

# VILLAGE OF PITTSFORD

SETTLED 1789 • INCORPORATED 1827



**Village of Pittsford Board of Trustees Special  
Meeting July 17, 2023, 5:00 PM  
\*Tentative Agenda\*  
Board Member - Conflict of Interest Disclosure &  
Open Meeting Compliance Certification**

## **Public Comment**

## **Meeting Items**

1. 5 PM - Public Hearings
  - Special Permit Application for 14 S. Main Street
2. Review of the GPI Contract
3. Proposal for an amendment to Village Code for Fees
4. SEQR / EAF for Eagle Scout Project

## **Member Items**

*The next Scheduled Regular Meeting is August 15, 2023, and is Subject to Change Without Notice\**

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villageofpittsford@villageofpittsford.com**

**www.villageofpittsford.com • 21 North Main Street • Pittsford, New York 14534**

# Village Board Meeting

## Meeting Items Agenda Item 1

5 PM - Public Hearings

- Special Permit Application for 14 S. Main Street

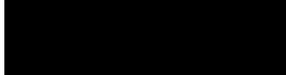
**APPLICATION TO THE BOARD OF TRUSTEES**  
**SPECIAL PERMIT**  
**VILLAGE OF PITTSFORD**  
**21 NORTH MAIN STREET PITTSFORD, N.Y. 14534**

Date: 06/03/2023

Fee: \$250.00

Property Address: 14 S MAIN ST, PITTSFORD, NY 14534

Tax Account Number: \_\_\_\_\_ Zoning District: \_\_\_\_\_

Owner's Address: 180 Canal View Blvd Suite 600 Rochester, NY 14623 Telephone: 

Applicant: LLUCIANA OLIVEIRA PEDROSO Telephone: 

Applicant's Address: 31 GLENN HOLW, ROCHESTER, NY 14622

Applicant is:  Owner  Lessee/Tenant  Agent  Other

If Other, Explain: \_\_\_\_\_

1. Provide a description of the activity that is planned for this location:

Business operating as an Italian cafe, artisanal chocolate shop, light meals including toasts, paninis, croissants and nutritious bowls. A full selection of desserts such as tiramisu, cannoli, cheesecake, creme brulee, specialty cakes, Belgian waffles, smoothies and gelato. The production will be made in-house with fresh ingredients selected from local producers.

2. Describe how the proposed activity will affect existing parking:

Will not affect existing parking. The property has 28 parking spots.

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3. Describe how trash/refuse will be handled for the proposed activity:

Waste and recycling disposal will be disposed in a commercial dumpster located in back of the building.

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4. Proposed Hours of Operation: 9AM - 8PM MON-SUN

**Owner's Statement:** I am the owner of the above property and I have read and approve this application. If the applicant is other than the owner, I authorize the applicant to proceed as agent.

Applicant's Name-Printed: R. Charlie Fox, Jr

Signature: *R. Charlie Fox, Jr* Date: 6/5/23

**Applicant's Statement:** I hereby certify that the information submitted is, to the best of my knowledge, true and correct.

Signature: LUCIANA OLIVEIRA PEDROSO  Date: 06/03/2023

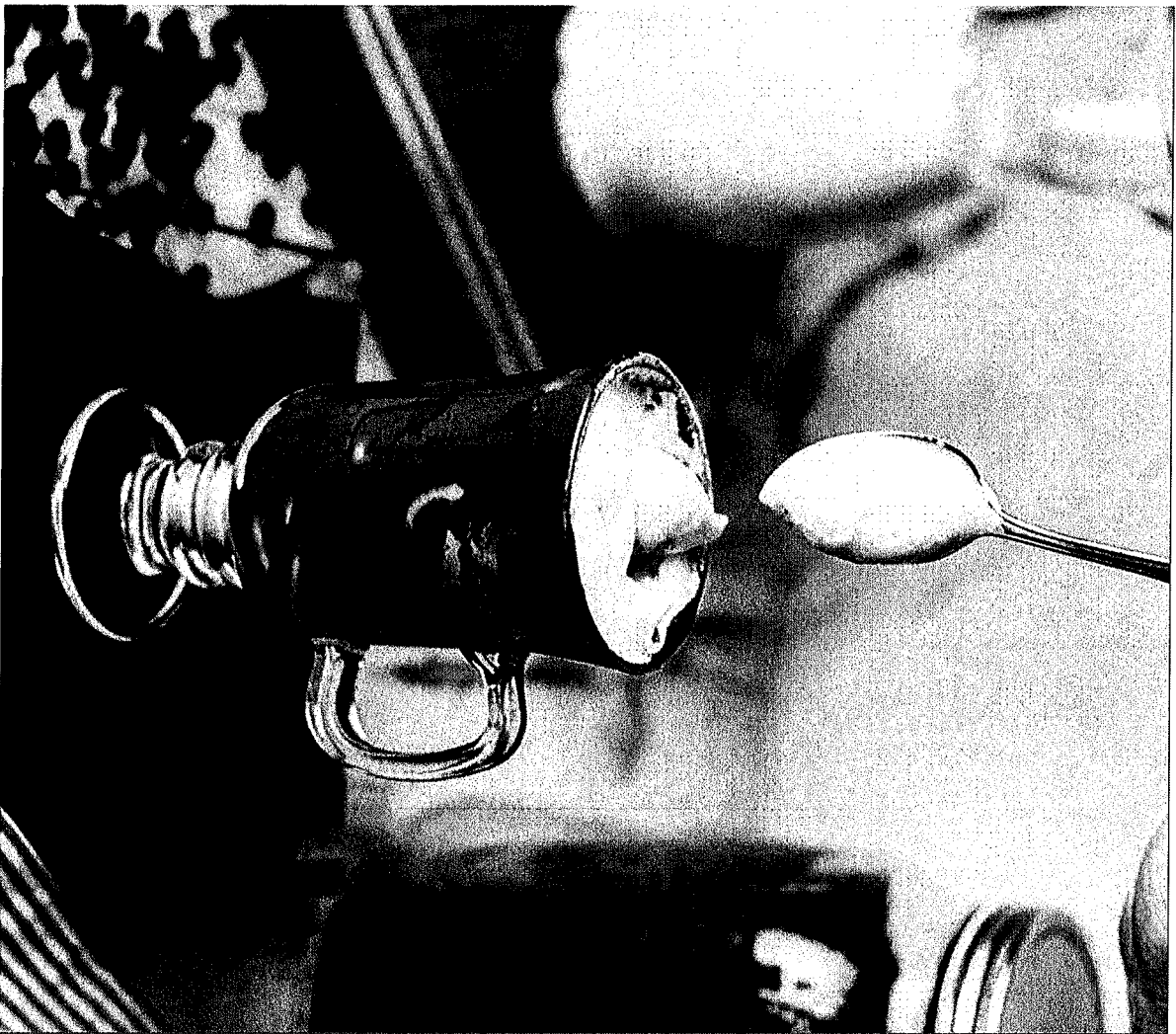
NOTE: If any additional information is required by the Board, during the meeting, it is the responsibility of the applicant to provide such information, prior to the deadline of the subsequent meeting, or it will not be heard.

**SEQUENCE:**

1. This application will place you on the next available Board of Trustee meeting agenda.
2. The application will be forwarded to the Planning Board and that Board will provide formal recommendations back to the Board of Trustees.
3. The applicant will be notified by the Village Clerk as to the date that the application will be placed on the Board of Trustee's meeting agenda for final disposition. The date is dependent upon providing the required notification for a Public Hearing.
4. The \$250.00 fee will be required with the filing of this application.
5. The applicant is encouraged to attach any additional information (drawings, layouts, seating plans, etc.) that will supplement this application.

## Village Code Section 210-35. Special Permit Uses in all zoning districts

- A. All uses labelled with "SP" in the use tables of Chapter 210 may be permitted upon application to and with the approval of the Village Board of Trustees:
- 1) Public Hearing: Any use for which a special permit is required shall be considered at a public hearing held by the Village Board of Trustees.
  - 2) Decisions: The Village Board of Trustees may approve with or without modifications or conditions or deny an application for a special permit.
  - 3) Standards for a Special Permit Application Review: No special permit shall be granted unless and until the applicant has demonstrated to the satisfaction of the Village Board of trustees that:
    - a) Access to the site and the size of the site are adequate for the proposed use.
    - b) The proposed use will not adversely affect the orderly pattern of development in the area.
    - c) The nature, duration and intensity of the operations which are involved in or conducted in connection with the proposed use will be in harmony with nearby uses and will not alter the essential character of the neighborhood nor be detrimental to the residents thereof.
    - d) The proposed use will not create a hazard to health, safety or the general welfare.
    - e) The proposed use will not be detrimental to the flow of traffic in the vicinity.
    - f) The proposed use will not place an excessive burden on public improvements, facilities, services or utilities.
    - g) The proposed site is located more than 100 feet from any residentially zoned and/or used property or is situated so that it may be demonstrated that existing or proposed features of the site will mitigate any potential adverse effect on the residential property.
    - h) The proposed use will not create noise, late-night activity, or extended hours of operation, odors, noise from mechanical equipment or other conditions that may be detrimental to either the quality of life of nearby residents and businesses or to the general welfare of nearby residential neighborhoods.
- C. Expiration of a Special Permit:
- 1) A special permit shall authorize only one specific use.  
Said permit shall expire if :
    - a) The use does not begin operation within one year of the date on which the approval for said permit was granted.
    - b) The use, once begun, ceases operation, for any reason, for more than six (6) consecutive months.
    - c) The operation of the use is transferred, by any means, to an individual or individuals, or to an entity other than the applicant to which the special permit was granted.
- CI. Expansion of a Special Permit Use: The nature, duration and intensity of the operations which are involved in or conducted in connection with any use for which a special permit has been granted shall not be increased or expanded without the approval of the Village Board of Trustees. Any expansion of a use which requires a special permit shall be considered at a public hearing in the same manner as otherwise provided in this article.



# POUX ITALIAN COFFEE

Brief Business Plan  
Luciana Pedroso

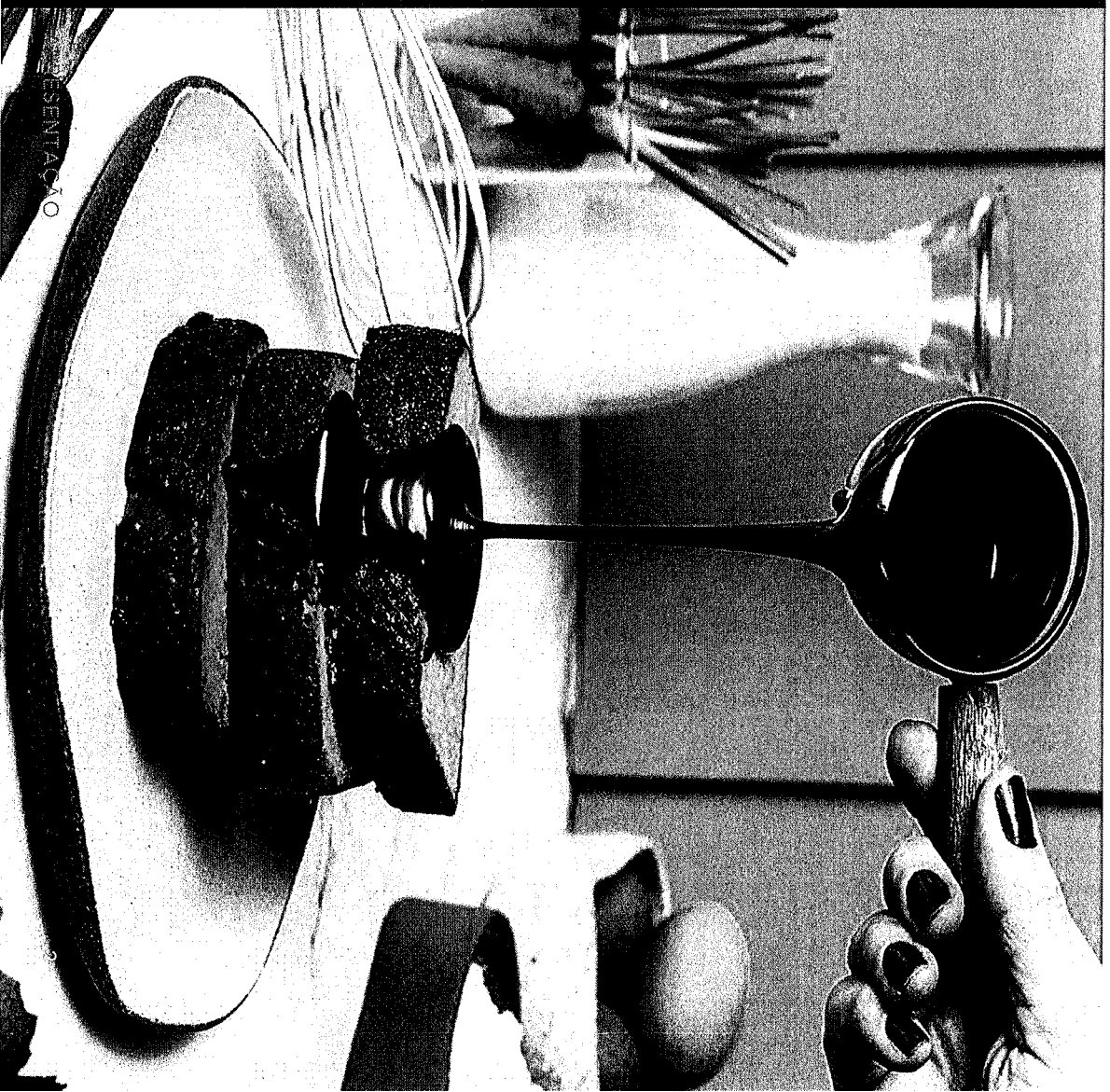
## ABOUT US

We are a brand of flavors from Italy, we bring in our products the classic Italian traditions, combined with authentic and fresh local ingredients, made by us daily.

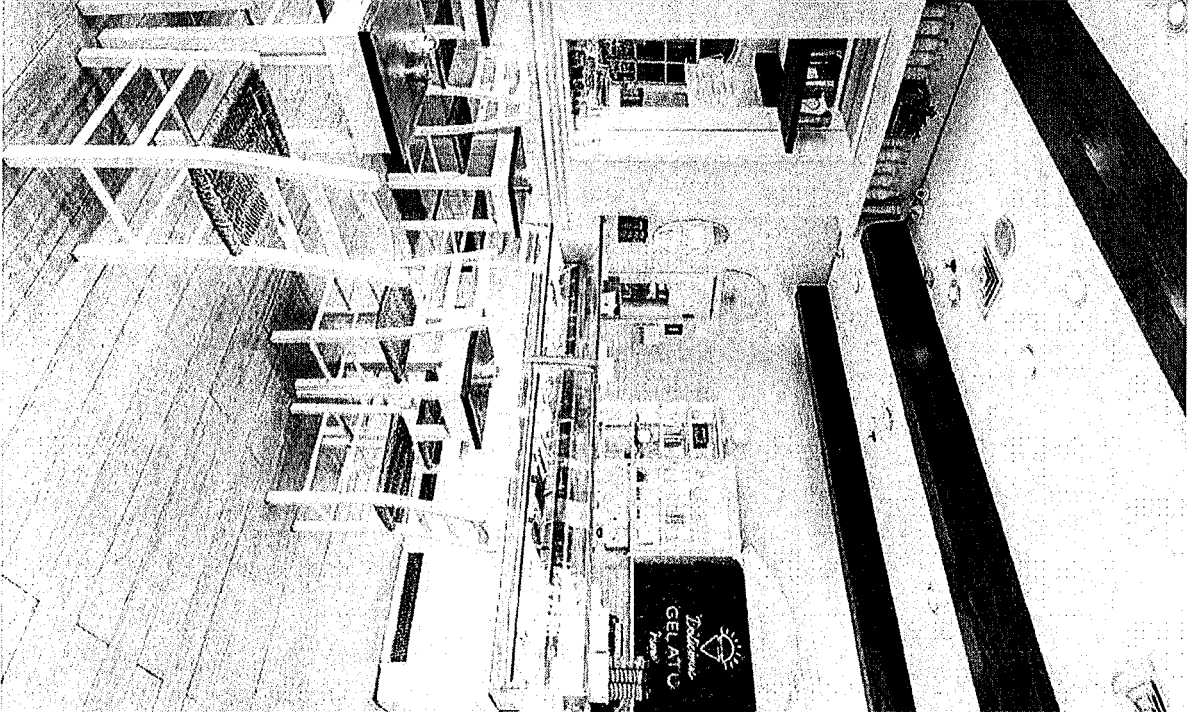
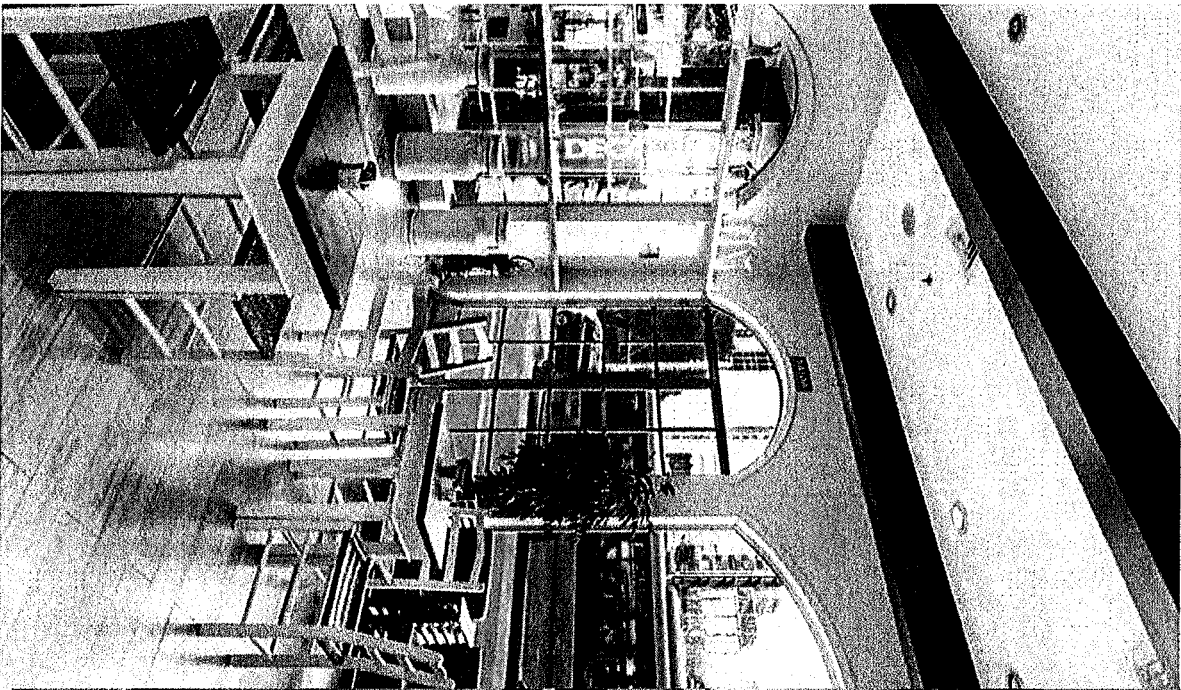
## OUR MISSION

Enchanting people with our flavors, our smiles in our welcoming environments every day.

06/2023









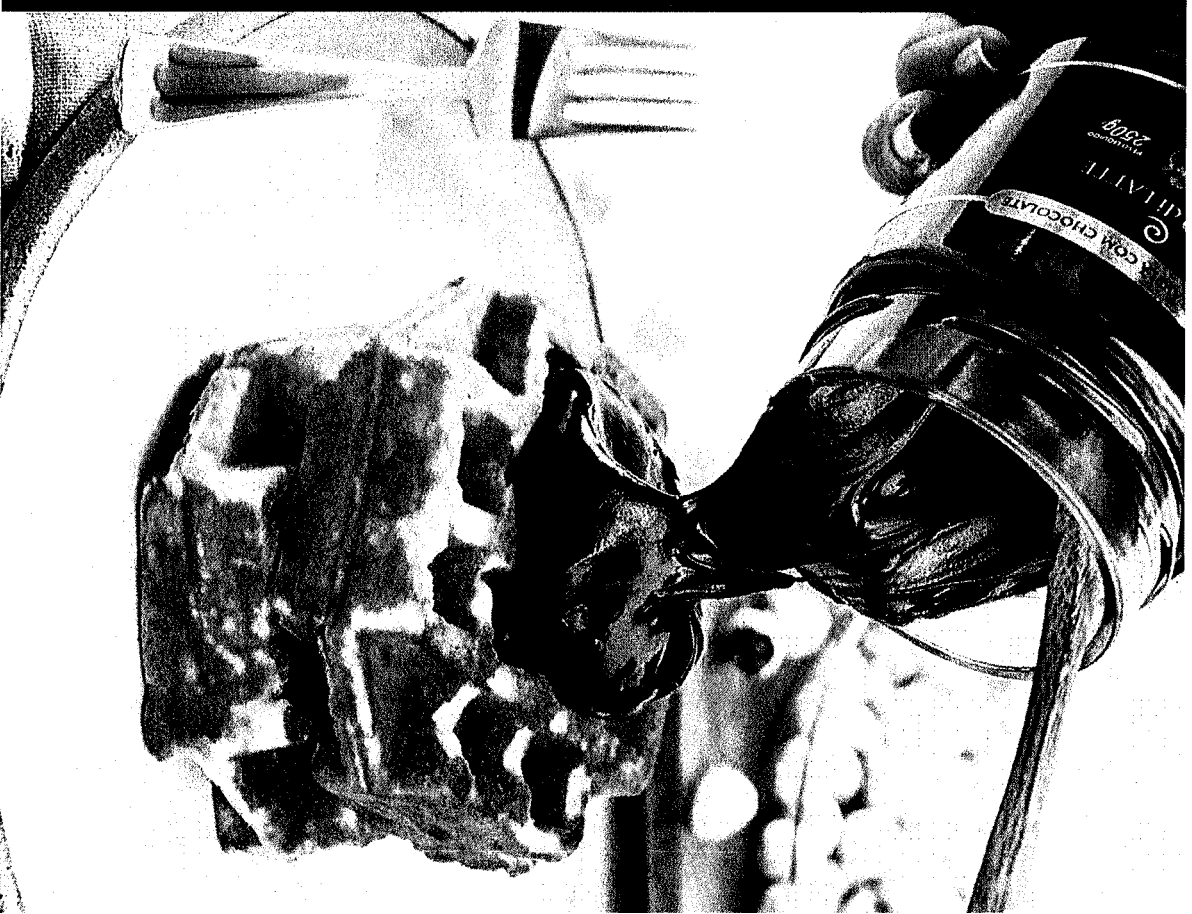
# PRODUCT OVERVIEW

## FRESH PRODUCE

Daily production of our specialty coffees, cannolis, tiramisu, toast, Belgian waffles and artisanal gelato. Make up our menu, dairy free, gluten free and vegan options.

## AUTHENTIC

Our raw material coming from Italy, added to local products, make our products unique.

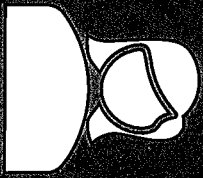




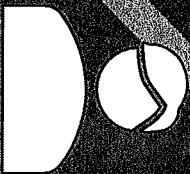
## OUR COMPETITORS

Accessibility is the main attraction for our consumers in our product. Our store's long opening hours will allow our consumer to have access to our delicious menu at all times. This analysis was done thoroughly, among our local competitors. We observed that some only work in the morning until 3pm, others work from 1pm, starbucks is not a direct competitor, as it has its own unique brand. We also observed that some places do not have a space with indoor seating, which makes it difficult to consume in the place during weather interurrences. In this way, we are here to share the story of those who plant and the heritage of those who deliver a quality product.

# OUT TEAM



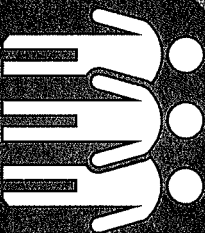
LUCIANA PEDROSO  
OWNER/MANAGER



ANDRE PEDROSO  
DIRECTOR of MARKET



ADONIAS PEREIRA  
OWNER/CHIEF



ATTENDANTS  
6 Part Time



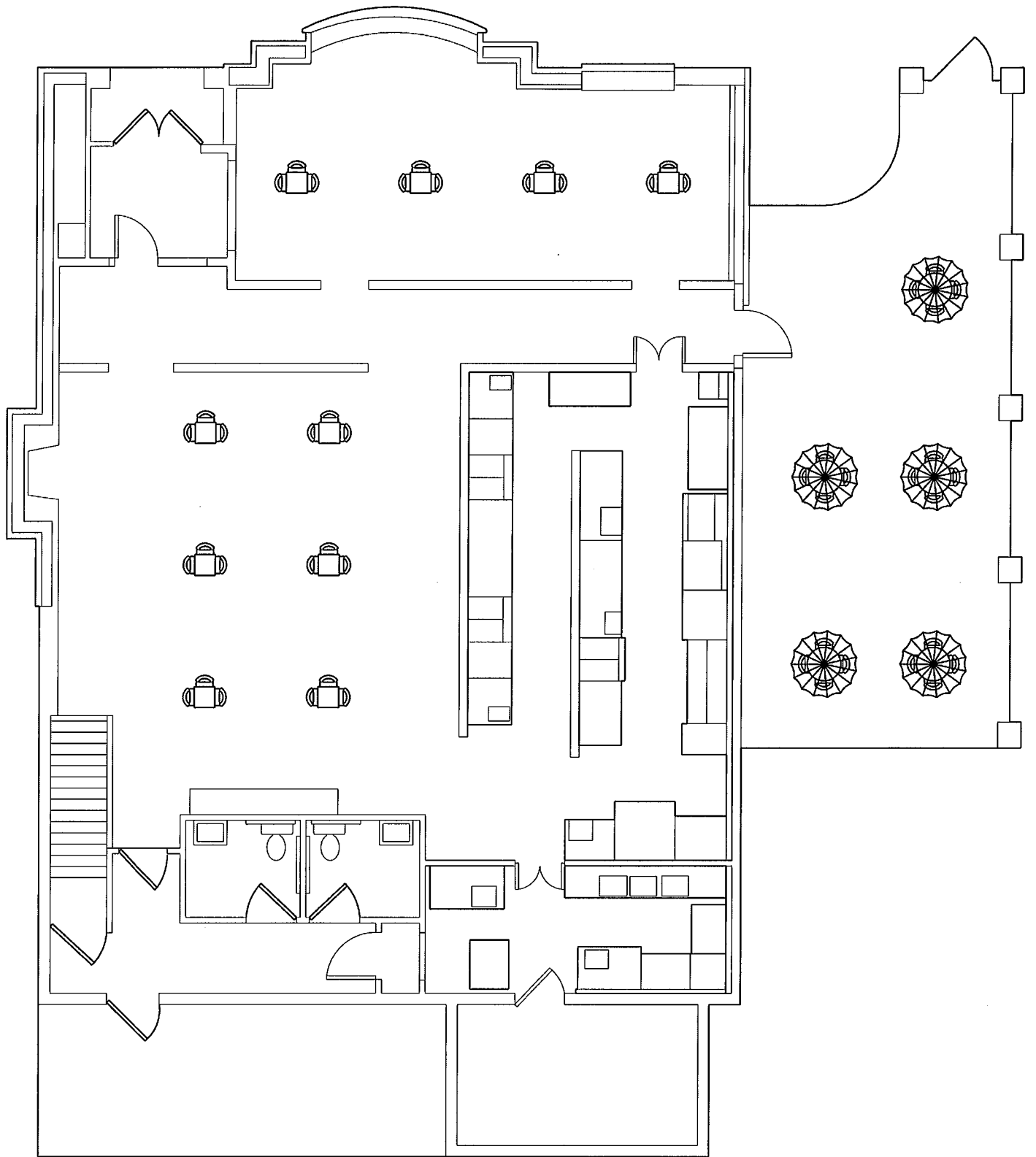
**REGARDS**

Luciana Pedroso

(941)780-8347

[Lucianasdeoliveira@gmail.com](mailto:Lucianasdeoliveira@gmail.com)

DOUX



**NOTICE OF PUBLIC HEARING  
VILLAGE OF PITTSFORD**

Please take notice that a Public Hearing will be held before the Village of Pittsford Board of Trustees, on Monday, July 17, 2023, at 5 p.m. at 21 North Main Street, Pittsford, New York. The Board will be considering a Special Permit application for 14 S. Main Street to operate a Restaurant.

The public will be able to participate in the public hearing at the Village Hall or via comments submitted through the video conferencing link identified on the Village website and Facebook page.

A copy of the proposed application is on file in the Office of the Village Clerk, where interested parties may inspect between 8:30 a.m. and 3:30 p.m. Monday through Friday or on the Village website [www.villageofpittsford.com](http://www.villageofpittsford.com).

Village of Pittsford  
Board of Trustees  
Dorothea M. Ciccarelli, Secretary

# Village Board Meeting

Meeting Items  
Agenda Item 2

Review of GPI Contract



6/27/2023

Mr Scott Harter P.E  
Village of Pittsford Engineer  
Professional Engineering Group  
7171 Victor-Pittsford Road  
Victor, Ny 14564

**Re: Village of Pittsford Sidewalk and Pavement Improvements for South and Wood Streets  
with Village support services for Sutherland Street  
Final Scope and Fee**

Dear Scott,

Per the direction from the Village Board, provided at the June 21<sup>st</sup> meeting, with clarification provided by you yesterday, we are pleased to submit this proposal. As discussed at the board meeting, a developer is proposing to complete a watermain extension on Sutherland Street, as required for an adjacent development. The village has determined that it is in their best interest to wait until such time this work is complete, to initiate any new design tasks for Sutherland. Based on our discussions, the village is requesting that we delete any design services from our proposal but include time to provide periodic inspections of the utility improvements on Sutherland to confirm that are being completed per the village requirements and per the approved plans. In addition, document findings which are relevant to the design of the future street improvements, such as pavement depths, utility information and condition, when possible.

The survey and design tasks relative to this proposal will be limited to design of improvements to only South and Wood Streets. The following is based on the approach provided to the village via our original submission:

- Field survey was limited only for the 14 ramp locations on South Street and Wood Street. This effort would include Right of Way determination and full survey of handicap ramp locations only. GPI assumed routine milling and resurfacing treatments for all road segments based on visual field review and as a result aerial imagery and basic 2D mapping would be sufficient for the planned milling and resurfacing.
- The existing closed drainage system with concrete curb and gutters on South Street was assumed that only incidental curb and gutter repair and catch basin adjustments would be included in the design plans with quantities included in tabular format for South Street.
- The improvements to Wood Street were originally limited to milling and resurfacing with no edge treatments or sidewalk modifications. The field survey scope will be expanded and will include utility mapping, which will be utilized to develop alternatives, (assume 2-3), which the preferred alternative will be utilized to complete the preliminary and final design. The drainage system and patterns along with possible new edge treatments (curb) including sidewalk width changes.
- Preliminary design alternatives, utility mapping, drainage and storm sewer evaluation will be included for Wood Street. The evaluation will include storm sewer system cleaning and videotaping by a third party subcontractor, which the village has a current agreement, which will be utilized. In addition, pavement cores will be taken on Wood Street to confirm the existing pavement section.
- Any traffic calming type treatments on each of the road sections would be limited to signage and pavement marking type improvements and treatments.
- No field survey and or design work, is included in this proposal for Sutherland Street. GPI will make periodic visits during the developer water main work on Sutherland to make observations and document them on the existing pavement section depths and utility systems, when visible.
- As a supplemental to this proposal, per your request, we have provided a cost for an inspector to provide periodic inspections to the developer improvements within the village's right-of-way, by a qualified NICET inspector.

The additional hours for all the GPI staff as noted above, as well as the increase in the fee for the revised services is summarized in the following table

Task	Description of Scope		Additional cost
A	Survey and Mapping on South and Wood Streets		\$ 16,500
B	Preliminary and Final Design, Bid and Award for South and Wood		\$ 53,000
C	Observation of developer utility work within the village ROW on Sutherland Street, to document pavement depths and visible utility conditions.		\$ 2,500
D	Construction Inspection (Level 2@ 20 hrs /wk / 8 weeks)		\$ 16,000
E	Geotechnical cores, and storm sewer video		\$ 5,000
	Total		\$ 93,000
F	Supplement Inspection of Developer Improvements on Sutherland (Level 2 for 40 hrs @ \$100.00)		\$ 4,000

This proposal, upon will be attached to a mutually agreed upon contract for these services. If you have any questions, feel free to contact me at any time.

Sincerely,  
**GPI/Greenman-Pedersen, Inc.**



Thomas J. Wolanski, P.E.  
Vice President  
150 State Street, Suite 100  
Rochester, NY 14614  
[tfrelier@gpinet.com](mailto:tfrelier@gpinet.com) / 585-787-0177

# Village Board Meeting

Meeting Items  
Agenda Item 3

Proposal for an amendment to Village Code for  
Fees

# Village Board Meeting

Meeting Items  
Agenda Item 4

SEQR / EAF for Eagle Scout Project