTING EROSION OF THE DISTURBED AND EXPOSED SOIL WITHIN THE SITE.
2. VEGETATIVE MEASURES SUCH AS JUTE MESH, SEEDING AND MULCHING WILL BE UTILIZED TO HELP PREVENT ERODING OF THE SOIL. JUTE MESH SHALL BE USED ON ALL SLOPES OF 1V:3H AND STEEPER.
3. BARE SOIL WILL BE SEEDING WITHIN 14 DAYS OF EXPOSURE UNLESS CONSTRUCTION WILL BEGIN WITHIN 21 DAYS. IF CONSTRUCTION IS SUSPENDED, OR SECTIONS COMPLETED, AREAS WILL BE SEEDING OR MULCHED IMMEDIATELY.
4. TEMPORARY SEEDING WILL CONSIST OF RYEGRASS PLACED AT A RATE OF 30 LBS. PER ACRE OR 0.7 LBS. PER 1,000SF. THE AREA IS TO THEN BE MULCHED WITH HAY OR STRAW AT A RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1,000SF.
5. TOPSOIL SHALL BE PLACED AT A DEPTH OF 6" MINIMUM.
6. PERMANENT SEEDING SHALL FOLLOW THE CHART LISTED BELOW. MULCH SHALL BE SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 LBS. PER 1,000SF.

GENERAL SEED MIX:

| | VARIETY | LBS/ACRE | LBS/1,000SP |
|--|-----------------|----------|-------------|
| BIRDSFOOT TREFOIL* OR COMMON WHITE CLOVER* | EMPIRE/PARDEE | 8 LBS | 0.20 LBS |
| | COMMON | 8 LBS | 0.20 LBS |
| <u>PLUS</u> | | | |
| TALL FESCUE | KY-31/REBEL | 20 LBS | 0.45 LBS |
| <u>PLUS</u> | | | |
| REDFOP OR | COMMON | 2 LBS | 0.05 LBS |
| RYEGRASS (PERENNIAL) | PENNINFINE/LINN | 5 LBS | 0.10 LBS |

*ADD INOCULANT IMMEDIATELY PRIOR TO SEEDING

7. SEDIMENT CONTROL CONCERNS ARE ADDRESSED BY USE OF PERIMETER CONTROLS SUCH AS SILT FENCE AND STONE CHECK DAMS.
8. THE PAVED STREET ADJACENT TO THE SITE ENTRANCE SHALL BE SWEEPED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM THE SITE. DUMP TRUCKS HAULING MATERIAL FROM THE CONSTRUCTION SITE WHICH IS PRONE TO BLOWING FROM THE WIND SHALL BE COVERED WITH A TARPULIN.

1. Water service lines shall be constructed in accordance with the regulations and specifications of the Water Authority.
2. Water service lines shall have a minimum of five feet of cover from finished grade in lawn areas and six feet of cover from finished grade in paved areas.
3. Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
4. Water service lines shall be identified as:

| DESCRIPTION | SIZE ^(a) | MATERIAL ^(b) | TYPE ^(c) |
|--|---------------------|-------------------------|---------------------|
| MCWA Portion = from the water main to and including the control valve on the ROW/property/easement line | 1" | Type "K" Copper | DS |
| Private Portion = from the control valve to the meter | 1" | PE | DS |

- (a) Minimum size is 1-inch.
 - (b) Acceptable material for private portion is either Type "K" Copper or Polyethylene plastic (PE) #4710, SDR 9, ASTM 2737, NSF-PW, 250 psi (CTS DO)
 - (c) Service Types include: Domestic = DS, Fire = FS, or Combined = CMB
5. The Water Authority's portion of the service line shall be installed after the private portion of service is installed.
6. Water meter(s) to be located on the interior of exterior wall(s) immediately upon service entrance into the building(s), or in a meter tile when conditions warrant. A by-pass assembly is not required around the installation of 5/8-inch through 1-inch meters. Meter installations greater than 1-inch may require a by-pass assembly around the meter.



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| SEPT 2017 |
| DATE |
| DME 27 |

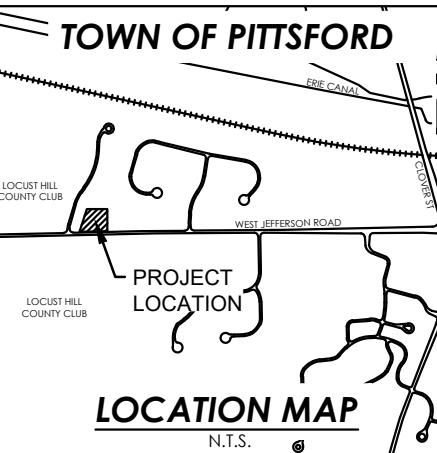
TOWN OF PITTSFORD APPROVALS

| | |
|----------------------------|------|
| TOWN ENGINEER | DATE |
| SUPERINTENDENT OF SEWERS | DATE |
| SUPERINTENDENT OF HIGHWAYS | DATE |



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211 WHITE SPRUCE BLVD
ROCHESTER, NY 14623
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[illegible]

THESE DOCUMENTS INCLUDING ALL IDEAS, ARRANGEMENTS, DESIGNS AND PLANS INDICATED THEREON OR PRESENTED THEREBY ARE OWNED BY AND REMAIN THE PROPERTY OF DDS COMPANIES AND NO PART THEREOF SHALL BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER EXCEPT WITH THE SPECIFIC WRITTEN PERMISSION OF DDS COMPANIES. ALL RIGHTS RESERVED. ©

KIRIK SITE PLAN

BEING A PART OF TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK

SITE PLAN

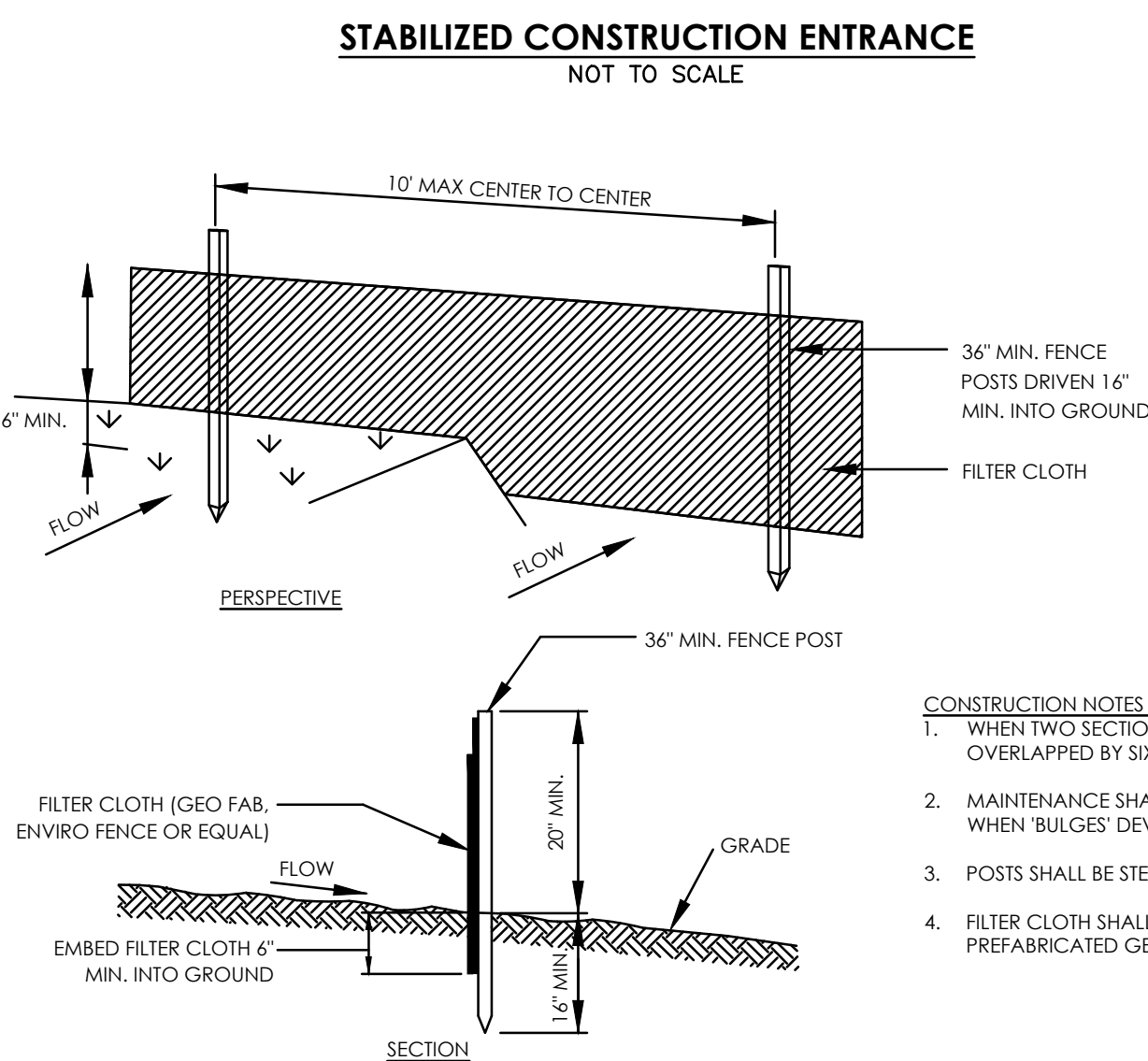
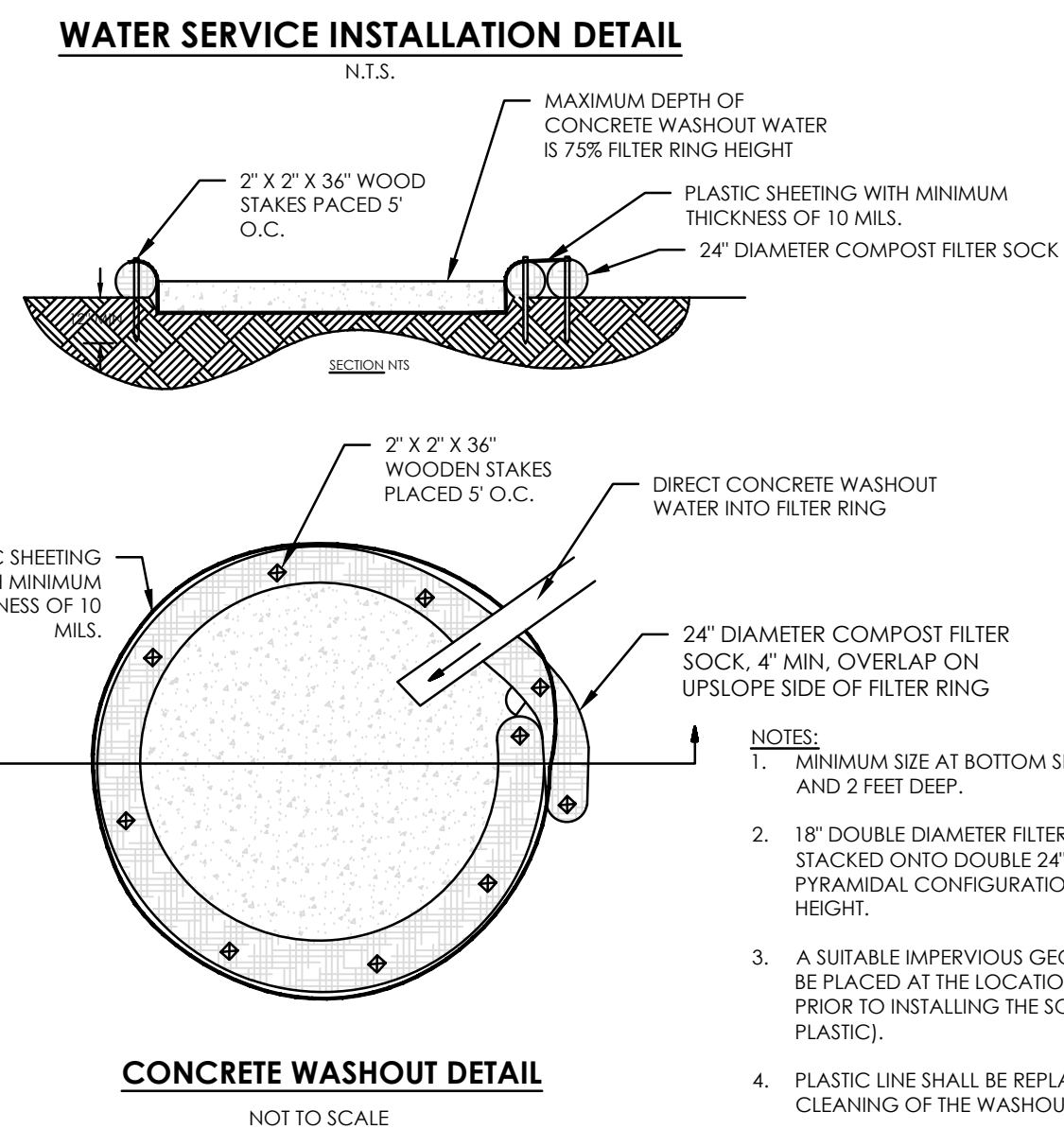
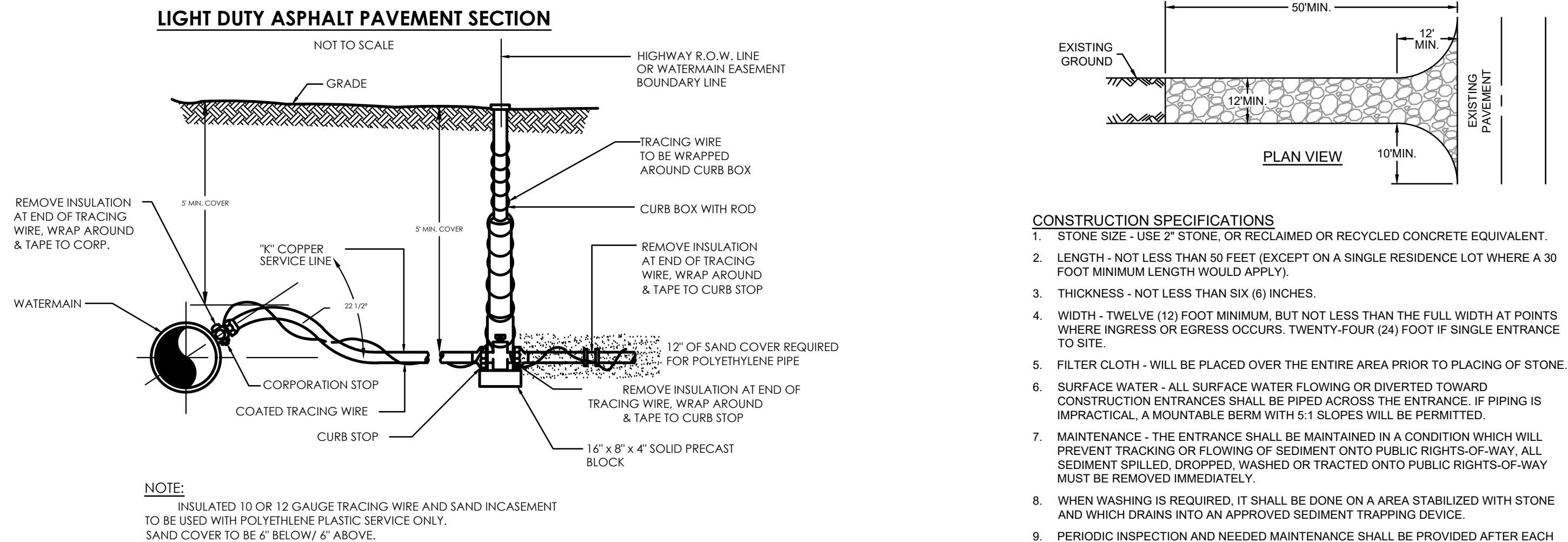
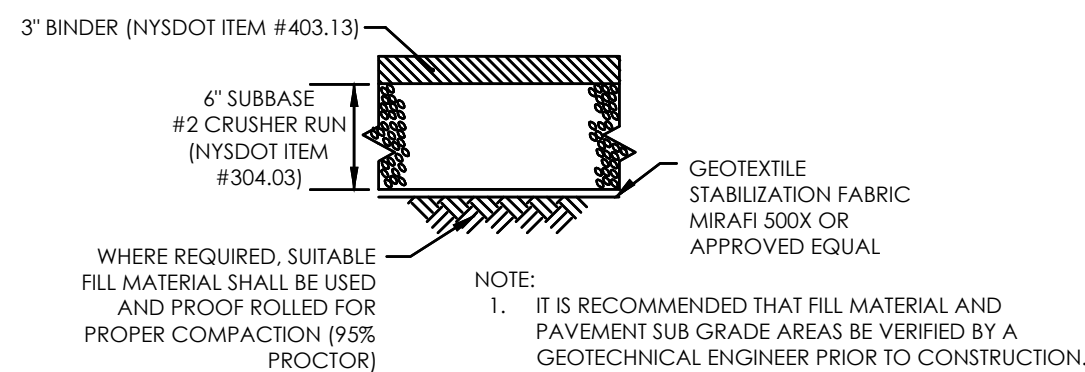
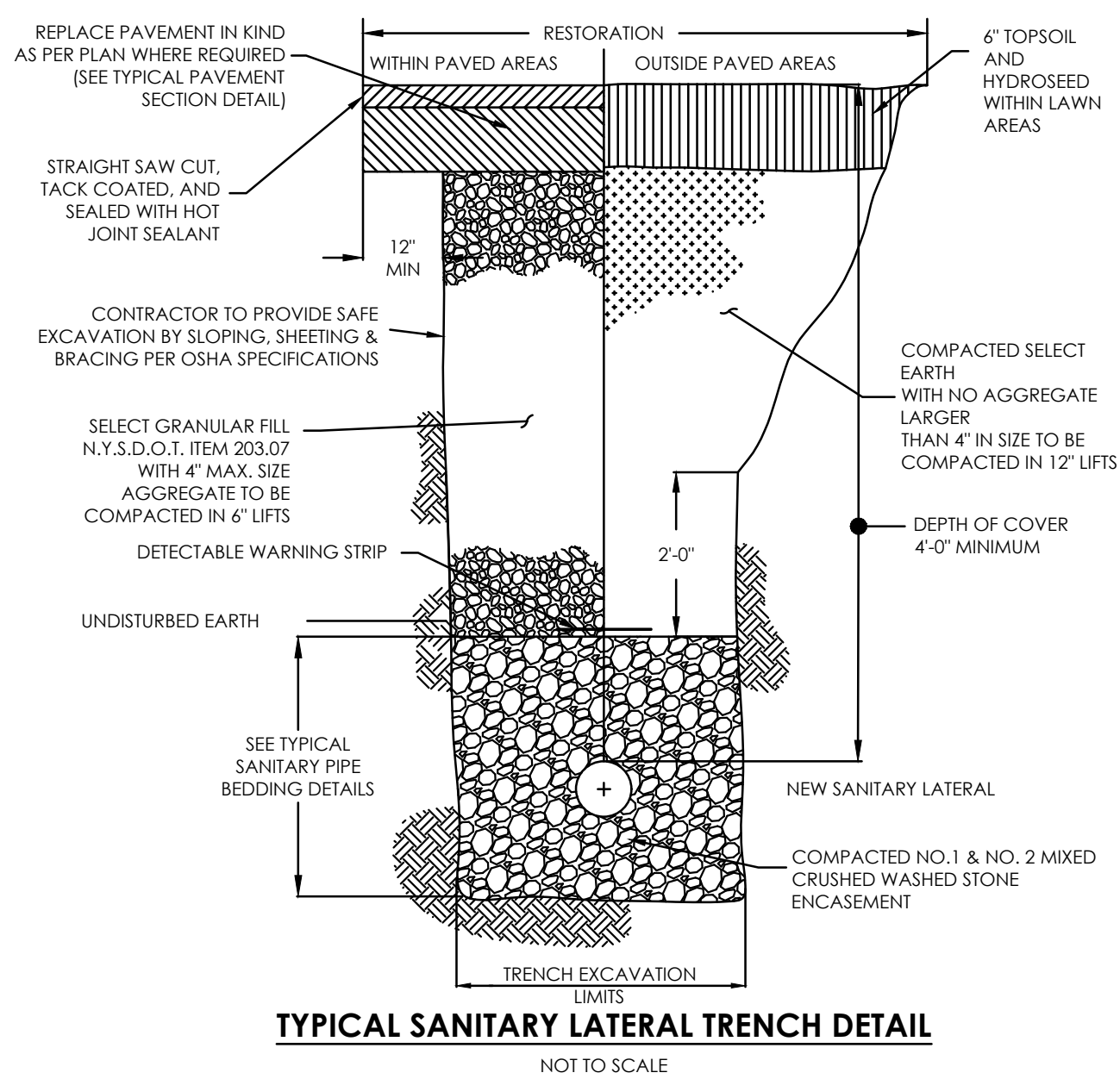
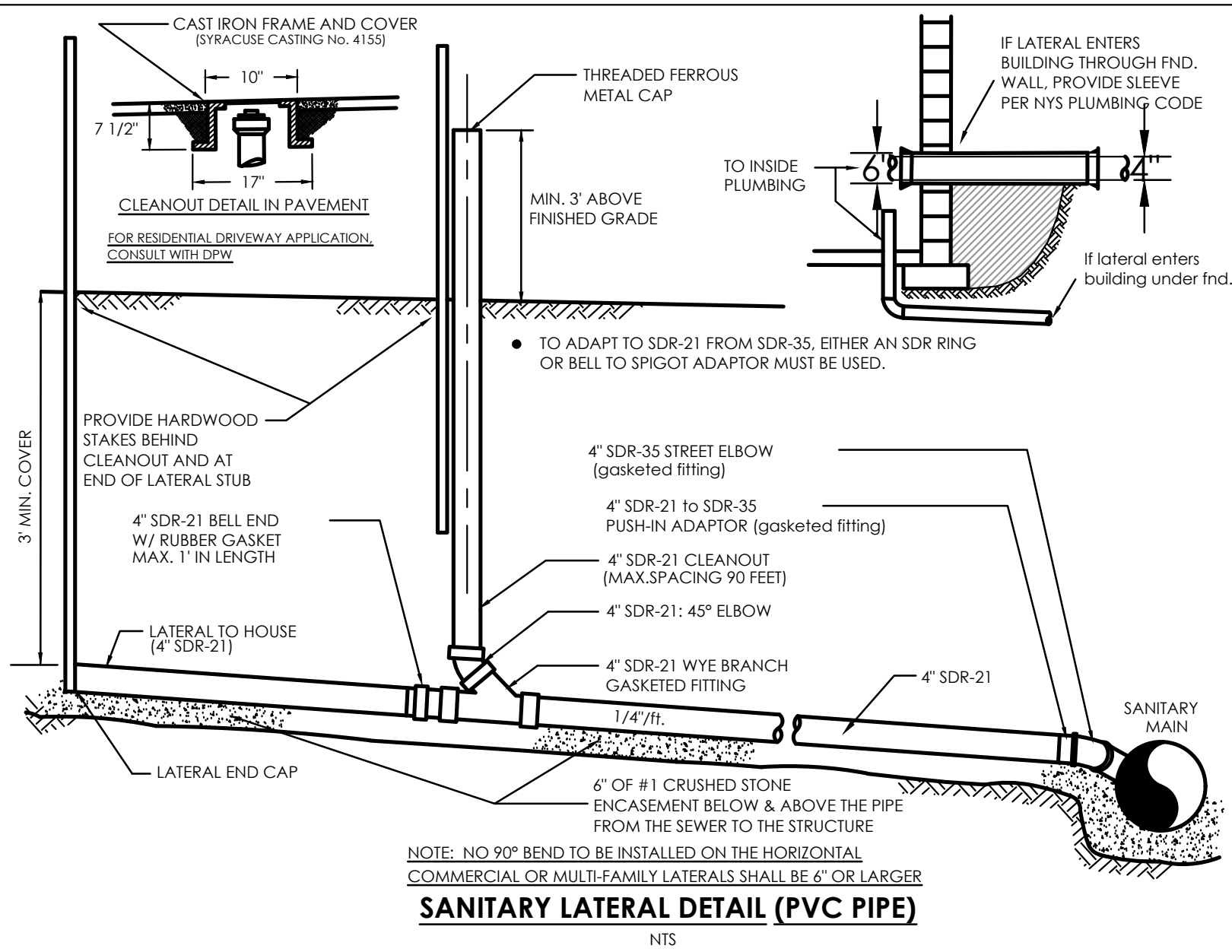
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CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

1. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
2. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
3. POSTS SHALL BE STEEL, EITHER T OR U TYPE OR 2" HARDWOOD
4. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA 1140N OR PREFABRICATED, GEOFAB, ENVIROFORC OR APPROVED EQUAL.

SILT FENCE
NOT TO SCALE

| DESIGN ELEMENT TOLERANCES | | |
|---|----------------------------------|------------------------------|
| ELEMENT | DESIGN AND FIELD LAYOUT LIMIT | LIMIT FOR WORK ACCEPTANCE |
| SIDEWALK CROSS SLOPE - SEE NOTE 12 | 1.5% MAX. | 2.0% MAX. |
| SIDEWALK GRADE (RUNNING SLOPE) - SEE NOTE 11 | 4.5% MAX. | 5.0% MAX. |
| CURB RAMP GRADE (RUNNING SLOPE) - SEE NOTE 21 | 7.5% MAX. | 8.3% MAX. |
| BLENDED TRANSITION GRADE (RUNNING SLOPE) - SEE NOTE 7 | 4.5% MAX. | 5.0% MAX. |

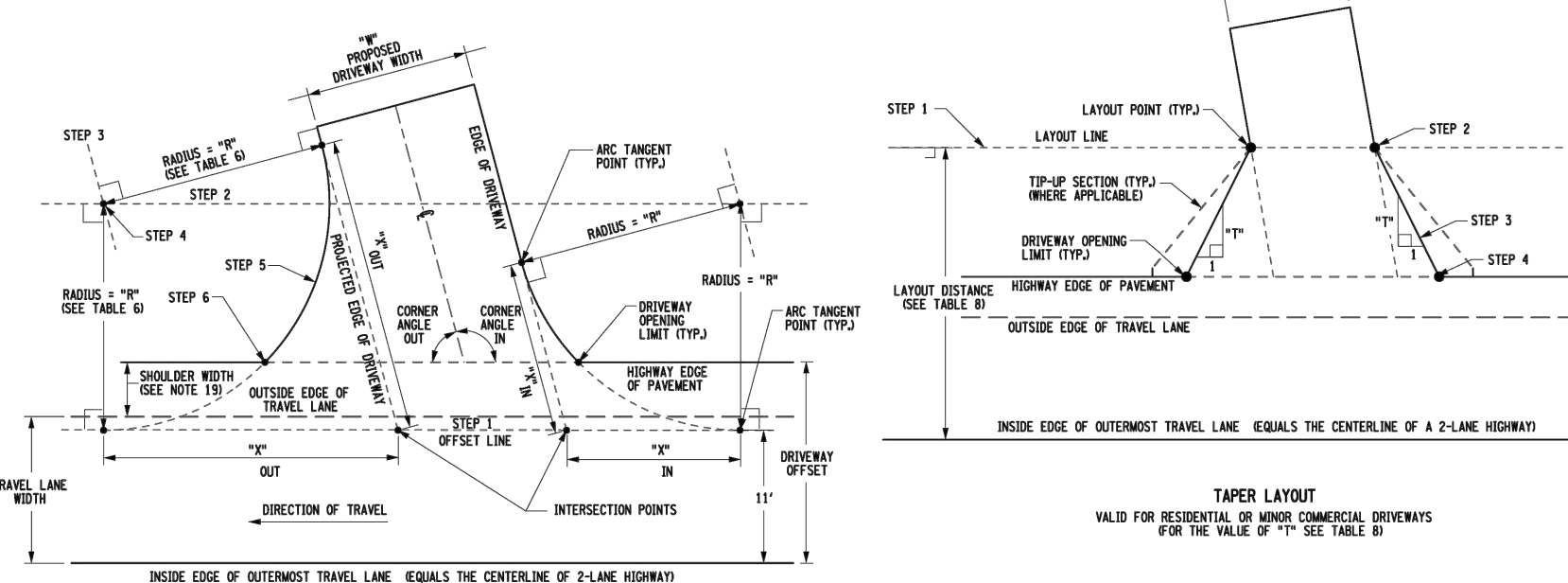
ALL VALUES SHOWN ON THE 608-03 STANDARD SHEETS REFER TO DESIGN AND FIELD LAYOUT LIMITS.
FOR ADDITIONAL REQUIREMENTS AND TOLERANCES, SEE "CRITICAL ELEMENTS FOR THE DESIGN, LAYOUT,
AND CONSTRUCTION OF PEDESTRIAN FACILITIES" AVAILABLE ON THE NYSDOT HIGHWAY DESIGN MANUAL
CHAPTER 18 WEBSITE.


| DRIVEWAY CLASSIFICATION | "R" |
|-------------------------------|-----|
| RESIDENTIAL "W" $\leq 13'$ | 16' |
| RESIDENTIAL "W" $> 13'$ | 13' |
| MINOR COMMERCIAL (ALL WIDTHS) | 33' |

| CORNER ANGLE | "X" FT. | | |
|--------------|--|--|------------------------------------|
| | RESIDENTIAL CROWDWAY 11' 1/2" WIDE #1717 | RESIDENTIAL CROWDWAY 11' 1/2" WIDE #1737 | MONOR COMMERCIAL CROWDWAY #1737 |
| 60° | 21.7 | 22.5 | 51.2 |
| 65° | 25.1 | 26.4 | 57.8 |
| 70° | 22.8 | 18.6 | 47.1 |
| 75° | 20.8 | 16.9 | 43.0 |
| 80° | 19.1 | 15.5 | 39.1 |
| 85° | 17.5 | 14.2 | 36.0 |
| 90° | 16.0 | 13.0 | 33.0 |
| 95° | 14.7 | 11.9 | 30.2 |
| 100° | 13.4 | 10.8 | 27.7 |
| 105° | 12.3 | 10.0 | 25.3 |
| 110° | 11.2 | 9.1 | 23.1 |
| 115° | 10.2 | 8.3 | 21.0 |
| 120° | 9.2 | 7.5 | 19.0 |

| DRIVEWAY CLASSIFICATION | TAPER (1:t') | LAYOUT DISTANCE |
|-------------------------|--------------|-----------------|
| RESIDENTIAL | 1:2 | 28' |
| MINOR COMMERCIAL | 1:1½ | 41' |

X REFERS TO EITHER "X"_{TM} OR "X"_{PLT}. THE CORNER ANGLE FOR "X"_{TM} + "X"_{PLT} IS EQUAL TO 180



| | | |
|---|--|---|
|  | NEW YORK STATE OF OPPORTUNITY. | Department of Transportation |
| U.S. CUSTOMARY STANDARD SHEET | | |
| RESIDENTIAL AND MINOR COMMERCIAL DRIVEWAY (SHEET 3 OF 9) | | |
| APPROVED MARCH 07, 2016 | ISSUED UNDER EB 16-012 | |
| /S/ RICHARD W. LEE, P.E. | 608-03 | |
| DEPUTY CHIEF ENGINEER | | |

TOWN OF PITTSFORD APPROVALS

TOWN ENGINEER

SUPERINTENDENT OF SEWERS

SUPERINTENDENT OF HIGHWAYS

MCWA APPROVAL

MONROE COUNTY WATER AUTHORITY

Review Number _____
Conforms to Monroe County _____

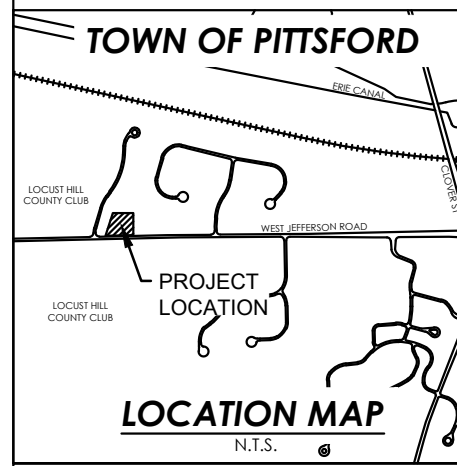
Conforms to Monroe County
Pure Waters Master Plan

| | |
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| Signature | D |
|-----------|---|



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[illegible]

KIRIK SITE PLAN

PART OF TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK

NOTES AND DETAILS

| | | | | | |
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TOWN OF PITTSFORD
DEVELOPMENT REVIEW COMMITTEE – Planning Comments
For Planning Board Meeting 1/13/25

SUBJECT: Kirik Subdivision
Preliminary/Final Subdivision
2118 W. Jefferson Road
Tax Parcel #163.03-1-2

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 review prior to a decision on this application. A digital copy of this document will be provided so that it may be incorporated into the response.

*****Questions about specific DRC comments should be directed to the Planning, Zoning, and Development Department (Doug DeRue or April Zurowski).**

PLANNING AND ZONING ISSUES:

GENERAL

1. This application proposes to subdivide the 1.5-acre parcel addressed as 2118 W. Jefferson Road into a 0.942-acre parcel with the existing single-family home and a 0.558-acre buildable lot proposed for a single-family home. The property is zoned Residential Neighborhood (RN). Per Town Code Section 185-18, subdivision potential of a lot without the creation of a new public or private road shall be determined based on its context to its adjacent lots. Using this calculation, the minimum lot size requires 0.37 acres. Both proposed lots will be larger than the minimum required. (DPW)
2. This is an unlisted action pursuant to SEQRA. The Planning Board will proceed with a single-agency review. A Part II EAF short form should be completed by the Planning Board prior to a decision on this application. (DPW)
3. As proposed, disturbances will not be in excess of one acre. Therefore, a SWPPP is not required, but erosion and sediment control measures should be noted on the grading plan. (DPW)
4. The address of the new home will be 2124 W. Jefferson Road. The Town will correspond with applicable agencies regarding this address change following subdivision approval. Please add both this house number and the existing house number to the respective lots on the plan set. (DPW, TRE)
5. Per Town Code Section 185-17 B. (2), the new home must be constructed within 10 feet of the building line
6. It is noted that a Monroe County Water Authority easement is shown across the frontage of both properties with no watermain proposed. (DPW)
7. The Planning Board and Town's Comprehensive Plan supports planning for and creating walkable communities. Sidewalks and trails are considered with all developments in town and the Board works towards making connections where possible. Please include a 15-foot-wide sidewalk easement along the W. Jefferson Road frontage and a 5-foot sidewalk within the easement. Town of Pittsford sidewalk details should be provided within the plan set. (DPW, TRE)

8. Plans should note the distance east and west to the nearest hydrant measured to the center of the proposed new lot. (DPW)
9. It is NYSDOT's position is that the total number of driveways for Lot 1 and Lot 2 should be two. It appears that the existing house on Lot 1 has two driveways where only one would be needed. We request one of the following:
 - a. Remove one of the existing driveways on Lot 1 and install a new driveway on Lot 2.
 - b. Provide cross access from Lot 2 to the easternmost existing driveway on Lot 1. (MCDPD)
10. Please provide the current status of the review by NYSDOT. Have plans been submitted to the state regarding the proposed driveway entrance? Any NYSDOT review comments/requirements concerning the driveways shall be incorporated into the development plans. (TRE)

SANITARY

11. Sewer Entrance Fees and Connection Fees will be required at the time of Sewer Department final subdivision signature. Fees are estimated to be \$596.46 in total and an invoice with payment instructions will be delivered following final approval. (PSD)
12. Please provide the invert of the existing sanitary manhole/cleanout located between the horseshoe driveway located on Lot 1. (TRE)
13. Please provide the percent gradient of the existing sanitary sewer main. Also, please confirm the existing sewer main material with the Sewer Department. the plans state that the existing sewer main material is 8" HDPE, DR-17. (TRE)
14. If the sanitary sewer main is confirmed to be 8" HDPE, DR-17 pipe, a detail will be required that depicts the method (plumbing materials required) to connect PVC lateral piping to a HDPE sewer main. (TRE)
15. Please provide the standard Town of Pittsford sanitary lateral detail and trench detail. (TRE)
16. At the proposed sanitary sewer lateral, please add a note that states, "Prior to starting the proposed lateral connection to the Town sewer main, a Connection Permit must be obtained from the Town of Pittsford Sewer Department." (DPW)

STORMWATER

17. Please provide details associated with the sump pump discharge. It is recommended that this drainage is directed to a drywell. (DPW)

MISCELLANEOUS

18. Please revise the signature lines. The signature lines should be "Town Review Engineer", "Commissioner of Public Works", "Pittsford Sewer Department", and "Planning Board Chairperson". (TRE)
19. The Town's standard recreation fund fee will be levied for each new home. This fee is currently \$1,000.00 and is collected when a building permit is issued. (DPW)
20. Design Review & Historic Preservation Board review and approval is required for the new home. The application will be scheduled for review once a building permit application has been submitted. (DPW)
21. All work within the NY-252 (W. Jefferson Road) right-of-way, including driveway and utility work, will require a NYSDOT Highway Work Permit. (MCDPD)

22. It should be noted that the Town has adopted a code for residential exterior lighting. Prior to installation of any exterior lighting, please consult Town Code Article XV. (DPW)
23. Per Town Law 239-nn, this application has been referred to the Town of Henrietta. No comments have been received at this time. (DPW)
24. This application was sent to Monroe County Department of Planning & Development for their review. Comments were forwarded to the applicant under separate cover and pertinent comments are incorporated herein. (DPW)
25. Subject to regulatory approvals including but not limited to: Planning Board Chairman, Sewer Department, Town Review Engineer, NYS Department of Transportation, Monroe County Water Authority, Monroe County Real Property, Monroe County Health Department, Monroe County Pure Waters. (DPW)

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

DPW – Department of Public Works

EB – Environmental Board

PSD – Sewer Department

HWY – Highway Department

PARK – Parks Department

PRAB – Parks and Rec Advisory Board

TE – Town Engineer

TRE – Town Review Engineer (MRB Group)

FD – Fire Department (PFD – Pittsford, BFD – Brighton)

FM – Fire Marshal

BD – Building Department

MCDPD – Monroe County Department of Planning & Development

**TOWN OF PITTSFORD
PLANNING BOARD
OCTOBER 27, 2025**

Minutes of the Town of Pittsford Planning Board meeting held on October 27, 2025, at 6:30PM local time. The meeting took place in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street.

PRESENT: Paul Alguire, Hali Buckley, Kevin Morabito, John Halldow

ABSENT: John Limbeck, Dave Jefferson, Paula Liebschutz

ALSO PRESENT: Doug DeRue, Director of Planning, Zoning, and Development; April Zurowski, Planning Assistant; Robert Koegel, Town Attorney

ATTENDANCE: There were 22 members of the public present.

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

CONTINUED APPLICATION:

Sundown Designs NY LLC, 834 Linden Avenue (Universal Imports of Rochester)
Preliminary/Final Site Plan

Heinrich Fischer, of Sundown Designs NY LLC, reintroduced the application. Mark Fuerbacher, of Universal Imports of Rochester, was also in attendance. Mr. Fischer explained the ongoing plan updates needed to adjust the existing stormwater facility. He gave an update for the timeline of construction for this project, stating that the grading and stone base will be done this year and the asphalt and landscaping will be completed in the spring. He will continue to work with Town staff on necessary revisions.

Chairman Halldow stated that there is an open public hearing on this matter and asked for public comment. Hearing none, Chairman Halldow motioned to close the hearing, seconded by Board Member Buckley; all ayes, none opposed. Chairman Halldow read the SEQRA and Preliminary/Final Site Plan resolutions, both unanimously approved by the Board.

NEW APPLICATION:

BME Associates, Coventry Ridge Section 3
Final Site Plan

Peter Vars, of BME Associates, introduced the application. He stated that this is the last section to be completed of the Coventry Ridge Subdivision. Section 3 will include 16 lots and a dedicated road to be known as Cherry Hills Drive. He has reviewed the draft resolution and has no issues with the proposed conditions of approval.

Board Member Buckley asked when construction for this section will begin. Mr. Vars stated that the developer plans to begin early next year.

Chairman Halldow stated that there is no public hearing on this matter. He read the Final Subdivision resolution which was unanimously approved by the Board.

OTHER DISCUSSION:

The minutes of September 8, 2025, were approved following a motion by Vice Chairman Alguire, seconded by Board Member Morabito. Following a unanimous vote, the minutes were approved, none opposed.

Chairman Halldow motioned to close the meeting at 6:43PM, seconded by Board Member Morabito, and approved by a unanimous voice vote, none opposed.

Respectfully submitted,

April Zurowski
Planning Assistant

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

| 2026 PLANNING BOARD MEETINGS | |
|-------------------------------------|---------------------|
| SUBMISSION DEADLINE | MEETING DATE |
| 4:00PM | 6:30PM START |
| | |
| 12/03/25 | 01/12/26 |
| | |
| | 01/26/26 |
| | |
| 12/31/25 | 02/09/26 |
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| 01/28/26 | 03/09/26 |
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| 03/04/26 | 04/13/26 |
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