

**VILLAGE OF PITTSFORD
PLANNING AND ZONING BOARD OF APPEALS**



Members

Justin Vlietstra, Chair
Joanne Shannon
Renee Stetzer
Heather Erwin
Susan Lhota

Lili Lanphear, Liaison
Mindy Zoghlin, Village Attorney
Linda Habeeb, Recording Secretary

PLANNING & ZONING BOARD OF APPEALS

Monday April 16, 2018 at 7:00 pm
(Workshop session: 6:30 pm)

Tentative Agenda

This agenda and the order of review may change at the discretion of the Chairperson.

- ✓ Conflict of Interest Disclosure

PLANNING BOARD

- Pittsford Canalside Properties, LLC ~ LWRP Consistency Review

Member Items:

- ✓ Minutes
- ✓ Liaison Report

Pittsford Canalside Properties, LLC

301 Exchange Boulevard
Rochester, New York 14608
Phone (585)232-1760
Fax (585)232-5846

March 16, 2018

Planning and Zoning Board of Appeals
C/O Linda Habeeb, Secretary
Village of Pittsford
21 North Main St.
Pittsford, NY 14534

VILLAGE OF PITTSFORD
2018 MAR 16 PM 3 29
RECEIVED

Re: Westport Crossing –APRB Referral to PZBA for Site Plan Conformity Review, and LWRP Consistency Review

Ladies and Gentlemen:

I am writing in reply to Susan Lhota's e-mail dated March 15, 2018 requesting that PCP provide drawings of the proposed Westport Crossing project showing decks, porches and stairwells in green (note – stairwells are internal to each building so are not part of the latest revision to the plans). As per this request please see the attached revised plans.

It is my understanding that the Planning Board has been tasked with two separate referrals from the APRB. First, it was asked to determine if the supplemental information that PCP provided to the APRB is in conformity to the approved site plan; and second, to complete a LWRP Consistency review.

With regard to the conformity review, the APRB, as a condition of issuing a Certificate of Approval, sent PCP a letter and drawings setting out changes they wanted PCP to make to the buildings. The APRB did not request any changes to the approved site plan, and none were made. However, because the building footprints were slightly reduced, (and a minor change made to the angle of building 6000), there were corresponding changes to the site plan. These were shown in the red overlay previously provided to the Planning Board. Porches and decks were not included at that time because the APRB revisions addressed trunk width and length, and building elevations (most of the reduced square footage and volume was achieved by the removal of portions of 3rd and/or 4th stories). The enclosed drawings show the porches and decks, shown in green line work as requested and as they will appear based on the revised building footprints. We are hopeful this information will assist you to complete the conformity review.

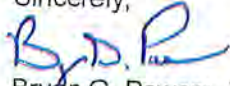
Though the locations of decks and porches may be helpful in determining conformity of PCP's revisions to the site plan, we feel they are not relevant to the Board's LWRP Consistency review. As you are aware, the criteria for that review is set forth in chapter 121 of the Village Code. In addition, the Board has performed a LWRP consistency review for this project and I enclose those Findings (pages 26-30 of the Planning Board findings for final site plan approval) for your reference. It is my understanding that the earlier review was deemed inadequate due to PCP not providing a completed Coastal Assessment Form. As that has now been delivered, the Board should readily be able to complete the LWRP review within the 60 day time frame mentioned in your March 15, 2018 correspondence. Also, it is my understanding that in court this past Monday (March 9, 2018) the Planning Board attorney, Ms. Zoghlin requested additional time for the LWRP consistency determination, and the court denied that request and specifically directed that it go forward as scheduled.

Pittsford Canalside Properties, LLC

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Rochester, New York 14608
Phone (585)232-1760
Fax (585)232-5846

If you should have any questions about this letter or the enclosures, please do not hesitate to call. Representatives of Pittsford Canalside Properties LLC will be available at Planning Board meeting on Monday (March 19, 2018) to answer any questions you may have

Sincerely,



Bryan G. Powers, P.E.
Senior Project Manager
On behalf of Pittsford Canalside Properties, LLC

c: Pittsford Canalside Properties, LLC

L024-Planning Board – Add patios porches and other features to Final Site Plans and LWRP review 3-15-18.doc

E. PITTSFORD VILLAGE CODE CHAPTER 121

27. The R-5 provisions of the Village Code override separate compliance with the local Waterfront Revitalization Program for R-5 Special Permit Applications. As Special Counsel for the Board of Trustees of the Village of Pittsford previously stated in response to an action challenging an early aspect of this project: “§210-19.1(J) specifically states: ‘New development shall maintain and enhance the public’s access to the Erie Canal shoreline in conformance with the principles articulated in the Village of Pittsford Local Waterfront Revitalization Program (LWRP).’(emphasis added) In adopting this provision the Village did not incorporate compliance with the procedures of LWRP, thus making it clear that compliance with the R-5 provisions themselves properly addressed compliance with the LWRP.” [affirmation of Karl Essler (dated October 16, 2013) at paragraph 22, attached hereto as Exhibit “E”]. Similarly Pittsford Village Code §210-19.5.A requires that any Special Permit granted in the R-5 district shall be in conformity with the Village of Pittsford Local Waterfront Revitalization Program.

28. That the Trustees intended that the R-5 provisions of the Pittsford Village Code override separate compliance with the Local Waterfront Revitalization Program is demonstrated by condition one of the multiple dwelling Special Permit granted by the Trustees by Resolution #20 of 2012. That condition requires that the Special Permit is subject to Final Site Plan Approval by the Planning Board in accordance with Article XVII and 210-19.5 of the Village Code and a Certificate of Approval by the Architectural Preservation and Review Board, in accordance with Article XIV of the Village Code. There is no requirement that the Special Permit is subject to a Pittsford Village Code Chapter 121 Planning Board consistency determination.

29. In making their determinations with respect to this project, both the Board of Trustees and the Planning Board determined that the project maintains and enhances the public’s

access to the Erie Canal Shoreline and that the project was in conformity with the principles articulated in the LWRP. See Board of Trustees SEQRA Negative Declaration, Section 2 of the 13th whereas paragraph of Resolution 20 of 2012 and paragraph 26 of the findings adopted by the Planning Board in support of its Preliminary Site Plan approval, annexed hereto as Exhibit "A".

30. The project is consistent with the LWRP policies identified in Section 121-5.G of the Village Code governing Local Waterfront consistency as more fully explained and described in Sections III and V of the Local Waterfront Revitalization Program-Town and Village of Pittsford, specifically Sections 121-5.G (1), (2), (5), (6), (7), (8), (9), (10), (11), (12), & (13); the remaining items in Section 121-5.G are not applicable to the land being considered for development. The Preliminary and Final Site Plans, the submitted Engineer's Report, the Preliminary Site Plan application materials, Parts I, II & III of the Environmental Assessment Form, the SEQRA Negative Declaration, Resolution #20 of 2012, and the record of proceedings before the Board of Trustees, Planning Board and Zoning Board of Appeals, which are incorporated herein by reference, all contain the information that supports the project's compliance with those items in Section 121-5.G:

- a. The requirements of 121-5.G(1) have been met. To the greatest extent possible, the proposed development at 75 Monroe Avenue enhances community character, preserves open space, makes sufficient use of infrastructure, makes beneficial use of the water front location and minimizes adverse effects of this development as well as providing amenities for residents and visitors and being a guide to future development, so that it compliments and does not compete with the village historic character. See Sections 2, 4 & 5 of the 13th Whereas

- h. The requirements of 121-5.G.(8) have been met. As a result of being involved in the New York State Brownfield Remediation program, this project will protect and improve air quality in the LWRP area. See Parts I – III of the EAF.
- i. The requirements of 121-5.G.(9) have been met. As a result of being involved in the New York State Brownfield program, this project will improve environmental degradation in the LWRP area. See Parts I – III of the EAF.
- j. The requirements of 121-5.G.(10) have been met. This project provides public access to and recreational use of the Erie Canal. See the regulating plan, Preliminary Plan Sheets 2240-04 & 05; and Final Plan Sheets 2240-02F & 03F.
- k. The requirements of 121-5.G.(11) have been met. The construction of this project permitted by the Brownfield Remediation will eliminate a pre-existing visual and physical pollutant and help preserve historic resources in the LWRP area. See the 12th, 13th, 14th & 15th Whereas paragraphs of Resolution #20 of 2012.
- l. The requirements of 121-5.G.(12) have been met. See sections 2 & 3 of the 13th Whereas paragraph of Resolution #20 of 2012.
- m. The requirements of 121-5.G.(13) have been met. As a result of the Brownfield Remediation, this project is in line with Village protective measures for environmental resource preservation. See Parts I – III of the EAF and the SEQRA negative declaration, dated August 9, 2012.
- n. The requirements of 121-5.G.(14) have been met. This project will not involve any dredging or disposal of dredge spoil materials. See the 11th Whereas paragraph of Resolution #20 of 2012 and Parts I – III of the EAF.

- o. The requirements of 121-5.G.(15) are not applicable as no dredging of material is required as part of the proposed action.

F. **GENERAL MUNICIPAL LAW §239-M REFERRAL:** This project was referred to the Monroe County Development and Review Committee prior to Preliminary Site Plan Approval and prior to Final Site Plan Approval. In connection with such referral, please see December 16, 2013 Project Review Report received from the Monroe County Development and Review Committee and January 9, 2014 Project Review Report annexed hereto as Exhibit "F". The suggestions in the reports were incorporated in the Final Site Plan for this project.




Department of Planning & Development

Monroe County, New York

Cheryl Dinolfo
County Executive

Jeffrey R. Adair
Director

To: Village of Pittsford Planning Board

From: Jeffrey Castle, Planner II 

Date: March 23, 2018

Subject: LWRP Consistency Review
75 Monroe Avenue
MCDP&D Response to Development Review Referral (PV18002Z)

VILLAGE OF PITTSFORD
2018 APR 2 PM 1 34
RECEIVED

Review Authority and Response:

General Municipal Law: Section 239-m (Zoning)
 Approval Modification Disapproval Comment No Comment

Section 239-n (Subdivision)
 Approval Modification Disapproval Comment No Comment

County Charter: Section C5-4.A (Airport)
 Approval Approval with Conditions Disapproval

Section C5-4.C (Advisory Review)
 Approval Modification Disapproval Comment No Comment

Referred to the Development Review Committee (DRC) (If yes, DRC Project Review Report attached):
 Yes No

MCDP&D Comments:

The Monroe County Department of Planning and Development has reviewed this application and finds that the comments provided for the previous site plan referral PV13-1Z are relevant to this referral. Please see the attached Referral Response and Project Review Report for PV13-1Z, dated April 23, 2013, for the complete list of MCDP&D and Development Review Committee comments.

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

xc: Steven V Metivier, Army Corps of Engineers
Western Division Canal Permit Engineer, New York State Canal Corporation
Town of Pittsford
Pittsford Canalside Properties, LLC



Department of Planning and Development

Monroe County, New York

Maggie Brooks
County Executive

Judy A. Seil
Director

To: Village of Pittsford Planning Board
From: Renee Casler, Planner II
Date: April 23, 2013
Subject: Site Plan Review/Special Permit "Westport Crossing"
75 Monroe Avenue
MCDP&D Response to Development Review Referral (PV13-1Z)

Review Authority and Response:

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

Referred to the Development Review Committee (DRC) (If yes, DRC Project Review Report attached):
 Yes No

MCDP&D Comments:

1. According to the National Wetland Inventory (NWI) maps prepared by the United States Department of Interior, this site appears to contain a portion of a federal wetland that is classified as L1UBHx. Although a buffer area is not required, it is beneficial to the wetland if a natural buffer of 100 feet is left around it. The applicant may need to obtain a permit from the Army Corps of Engineers. For further information regarding the need for a permit, the applicant should contact:

Mel Schroeder
Army Corps of Engineers
1776 Niagara Street
Buffalo, NY 14207
Telephone: (716) 879-4307
Website: <http://www.lrb.usace.army.mil>

PROJECT REVIEW REPORT
Monroe County Development Review Committee

April 23, 2013

Subject: Attachment to File PV13-1Z

The Monroe County Development Review Committee (DRC) has reviewed the subject application and has identified the following points that require appropriate action PRIOR TO SUBMISSION OF FINAL PLANS FOR APPROVAL.

(NOTE: The letter in parentheses following each comment identifies the DRC member listed at the bottom of the page making the comment. Questions should be addressed to the appropriate DRC agency.)

1. The following comments must be addressed by the applicant: (A)
 - Plans for any extension or relocation of a water main or sanitary sewer must be submitted to and approved by the Monroe County Department of Health pursuant to Title 10 of the Official Compilation of Codes, Rules and Regulations of the State of New York, Part 5 and Article 17 of the New York State Environmental Conservation Law respectively.
 - The applicant or developer must inform the Supplier of Water of the intended use of their public water supply. Information about the intended use will enable the Supplier to make a determination as to whether the Supplier must require the user of water to protect the Supplier's water distribution system against backflow contamination. If the Supplier of Water requires backflow protection, then plans must be submitted to and approved by the Supplier who will forward the plans to the Monroe County Department of Health for their approval. The approval process must be completed prior to installation. The determination and plan approval process should be started early to avoid unnecessary delays or conflict with other plan approvals such as water main extensions. If other Department of Health approvals are needed for the project, these approvals may not be granted until the backflow prevention plans have been approved.
 - The plans for the proposed swimming pool must be approved by the Monroe County Department of Health pursuant to Title 10 of the Official Compilation of Codes, Rules and regulations of the State of New York, Part 6. For additional information regarding plan submission and approval please call 753-5057.
 - The plans for the proposed (restaurant, cafeteria, bakery, food take-out facility, pizza parlor, ice cream parlor or tavern) must be submitted to and reviewed by the Monroe County Department of Health pursuant to Title 10 of the Official Compilation of Codes, Rules and Regulations of the State of New York, Part 14. For additional information regarding the number and type of plans to be submitted contact Robert Mauro at 753-5057.
 - MCDPH shall be provided a copy of the Remedial Investigation Report prepared for the site under the Browncoft Clean Up Program for review. Any future work plan shall also be provided to MCDPH.
 - MCDPH approvals will not be granted until completion of a Final Remediation Report and Certificate of Completion from NYSDEC.

(A) - Monroe County Department of Health, Jeff Kosmala, 753-5470

(B) - Monroe County Department of Transportation, Thomas Cesario, 753-7711

(C) - New York State Department of Environmental Conservation, Division of Environmental Permits, 226-5400

(D) - New York State Department of Transportation, David Goehring, 272-3300

Linda Habeeb

From: Brozell, Sally <sbrozell@messengerpostmedia.com>
Sent: Thursday, March 29, 2018 6:25 PM
To: Linda Habeeb
Subject: 113-51390 Re: Legal notice

Hi Linda
Legal will publish April 05
Happy Easter to you also!
Sally

**LEGAL NOTICE
VILLAGE OF PITTSFORD
NOTICE OF PUBLIC HEARING**

Please take notice that a continuation of a Public Hearing will be held before the Village of Pittsford Planning Board on Monday April 16, 2018 at 7:00 P.M. to consider an application made by Pittsford Canalside Properties LLC for a determination of consistency with the Local Waterfront Revitalization Program policy standards, and the APRB referral to determine whether the October 2017 submission to the APRB conforms to the 2014 approved site plan conditions for Westport Crossing, located at 75 Monroe Avenue, pursuant to Chapter 121-4, Local Waterfront Consistency, of the Code of the Village of Pittsford.

Village of Pittsford
Planning Board
Linda L. Habeeb, Secretary
4/5/18
Ap 05
51390

On Wed, Mar 28, 2018 at 2:38 PM, Linda Habeeb <lhabeeb@villageofpittsford.com> wrote:

Hi Sally,

Attached is a legal notice for publication in the April 5th BP Post.

LEGAL NOTICE
VILLAGE OF PITTSFORD
NOTICE OF PUBLIC HEARING

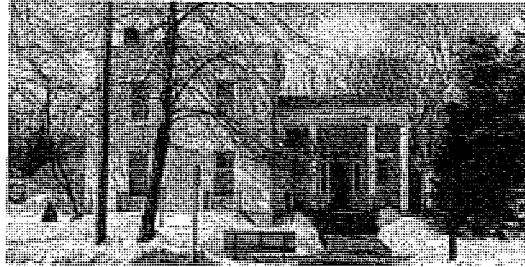
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LEGAL NOTICE
AGENDA

VILLAGE OF PITTSFORD

SETTLED 1789 • INCORPORATED 1827



Village Hall ca 1855 (remodeled 1937)

VILLAGE OF PITTSFORD NOTICE OF PUBLIC HEARING

Please take notice that a continuation of a Public Hearing will be held before the Village of Pittsford Planning Board on Monday April 16, 2018 at 7:00 P.M. to consider an application made by Pittsford Canalside Properties LLC for a determination of consistency with the Local Waterfront Revitalization Program policy standards, and the APRB referral to determine whether the October 2017 submission to the APRB conforms to the 2014 approved site plan conditions for Westport Crossing, located at 75 Monroe Avenue, pursuant to Chapter 121-4, Local Waterfront Consistency, of the Code of the Village of Pittsford.

Village of Pittsford
Planning Board
Linda L. Habeeb, Secretary
4/5/18

VILLAGE OF PITTSFORD

SETTLED 1789 • INCORPORATED 1827



Schoen Place waterfront at sunrise

April 6, 2018

Dear Village Property Owner:

The legal notice below was published in the Brighton-Pittsford Post on April 6, 2018. As an adjacent property owner within 300 feet of the subject property, you may wish to speak for or against the application. The date and time of the hearing are mentioned in the notice. If you are unable to attend the meeting, and wish to make a statement, a letter may be sent to the Village Office to be read at the hearing. The Village Office number is 586-4332.

Sincerely,

Linda Habeeb

Linda Habeeb, Secretary
Planning & Zoning Board of Appeals

VILLAGE OF PITTSFORD NOTICE OF PUBLIC HEARING

Please take notice that a continuation of a Public Hearing will be held before the Village of Pittsford Planning Board on Monday April 16, 2018 at 7:00 P.M. to consider an application made by Pittsford Canalside Properties LLC for a determination of consistency with the Local Waterfront Revitalization Program policy standards, and the APRB referral to determine whether the October 2017 submission to the APRB conforms to the 2014 approved site plan conditions for Westport Crossing, located at 75 Monroe Avenue, pursuant to Chapter 121-4, Local Waterfront Consistency, of the Code of the Village of Pittsford.

2 & N Properties of Pittsford
98 Parkerhouse Rd.
Rochester, NY 14623

Richard Chenette
56 Monroe Avenue
Pittsford, NY 14534

Merle Whitehead
910 Maple Rd.
Amherst, NY 12221

Stephen Bartlett
65-C Monroe Ave.
Pittsford, NY 14534

Michael Nantucket Prop LLC
c/o Mike DiNardo
67 Monroe Avenue
Pittsford, NY 14534

65A Monroe Ave LLC
65-A Monroe Avenue
Pittsford, NY 14534

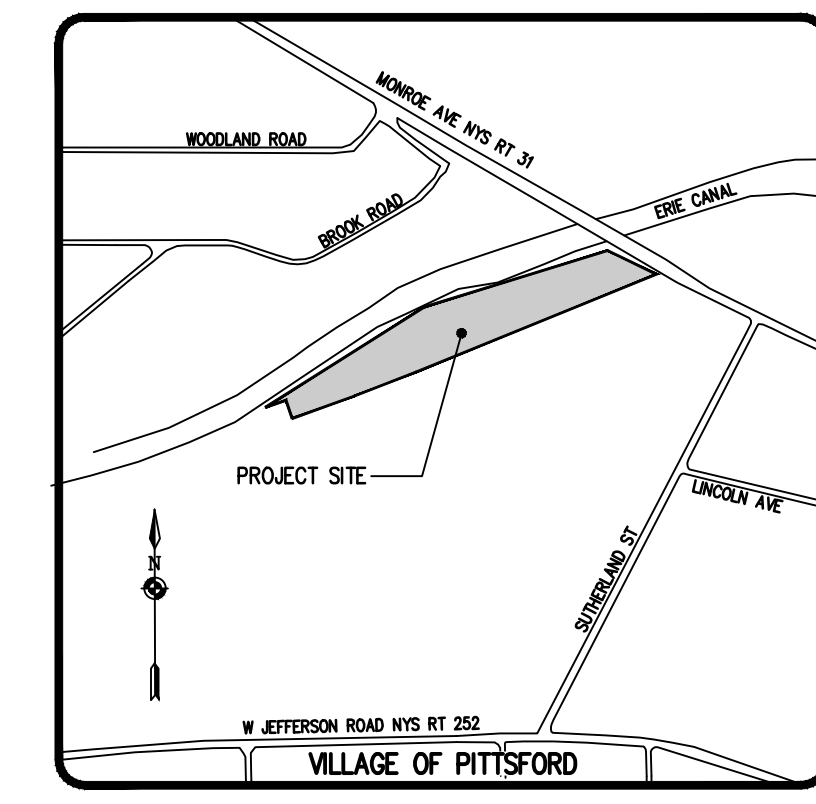
Rizzo&Digiacco Prop LLC
69A Monroe Avenue
Pittsford, NY 14534

Nebb LLC
71-B Monroe Avenue
Pittsford, NY 14534

Pitts Cent School Dist #1
Business Office
75 Barker Road
Pittsford, NY 14534

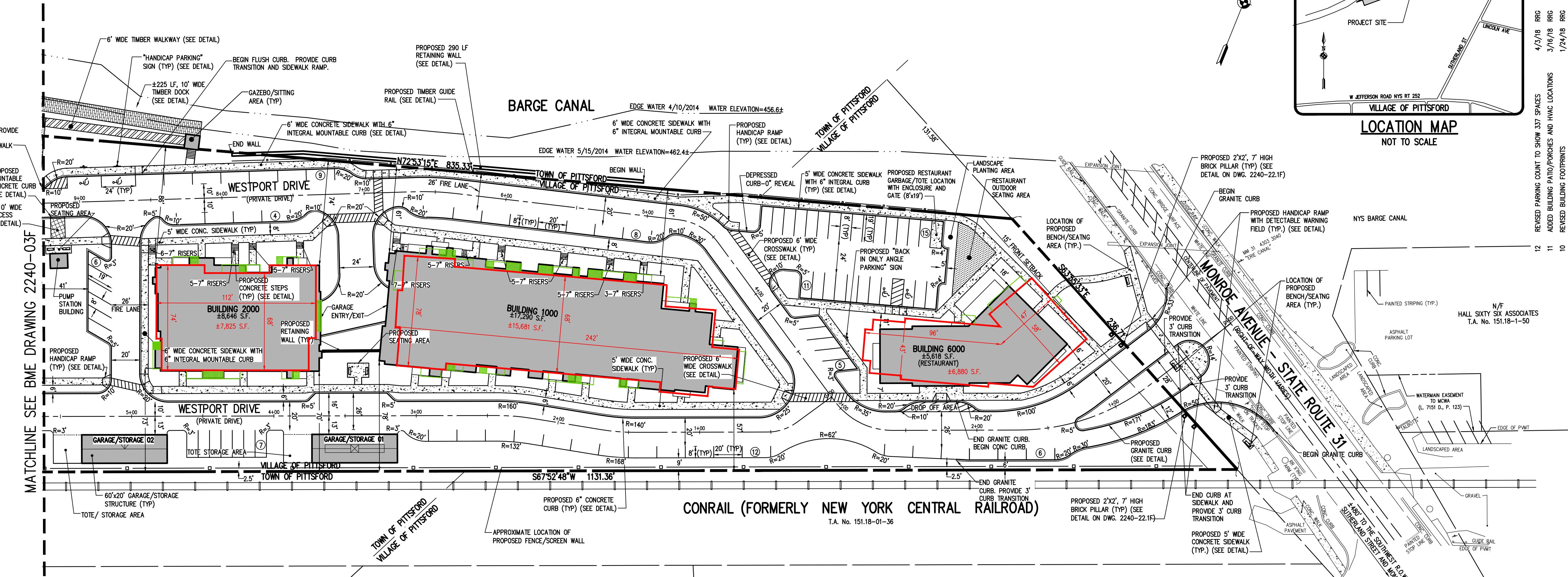
Sixty Six Associates Hall
c/o Stewart Hall
595 Salisbury Street
Worcester, MA 01609

Daniel Blondell
65-A Monroe Ave.
Pittsford, NY 14534



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the item his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
1	REVISED PER VILLAGE ENGINEER COMMENTS	5/27/15	RRG
2	REVISED PER VILLAGE ENGINEER COMMENTS	3/20/15	RRG
3	REVISED PER VILLAGE ENGINEER COMMENTS	2/17/15	RRG
4	REVISED PER VILLAGE AND AGENCY COMMENTS	11/25/14	RRG
5	REVISED PER ADDENDUM No. 7	11/11/14	RRG
6	REVISED PER ADDENDUM No. 5 & 6	11/15/14	RRG
7	REVISED PER ADDENDUM No. 1, 2, 4 & 3	2/13/14	RRG
8	REVISED PER VILLAGE ENGINEER COMMENTS	7/6/15	RRG
9	REVISED PER VILLAGE ENGINEER COMMENTS	7/13/15	RRG
10	REVISED BUILDING FOOTPRINTS	1/24/18	RRG
11	ADDED BUILDING PATIO/PORCHES AND HVAC LOCATIONS	3/16/18	RRG
12	REVISED PARKING COUNT TO SHOW 337 SPACES	4/3/18	RRG



MATCHLINE SEE DRAWING 2240-03F

N/F PITTSFORD VILLAGE GREEN CONDOMINIUM T.A. No. 151.17-03-02

N/F PITTSFORD VILLAGE GREEN CONDOMINIUM T.A. No. 151.17-03-02

N/F ROCHESTER GAS & ELECTRIC CORPORATION T.A. No. 151.18-03-71

SITE NOTES:

- EXISTING ZONING: R-5 RESIDENTIAL DISTRICT, A SPECIAL PERMIT WAS GRANTED BY THE VILLAGE OF PITTSFORD BOARD OF TRUSTEES FOR THE PROPOSED DEVELOPMENT ON DECEMBER 19, 2012 (RESOLUTION #20).
 - TOTAL PROJECT AREA IS 7.39 AC±
 - PROPOSED USE: 167 APARTMENT UNITS IN 6, MULTI-STORY BUILDINGS, A CLUBHOUSE WITH POOL, RESTAURANT (125 SEATS), AND DETACHED GARAGES. (SEE CHART)
 - APPLICABLE LOT STANDARDS:
- | | ALLOWED | PROVIDED |
|--|----------------|-------------|
| ALLOWABLE DENSITY | 25 DU/ACRE=184 | 167 |
| MAXIMUM BUILDING HEIGHT (SEE NOTE #15) | 4.5 STORIES | 4.5 STORIES |
- PARKING:
- | | REQUIRED | PROVIDED |
|--|------------|------------|
| APARTMENT BUILDING PARKING (167 UNITS X 1.5)+(167 UNITS X 0.33 X 0.5)= | 278 SPACES | |
| RESTAURANT PARKING (125 SEATS X 1 SPACE / 3 SEATS)= | 42 SPACES | |
| WATERFRONT USES | 10 SPACES | |
| TOTAL REQUIRED PARKING: | 330 SPACES | |
| TOTAL PARKING PROVIDED: | | 337 SPACES |
- ON OCTOBER 29, 2014 THE VILLAGE PZBA ISSUED AREA VARIANCES WHICH:

SITE NOTES (CONT):

- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE VILLAGE OF PITTSFORD AND THE APPROPRIATE MONROE COUNTY AND NEW YORK STATE AGENCIES, UNLESS OTHERWISE NOTED.
- BASED UPON THE FIRM COMMUNITY PANEL NUMBER 36055C0359G (EFFECTIVE DATE AUGUST 28, 2008) THE SUBJECT PROPERTY IS NOT WITHIN A CURRENTLY MAPPED 100 YEAR FLOODPLAIN.
- A NYS DOT HIGHWAY ACCESS PERMIT WILL BE REQUIRED. AN ACCESS/ENTRANCE PLAN WILL BE PROVIDED UNDER A SEPARATE APPLICATION.
- A NYS DOT UTILITY PERMIT WILL BE REQUIRED FOR THE SANITARY SEWER AND WATERMAIN CONNECTIONS ACROSS MONROE AVE (NYS RT31).
- A NYSDEC ARTICLE 15 PERMIT WILL BE REQUIRED, FOR WORK AND STORMWATER DISCHARGES INTO THE BARGE CANAL.
- A NYSDEC DOCK PERMIT WILL BE REQUIRED, FOR CONSTRUCTION OF THE DOCK ALONG THE BARGE CANAL.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS TAKEN FROM A FILE PROVIDED BY COSTICH ENGINEERS, TITLED "TOPOGRAPHICAL SURVEY" DATED "SEPTEMBER 5, 2007".
- THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO THE NYS CANAL DATUM. THE CANAL DATUM IS 10.8 FEET ABOVE THE NATION GEODETIC VERTICAL DATUM OF 1929.
- POOL CHEMICALS SHALL BE STORED IN APPROVED CONTAINERS IN A MAINTENANCE ROOM WITHIN THE CLUBHOUSE BUILDING.
- PER VILLAGE BOARD OF TRUSTEES RESOLUTION #20 OF 2012, THE MAXIMUM BUILDING HEIGHTS WITHIN THE PROPOSED DEVELOPMENT ARE ALL MEASURED FROM THE AVERAGED FINISHED GRADE ON THE CANAL SIDE OF THE BUILDINGS TO THE EAVE OF THE BUILDINGS.
- PER THE VILLAGE OF PITTSFORD, ART WORK IN THE VALUE OF 1/2 OF 1% OF THE TOTAL PROJECT COST SHALL BE PROVIDED.
- A GENERAL ACCESS EASEMENT WILL BE REQUIRED TO ALLOW PUBLIC ACCESS TO CANAL AND ALLOW ACCESS TO VILLAGE OF PITTSFORD FOR MAINTENANCE REQUIREMENTS.
- EASEMENTS MUST BE REVIEWED AND APPROVED BY THE VILLAGE ATTORNEY AND VILLAGE ENGINEER PRIOR TO FILLING THE EASEMENTS.

BUILDING NOTES:

BUILDING NUMBER	NUMBER OF UNITS	BUILDING FOOTPRINT SF	BUILDING HEIGHT
1000	36	±17,290	VARIES 2 (30') STORY AND 3 STORY (41')
2000	22	±8,646	3 STORY (41')
3000	40	±14,737	4 STORY (52')
4000	29	±12,507	VARIES 2 (30') STORY, 3 (41') STORY AND 4 STORY (52')
5000	36	±17,050	VARIES 2 (30') STORY AND 3 STORY (41')
RESTAURANT (6000)	4	±5,618	1 STORY AND 2 STORY (30')
CLUBHOUSE	0	+3,168	1 STORY AND 2 STORY (30')
TOTALS:	167	±79,016	8% -1 STORY, 25% 2 STORY, 45% 3 STORY AND 23% 4 STORY

APPROVALS

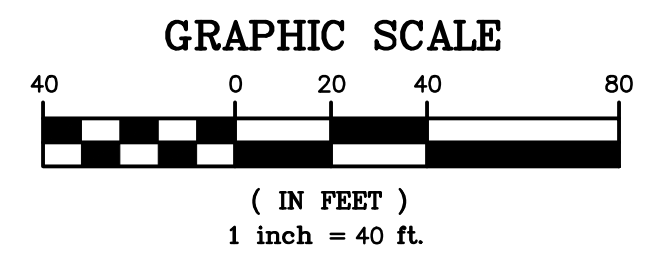
BY: _____ DATE: _____
 PLANNING BOARD CHAIRPERSON

BY: _____ DATE: _____
 VILLAGE ENGINEER

BY: _____ DATE: _____
 VILLAGE CODE ENFORCEMENT OFFICER

BY: _____ DATE: _____
 FIRE MARSHAL

BY: _____ DATE: _____
 DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT



NOT APPROVED

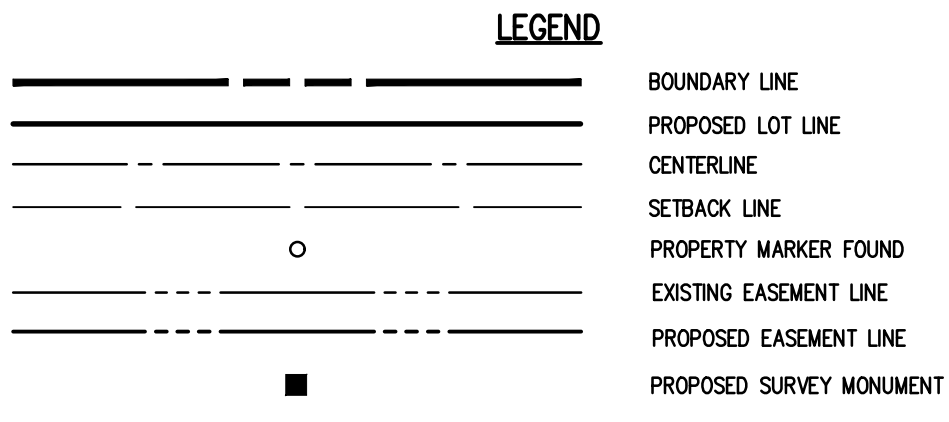
This plan has not received final approval of all reviewing agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

- REFERENCES:
- A MAP PREPARED BY COSTICH ENGINEERS ENTITLED "TOPOGRAPHIC SURVEY", DRAWING NUMBER 1171-2, DATED SEPTEMBER 5, 2007.
 - PLANS PREPARED FOR THE NYS BARGE CANAL, DATED 1922, PLATE No. 83.
 - LIBER 10480 OF DEEDS, PAGE 335
 LIBER 10574 OF DEEDS, PAGE 46
 LIBER 10702 OF DEEDS, PAGE 522
 LIBER 10954 OF DEEDS, PAGE 635

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MAY 15, 2014 AND THE REFERENCES NOTED HEREON.

THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.

BY: DAVID N. ZACHARIAS, NYSPLS 049940 DATE: _____



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WESTPORT CROSSING
 VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK STATE
 PITTSFORD CANALISE PROPERTIES, LLC
 300 EXCHANGE BOULEVARD
 ROCHESTER, NY 14608

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER: P. VARS
 PROJECT ENGINEER: M. BOGDJEVSKI
 DRAWN BY: J.G. CRETEKOS
 SCALE: 1" = 40'
 DATE ISSUED: SEPTEMBER 2013
 PROJECT NO.: 2240
 DRAWING NO.: 02F
 (SHEET 1 OF 2)

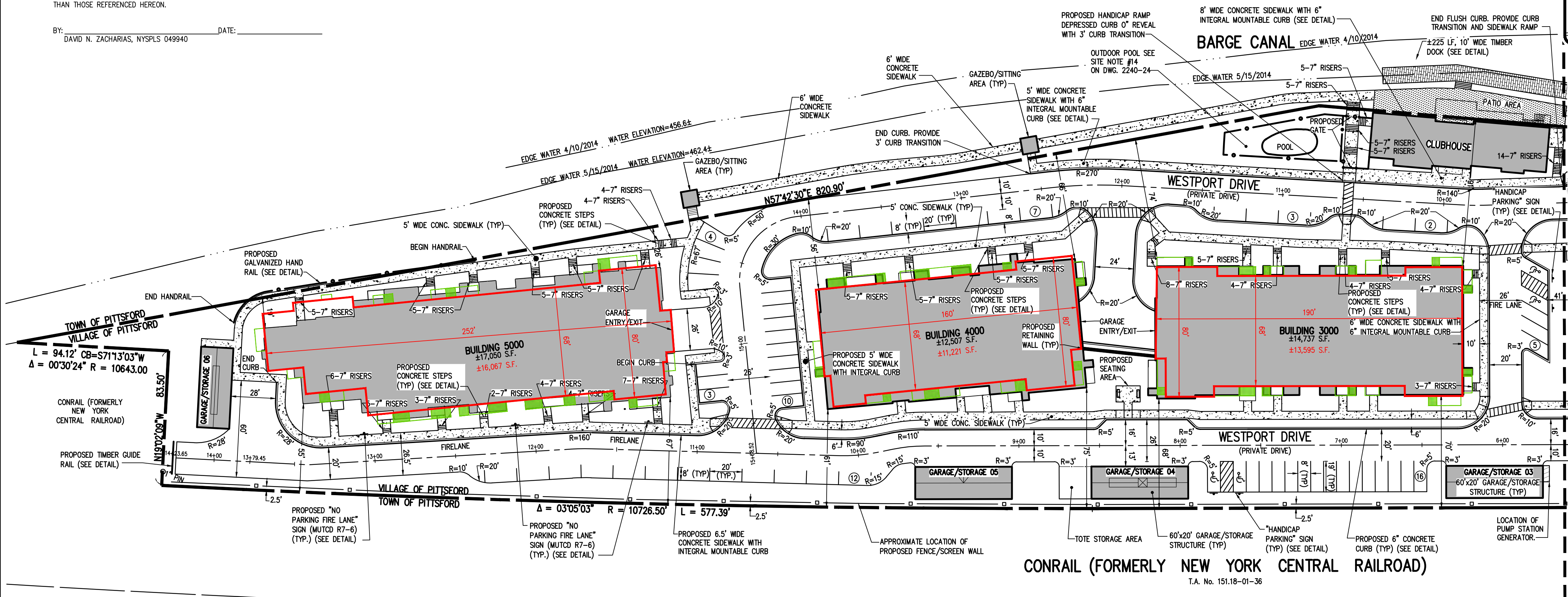
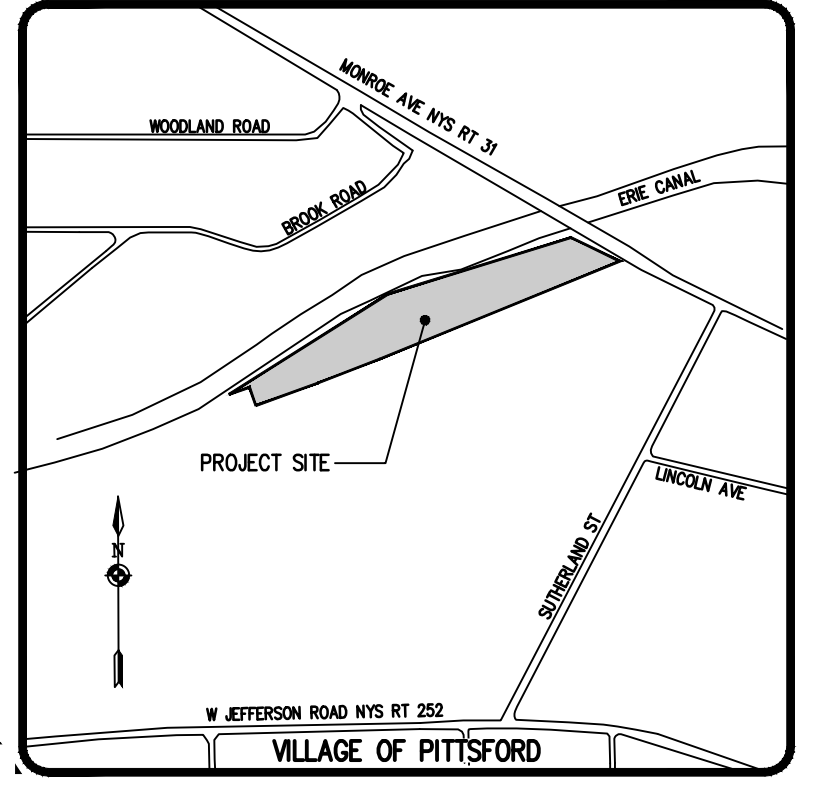
P:\2240\Drawings\Plan\2240 Layout Base.dwg

- REFERENCES:
1. A MAP PREPARED BY COSTICH ENGINEERS ENTITLED "TOPOGRAPHIC SURVEY", DRAWING NUMBER 1171-2, DATED SEPTEMBER 5, 2007.
 2. PLANS PREPARED FOR THE NYS BARGE CANAL, DATED 1922, PLATE No. 83.
 3. LIBER 10480 OF DEEDS, PAGE 335
LIBER 10574 OF DEEDS, PAGE 46
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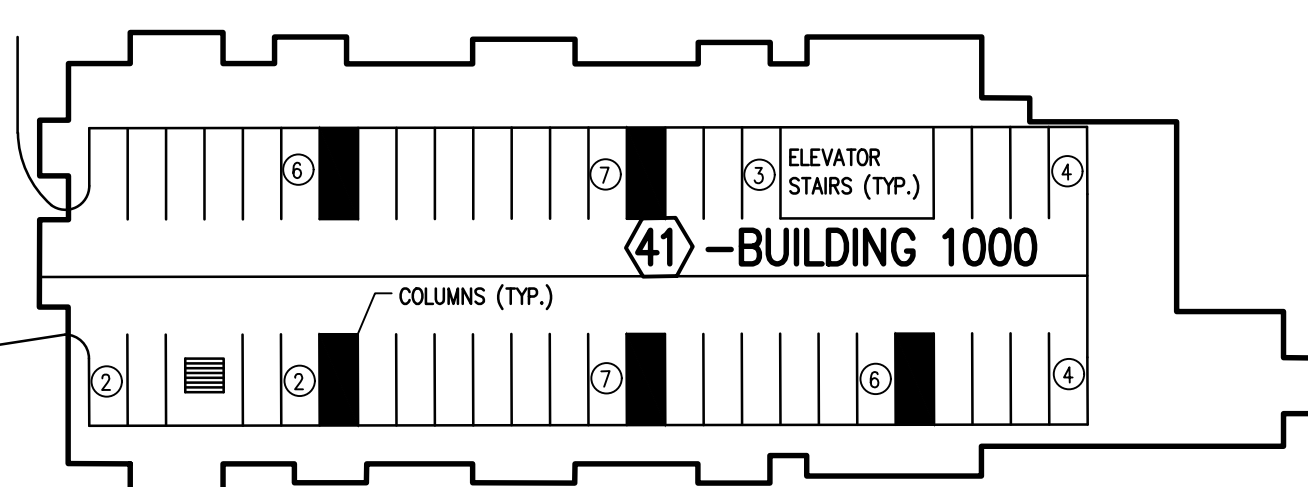
BY: DAVID N. ZACHARIAS, NYSPLS 049940 DATE: _____



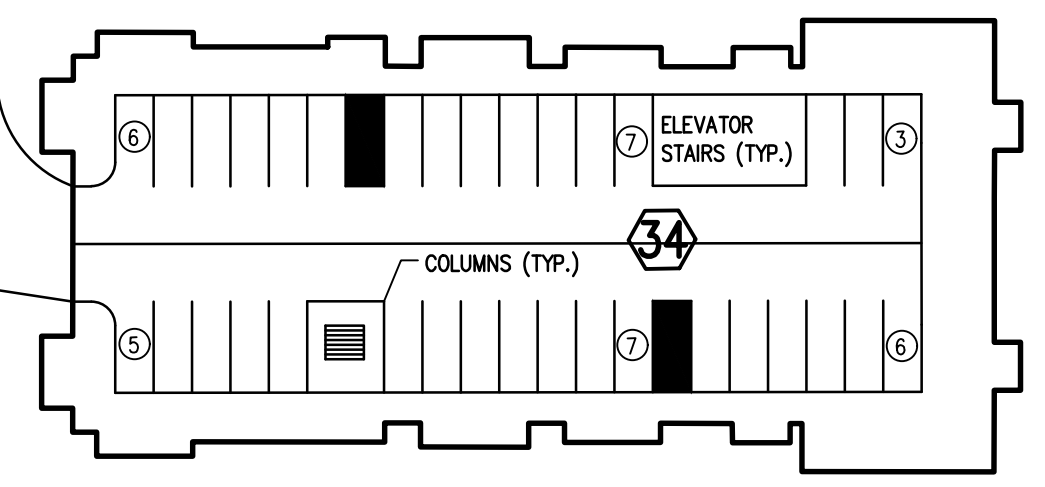
MATCHLINE SEE BME DRAWING 2240-02F

SEE BME DRAWING NUMBER 2240-02F FOR SITE NOTES

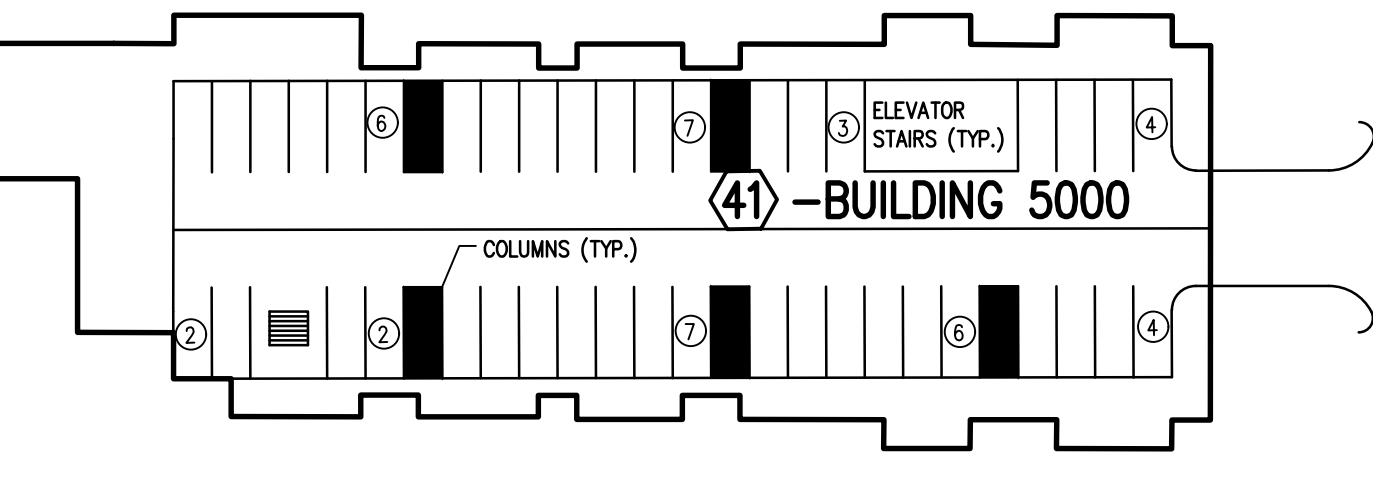
TYPICAL PARKING SCHEMATIC
(FINAL LAYOUT TO BE DETERMINED)



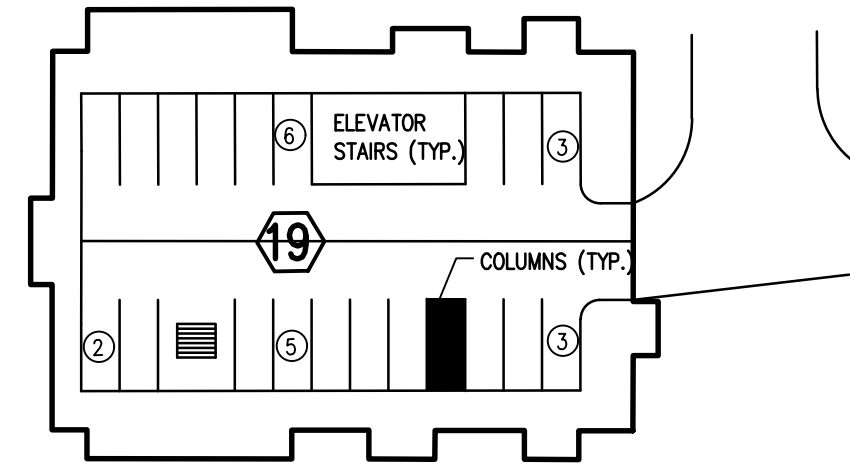
BUILDING 1000 PARKING SCHEMATIC
NTS



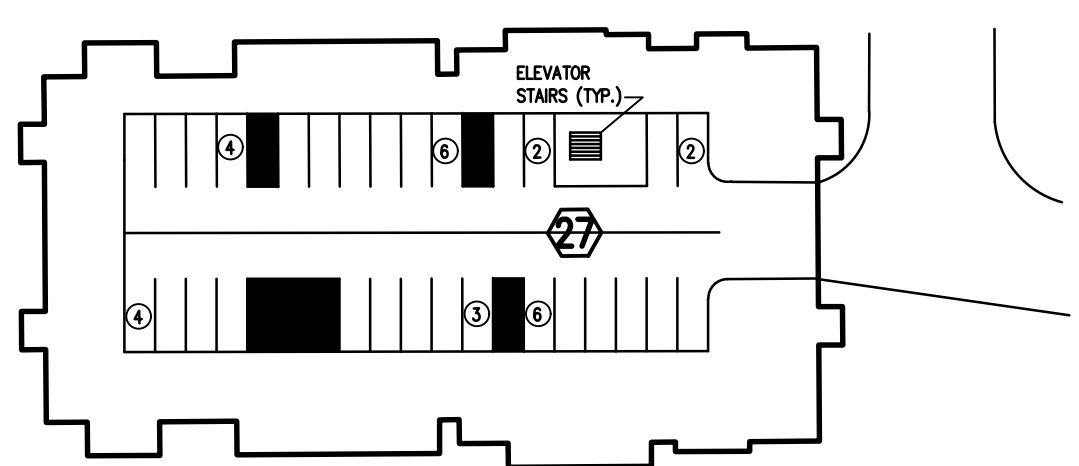
BUILDING 3000 PARKING SCHEMATIC
NTS



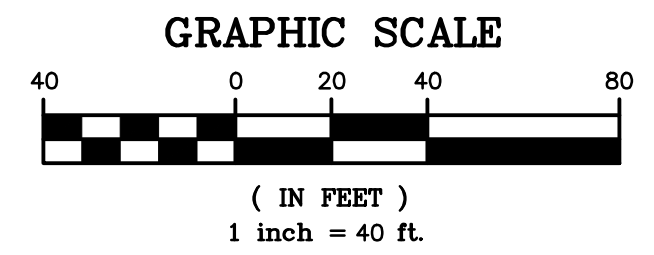
BUILDING 5000 PARKING SCHEMATIC
NTS



BUILDING 2000 PARKING SCHEMATIC
NTS



BUILDING 4000 PARKING SCHEMATIC
NTS



LEGEND

- BOUNDARY LINE
- - - - PROPOSED LOT LINE
- CENTERLINE
- - - - SETBACK LINE
- o PROPERTY MARKER FOUND
- - - - EXISTING EASEMENT LINE
- - - - PROPOSED EASEMENT LINE
- PROPOSED SURVEY MONUMENT

APPROVALS

BY: _____	DATE: _____
PLANNING BOARD CHAIRPERSON	
BY: _____	DATE: _____
VILLAGE ENGINEER	
BY: _____	DATE: _____
VILLAGE CODE ENFORCEMENT OFFICER	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
DEPARTMENT OF PUBLIC WORKS SUPERINTENDENT	

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Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
"It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or land surveyor to alter any item in any way. If an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the Board his seal and the notation 'altered by' followed by his signature and the date of such alteration, and a specific description of the alteration."

NO.	REVISIONS	DATE	BY
11	REVISED PER VILLAGE ENGINEER COMMENTS	4/15/18	RRG
10	ADDED BUILDING PATIO/PORCHES AND HVAC LOCATIONS	3/16/18	RRG
9	REVISED BUILDING FOOTPRINTS	1/24/18	RRG
8	REVISED PER VILLAGE ENGINEER COMMENTS	7/6/15	RRG
7	REVISED PER VILLAGE ENGINEER COMMENTS	5/27/15	RRG
6	REVISED PER VILLAGE ENGINEER COMMENTS	3/20/15	RRG
5	REVISED PER VILLAGE COMMENTS	2/17/15	RRG
4	REVISED PER VILLAGE AND AGENCY COMMENTS	1/25/14	RRG
3	REVISED PER ADDENDUM No. 7	11/11/14	RRG
2	REVISED PER ADDENDUM No. 5 & 6	11/5/14	RRG
1	REVISED PER ADDENDUM No. 1, 2, & 3	2/13/14	RRG

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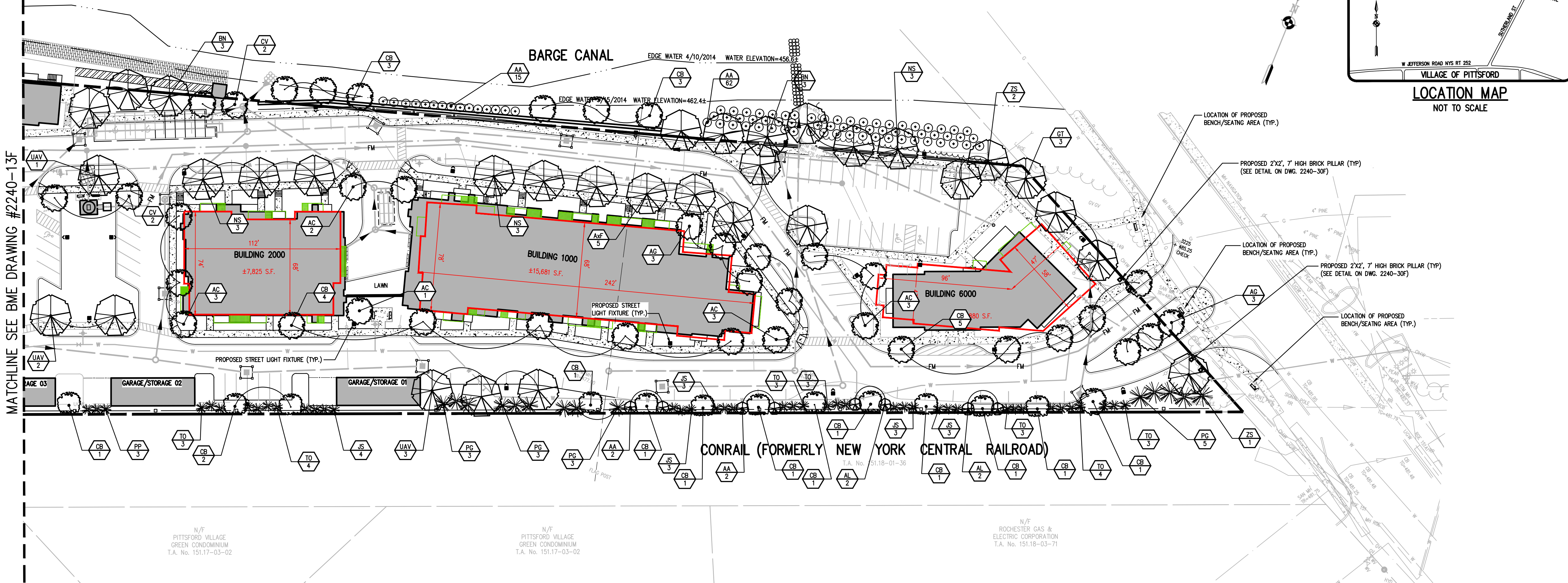
WESTPORT CROSSING
VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK STATE
PITTSFORD CANALISE PROPERTIES, LLC
300 EXCHANGE BOULEVARD
ROCHESTER, NY 14608

FINAL SITE PLAN

PROJECT: WESTPORT CROSSING
LOCATION: VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK STATE
CLIENT: PITTSFORD CANALISE PROPERTIES, LLC
DRAWING TITLE: FINAL SITE PLAN

PROJECT MANAGER: P. VARS
PROJECT ENGINEER: M. BOGDJEVSKI
DRAWN BY: J.G. CRETEKOS
SCALE: 1" = 40'
DATE ISSUED: SEPTEMBER 2013
PROJECT NO.: 2240
DRAWING NO.: 03F
(SHEET 2 OF 2)

PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 5, TOWN LOT 24, TAX MAP NUMBER 151.18-1-51.1



Drawing Alteration
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NO.	REVISIONS	DATE	BY
7	REVISED BUILDING FOOTPRINTS	3/5/18	RRG
6	REVISED PER VILLAGE ENGINEER COMMENTS	7/17/15	RRG
5	REVISED PER VILLAGE ENGINEER COMMENTS	5/27/15	RRG
4	REVISED PER VILLAGE COMMENTS	2/10/15	RRG
3	REVISED PER ADDENDUM NO. 5, 6, & 7	11/24/14	MTD
2	REVISED PER ADDENDUM NO. 1, 2, & 3	2/13/14	MTD
1	PLANT MATERIALS LIST REVISED PER VILLAGE COMMENTS	1/8/13	ARRS

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WESTPORT CROSSING
 VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK STATE
 PITTSFORD CANALISE PROPERTIES, LLC
 300 EXCHANGE BOULEVARD
 ROCHESTER, NY 14608

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER
 P. VARS
 PROJECT ENGINEER
 M. BOGOSJEVSKI
 DRAWN BY
 M.T. DAMICO
 SCALE DATE ISSUED
 1" = 40' SEPTEMBER 2013
 PROJECT NO.
2240
 DRAWING NO.
12F
 (SHEET 1 OF 2)

SITE PLANT MATERIALS LIST

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE HEIGHT *	COMMENTS
TREES							
11	AxF	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	3" cal	B&B	±35-40'	
17	AC	Acer campestre 'Queen Elizabeth'	Hedge Maple	2.5" cal	B&B	±20-25'	
10	AA	Amelanchier arborea 'Prince William'	Prince William Serviceberry	1.5" cal	B&B	±8-12'	
9	AL	Amelanchier laevis 'Cumulus'	Cumulus Juneberry	2.5" cal	B&B	±15-20'	
15	AC	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2.5" cal	B&B	±15-20'	
11	BN	Betula nigra 'Heritage'	Heritage River Birch	3" cal	B&B	±30-35'	
43	CB	Carpinus betula 'Fastigiata'	Upright European Hornbeam	2.5" cal	B&B	±25-30'	
4	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Eastern Redbud	2.5" cal	B&B	±15-20'	
8	CV	Crataegus verdis 'Winter King'	Winter King Hawthorn	2.5" cal	B&B	±15-20'	
9	GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	3" cal	B&B	±30-35'	
26	JS	Juniperus scopulorum 'Blue Trail'	Upright Rocky Mountain Juniper	5'-6"	B&B	±15'	
15	NS	Nyssa sylvatica	Blackquom	3" cal	B&B	±30-35'	
39	PG	Picea glauca 'Densata'	Black Hills Spruce	3" cal	B&B	±25-30'	
11	PP	Picea pungens 'Glauca Fastigiata'	Columnar Blue Spruce	3" cal	B&B	±20-25'	
39	TO	Thuja occidentalis 'Mission'	Mission Arborvitae	6"-7"	B&B	±15'	
10	UAV	Ulmus americana 'Valley Forge'	Valley Forge Elm	3" cal	B&B	±40-45'	
9	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	3" cal	B&B	±40-45'	
SHRUBS							
77	AA	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	24" cont.	B&B	±6'	
21	VB	Viburnum x burkwoodii 'Mohawk'	Burkwood Viburnum	24" cont.	B&B	±6'-8'	

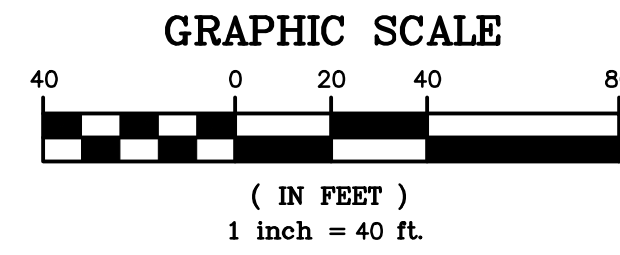
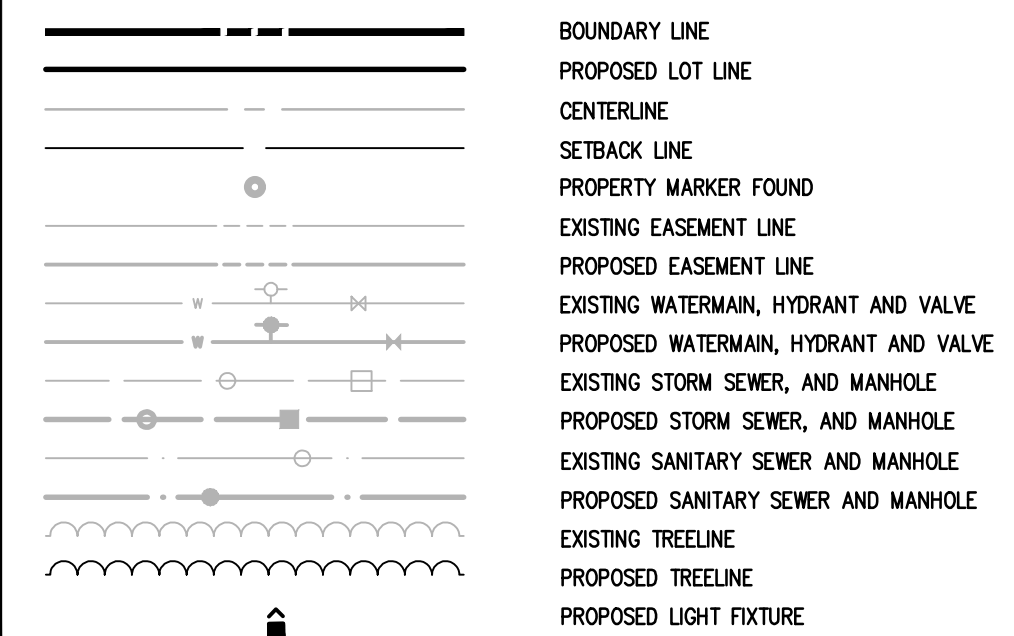
* The height of the trees has been based upon an assumed 20 year growth timespan. The height of trees could be affected by environmental factors as listed below. The plant heights have been provided for guidance and reference only.

- Environmental factors that may influence growth include:
1. Climatic factors, e.g. air temperature, humidity, radiant energy, precipitation, wind;
 2. Soil factors, e.g. physical and chemical properties, soil moisture, soil microorganisms;
 3. Topographic factors, e.g. slope, elevation, aspect;
 4. Competitive factors, e.g. other trees and lesser vegetation, animals, man.

SEE BME DRAWING NUMBER 2240-13F FOR LANDSCAPE NOTES & PLANTING DETAILS

SEE BME DRAWING NUMBER 2240-22.1F FOR TYPICAL FOUNDATION LANDSCAPE PLAN

LEGEND



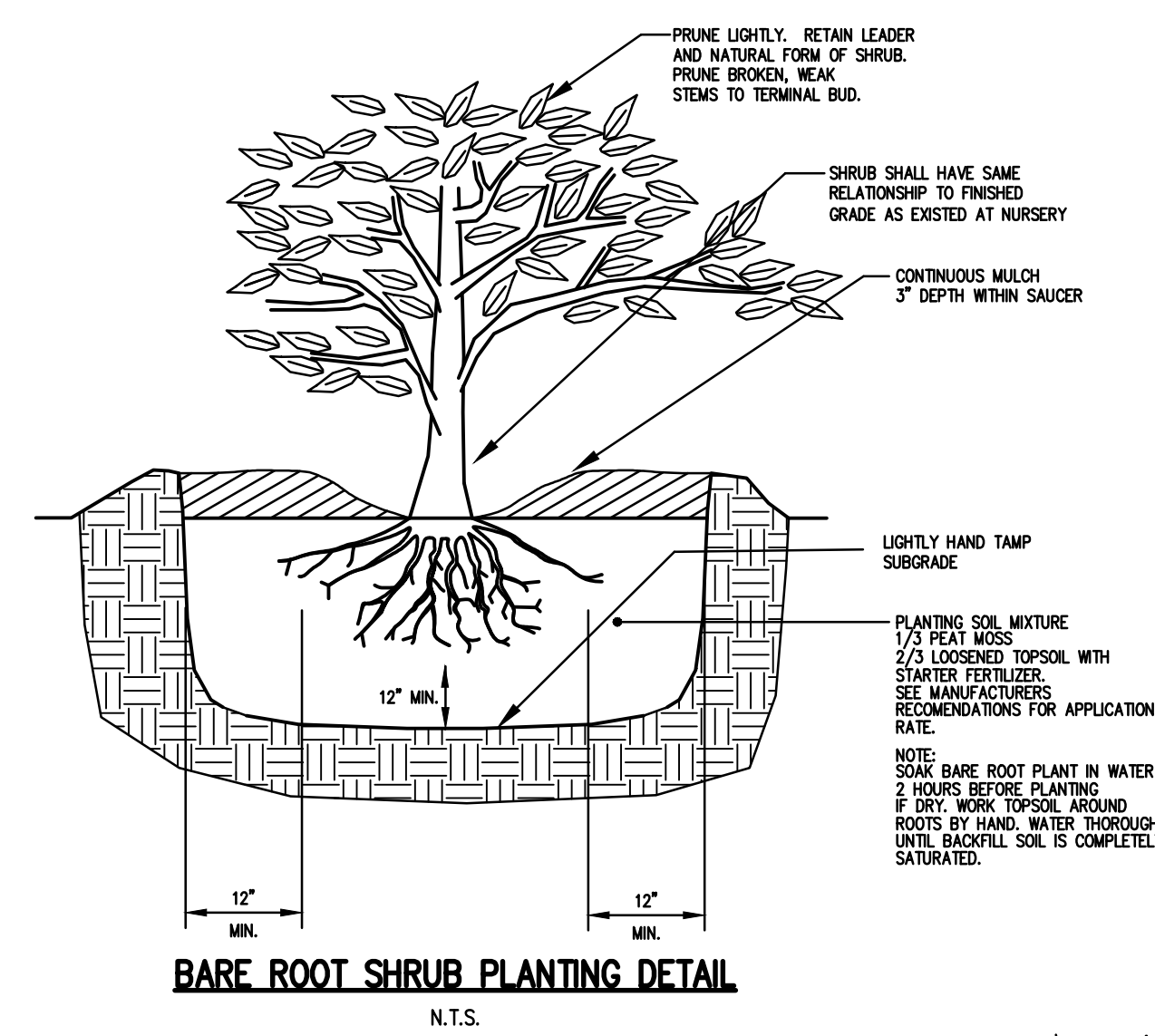
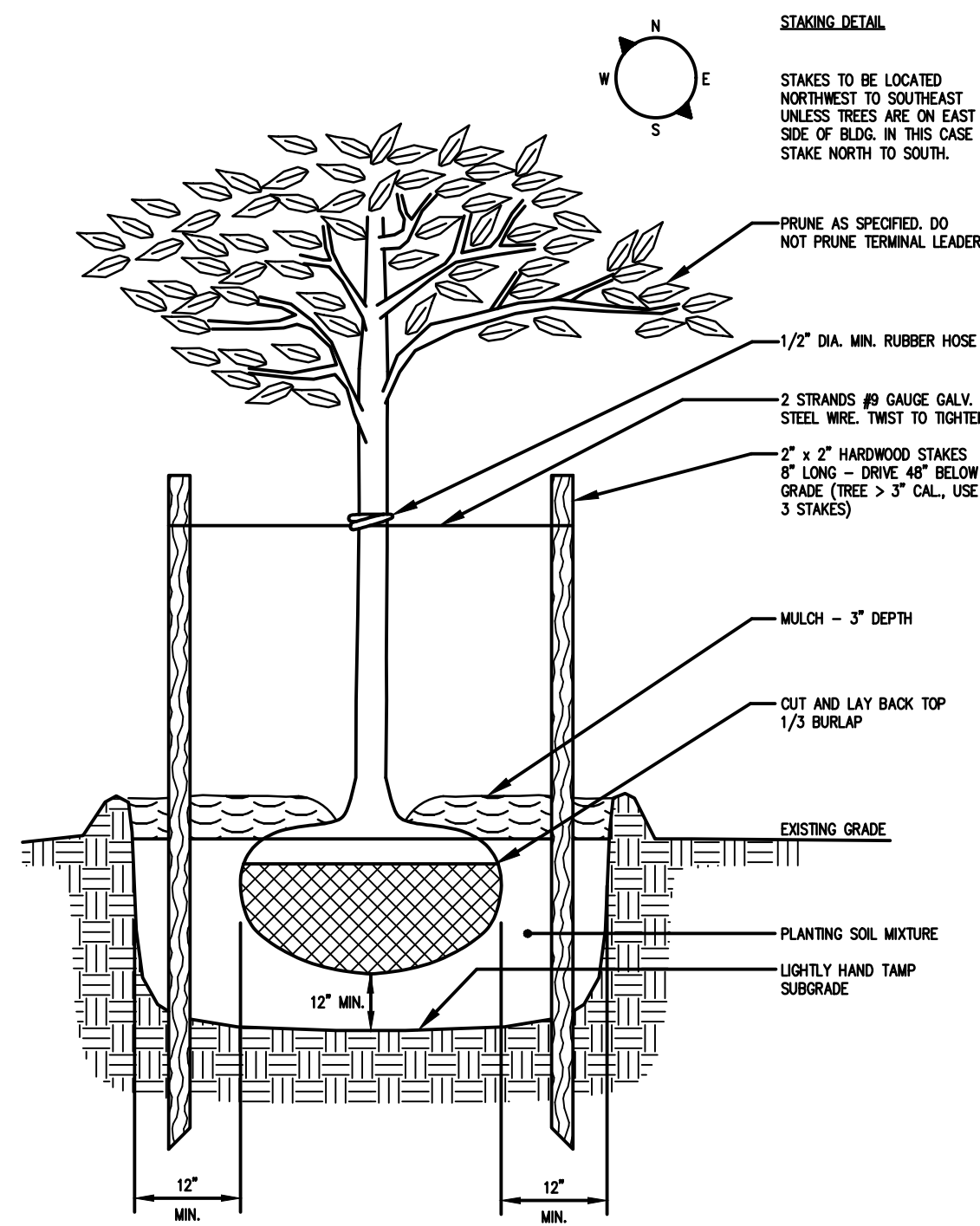
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APPROVALS

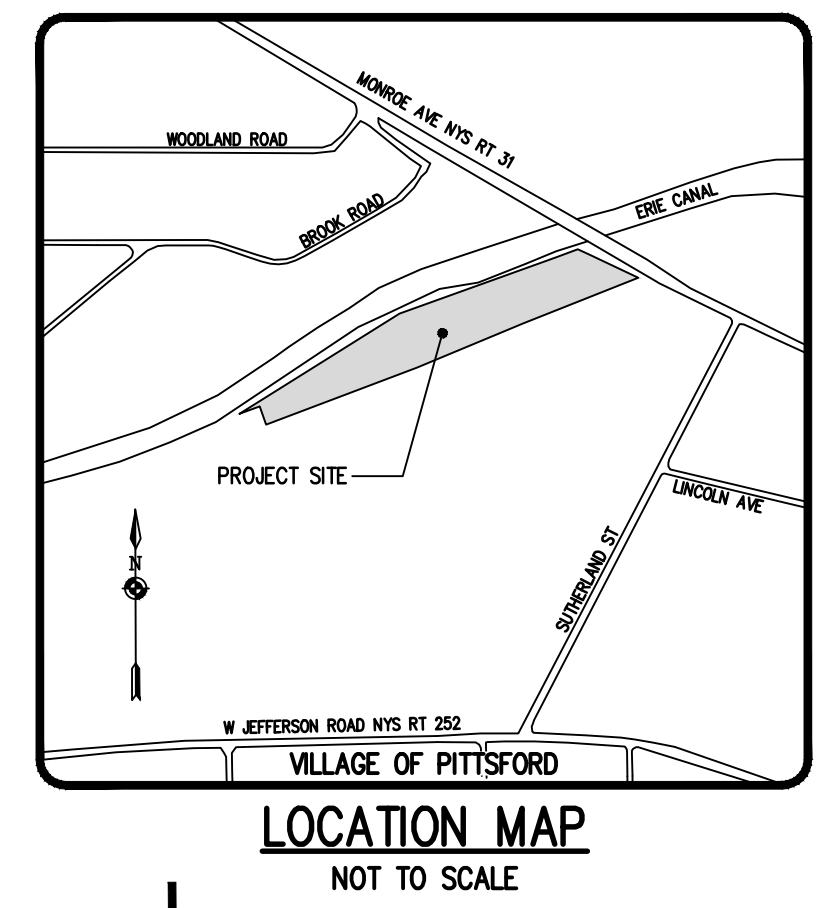
BY: _____	DATE: _____
PLANNING BOARD CHAIRPERSON	
BY: _____	DATE: _____
VILLAGE ENGINEER	
BY: _____	DATE: _____
VILLAGE CODE ENFORCEMENT OFFICER	
BY: _____	DATE: _____
FIRE MARSHAL	
BY: _____	DATE: _____
DEPARTMENT OF PUBIC WORKS SUPERINTENDENT	

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SEE BME DRAWING NUMBER 2240-12F FOR PLANT MATERIALS LIST

SEE BME DRAWING NUMBER 2240-22.1F FOR TYPICAL FOUNDATION LANDSCAPE PLAN

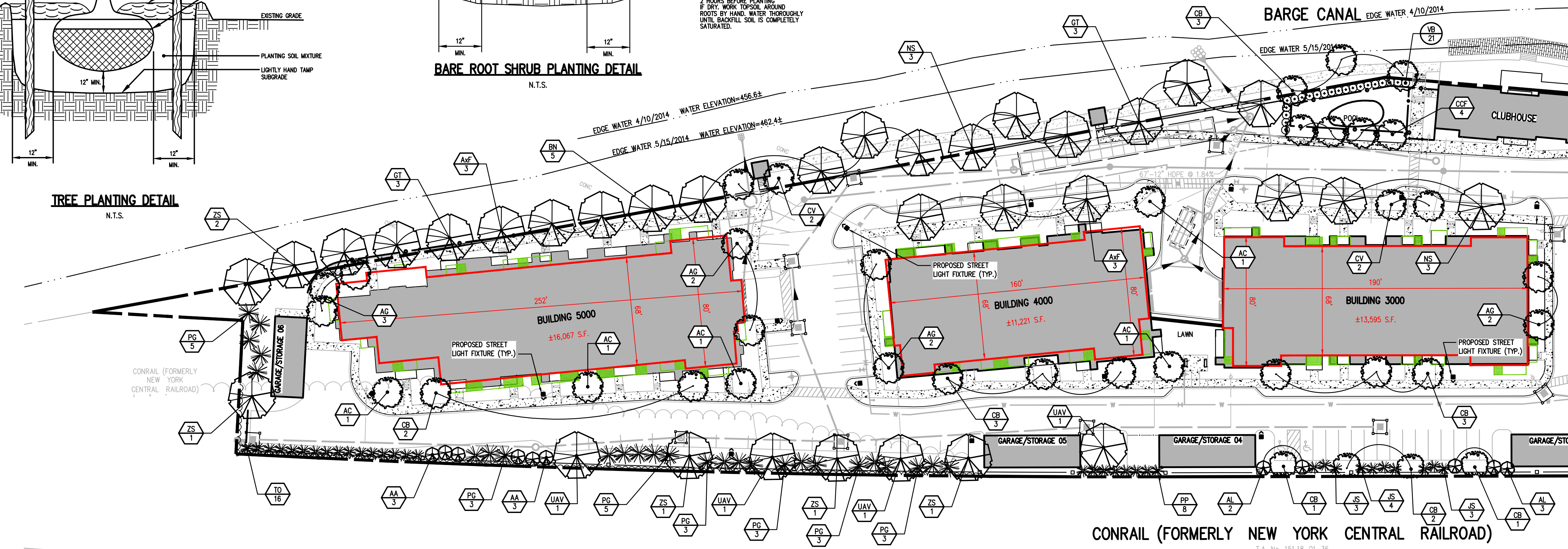


3/16/16 RRG

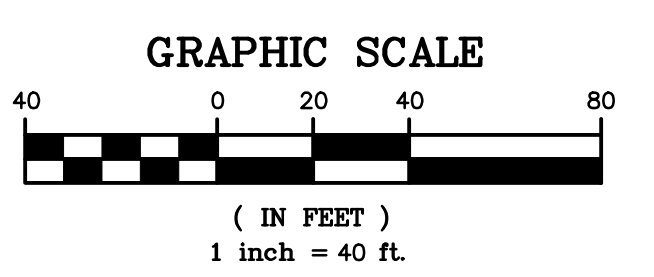
NO.	DATE	BY	REVISIONS
7	3/5/16	RRG	REVISED BUILDING FOOTPRINTS
6	7/17/15	RRG	REVISED PER VILLAGE ENGINEER COMMENTS
5	5/27/15	RRG	REVISED PER VILLAGE ENGINEER COMMENTS
4	2/10/15	RRG	REVISED PER VILLAGE COMMENTS
3	11/29/14	MTD	REVISED PER ADDENDUM NO. 5, 6, & 7
2	11/29/14	MTD	REVISED PER ADDENDUM NO. 1, 2, & 3
1	11/6/13	ARR	PLANT MATERIALS LIST REVISED PER VILLAGE COMMENTS

TREE PLANTING DETAIL
N.T.S.

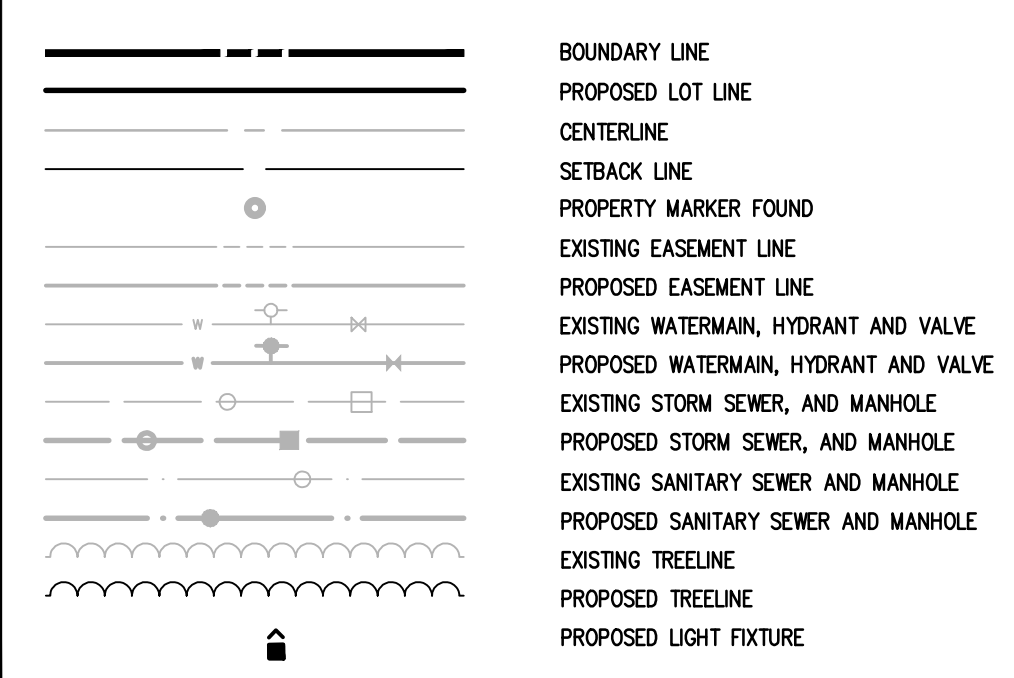
BARE ROOT SHRUB PLANTING DETAIL
N.T.S.



MATCHLINE SEE BME DRAWING #2240-12F



LEGEND



LANDSCAPE NOTES:

- ALL PLANTS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS AS NOTED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERMEN, ANSI Z60.1.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY TAKEOFFS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF FIVE FEET (5') FROM THE HORIZONTAL LINE OF UNDERGROUND UTILITIES TO THE PLANT BALL.
- ALL TREES SHALL BE LOCATED A MINIMUM DISTANCE OF TEN FEET (10') FROM THE HORIZONTAL LINE OF OVERHEAD UTILITIES TO THE PLANT BALL.
- PLANTING SOIL MIXTURE SHALL HAVE A RATIO BY VOLUME OF FOUR PARTS TOPSOIL TO ONE PART PEAT. SOIL AMENDMENTS TO BE MODIFIED PER INDIVIDUAL PLANT MATERIAL REQUIREMENTS.
- STAKE TREES IMMEDIATELY AFTER PLANTING. REFER TO DETAIL.
- PROVIDE ALL PLANTING BEDS WITH A CONTINUOUS 3" LAYER OF MULCH. MULCH SHALL BE PROVIDED AS FOLLOWS: 100% SHREDDED HARDWOOD MULCH, NO GREATER THAN 1" IN SIZE, UNIFORMLY MIXED AND FREE FROM DELETERIOUS MATERIAL.
- SEED ALL AREAS NOT PAVED, PLANTED OR SPECIFIED OTHERWISE WITH LAWN SEED.

A. LAWN SEED MIXTURE SHALL BE PROVIDED AS FOLLOWS:	% BY WEIGHT	% BY PURITY	% GERM
'REPELL', 'CITATION' & 'MORNING STAR'	40	85	85
PERENNIAL RYE GRASS	20	97	80
'JAMESTOWN II', 'FORTRESS', 'ENSYLVA'	40	85	80
RED FESCUE			
'BARON' & 'MIDNIGHT'			
KENTUCKY BLUEGRASS			

SEEDING RATE: 6.0 LBS PER 1,000 SF.
MULCH: STRAW AT TWO TONS PER ACRE, OR WOOD FIBER MULCH USED WITH A HYDROSEEDING APPLICATION METHOD, WITH TACKIFIER.
STARTING FERTILIZER: 5-10-10 AT 20 LBS PER 1,000 SF.

PLEASE REFER TO BME DRAWING # 2240-10F / GRADING & CONSTRUCTION EROSION CONTROL PLAN FOR FURTHER SEEDING REQUIREMENTS IE. : TEMPORARY SEEDING AND SPECIALIZED SEED MIXES.

- PROPOSED PLANT MATERIALS SHALL BE FIELD LOCATED, AND THE CONTRACTOR SHALL PERFORM A ROUGH STAKEOUT OF PLANTINGS FOR REVIEW AND APPROVAL BY OWNER OR LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CARE AND MAINTENANCE OF PLANT MATERIALS AND SEEDED AREAS UNTIL FINAL ACCEPTANCE.
- A MINIMUM 1 YEAR GUARANTEE SHALL BE PROVIDED ON ALL PLANT MATERIALS FROM DATE OF FINAL ACCEPTANCE.
- A TEN FOOT (10') CLEAR SPACE SHALL BE MAINTAINED AROUND ALL FIRE HYDRANTS. NO PLANTINGS SHALL BE LOCATED WITHIN THIS CIRCUMFERENCE.

APPROVALS

BY:	DATE:
PLANNING BOARD CHAIRPERSON	
BY:	DATE:
VILLAGE ENGINEER	
BY:	DATE:
VILLAGE CODE ENFORCEMENT OFFICER	
BY:	DATE:
FIRE MARSHAL	
BY:	DATE:
DEPARTMENT OF PUBIC WORKS SUPERINTENDENT	

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PHELPS & CORHAM PURCHASE, TOWNSHIP 12, RANGE 5, TOWN LOT 24, TAX MAP NUMBER 151.18-1-51.1

WESTPORT CROSSING

VILLAGE OF PITTSFORD, MONROE COUNTY, NEW YORK STATE

PITTSFORD LANDSCAPE PROPERTIES, LLC

300 EXCHANGE BOULEVARD

ROCHESTER, NY 14608

LANDSCAPE PLAN

PROJECT LOCATION CLIENT DRAWING TITLE

PROJECT MANAGER
P. VARS
PROJECT ENGINEER
M. BOGOSJEVSKI
DRAWN BY
M.T. DAMICO
SCALE DATE ISSUED
1" = 40' SEPTEMBER 2013
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(SHEET 2 OF 2)



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