

To: Town of Perinton Historic Architecture Commission June 21st, 2024

Re: HAC Letter of Intent

Property: 604 Pittsford Victor Road

Owner/Applicant: Paul Zachman

Dear Board Members,

This will be my 4th or 5th appearance before the HAC over the years. I am seeking a COA for the included modified site plan, approved by the Planning Board on Tuesday June 18th.

Included with this application are several documents submitted with past applications, along with photos to provide background information documenting the adaptive re-use of this property over the past 10 years.

Respectfully,

Paul Zachman
Owner/Applicant
604 Pittsford Victor Road

HISTORIC ARCHITECTURE COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

To: Building Department
Town of Perinton
1350 Turk Hill Road
Fairport, New York 14450

9 copies of this application shall be accompanied by 9 copies of all maps, plans, and drawings, folded with the project name shown.

PROJECT NAME 604 PITTSFORD VICTOR ROAD

Location 604 PITTSFORD VICTOR ROAD

Tax Account Number 179.09-2-1 179.09-2-84

OWNER PAUL ZACHMAN CANAL HOUSE PROPERTIES LLC

Address & zip 166 MILL ROAD PITTSFORD NY 14534

APPLICANT SEE OWNER

Address & zip _____

PERSON APPEARING FOR APPLICATION PAUL ZACHMAN Phone ~~585-732-2961~~ 585-732-2961

Address & zip 166 MILL ROAD PITTSFORD NY 14534

PROJECT PRESENT USE MIXED USE - MICRO BREWERY

PROJECT PROPOSAL OR CHANGE ADD THREE PARKING SPACES TO EXISTING PARKING LOT
- STEPS OFF PORCH ADDED IN 2018

Is this parcel in an historic district? YES a designated landmark? NO

Size of parcel in acreage 0.27 ACRE 12A 179.09-2-1
15A 179.09-2-84

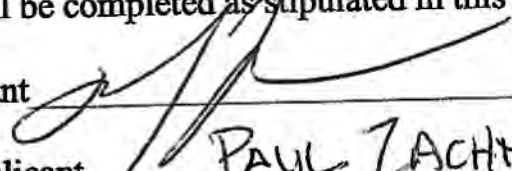
Present zoning MIXED USE

Does this project require either Zoning Board of Appeals or Planning Board approval? YES *Approved 6/18/24*

What hardship, if any, might you incur if work is not allowed? Reduction in Approved Parking

If Planning Board approval is required for these changes, plans must be prepared by a licensed State of New York engineer, architect, landscape architect, or surveyor.

I certify that the information supplied on this application is complete and accurate and that the project described will be completed as stipulated in this request to the best of my knowledge.

Signature of Applicant  Date 6/20/2024
Printed name of Applicant PAUL ZACHMAN

Owner (if other than applicant)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of Property Owner _____ Date _____

Printed name of Property Owner _____

Received by _____

Date _____

Approved _____

Date _____

CERTIFICATE OF APPROPRIATENESS CHECKLIST

PROJECT NAME 604 PITTSFORD VICTOR ROAD

These checklists are for use by the applicant and the Building Department as a guide to insure that all necessary information has been provided. Applicant should note that different information is required for major alteration projects and new construction than is needed for minor changes, such as light fixtures, fences, or windows that do not involve size changes.

The checklist should be completed by the applicant and submitted along with the application.

The applicant should be aware that he/she might be required to appear before other boards such as the Zoning Board of Appeals or the Planning Board.

When applications have been approved by the Planning or Zoning Board of Appeals, indicate date granted and type of approval: _____

	To be completed by applicant	Office use only
	_____	_____
*1. Site plan of the project indicating building locations, pavement, landscaping, sidewalks, topography, adjacent land use, & lighting. (9 copies)		
a. name & address of applicant	<input checked="" type="checkbox"/>	
b. northpoint, scale, & date	<input checked="" type="checkbox"/>	
c. boundaries of property, plotted to scale	<input checked="" type="checkbox"/>	
d. parking & truck-loading areas	<input checked="" type="checkbox"/>	
e. access & egress drives	<input checked="" type="checkbox"/>	
f. outdoor storage & dumpsters		
2. Building elevations, drawn to scale. (9 copies)		
a. name & address of applicant		
b. orientation & date		
c. proposed changes, indicating building height, proposed elevation, proposed materials		
3. Submit catalog cuts of each proposed architectural element: doors, windows, shutters, lighting fixtures, awnings, fences. Submit labeled samples of each new or		

replacement material such as siding, shingles, brick, paving stones (one sample per item). Samples should be at least 6" x 6"

*Indicates material which may be unnecessary for minor alterations. If in doubt, check with the Building Department.

Applicant

Office use

4. Submit one set of color photographs of all relevant elevations of present structures including all architectural details (doors, windows, moldings, clapboard reveal, etc.) and all materials presently used.

X

Application for a Certificate of Appropriateness must include the following information when applicable:

Landscaping – include location, caliper, species of major plant material. Differentiate between existing and proposed landscaping. Submit catalog cuts or photographs of unusual plant material.

Lighting – include placement on building or in ground and/or height and diameter/thickness of pole. Include catalog cuts of fixtures. Include lighting characteristics (amount of illumination, where light spills, foot candles).

Steps and Ramps – location, materials to be used, placement on building façade. Include railing style, size, height, catalog cuts.

Awnings – placement on building facades, materials used, catalog cuts, drawing to scale, height from grade, color of materials.

Roofing, Siding, Trim – clapboard reveal of present siding and proposed siding, present and proposed roofing and trim materials (submit sample), preparation of structure for roofing, siding and/or trim.

2014 JAN 15 AM 10:25

TOWN OF PERINTON

HISTORIC ARCHITECTURE COMMISSION

TOWN OF PERINTON
Town Hall
1350 Turk Hill Road
Fairport, New York 14450
(585) 223-0770

CERTIFICATE OF APPROPRIATENESS

Certificate Number 01 – 2014 Tax Account Number 179.09-02-1

Street Address 604 Pittsford Victor Rd Post Office Fairport, New York 14534

Owned by Paul and Karen Zachman Address 20 Rand Place, Pittsford, NY 14534

Brief Description of Work:

Exterior changes to the building, as well as brick pavers, site lighting consistent with Canal Walk, and landscaping as submitted, as per material received on December 31, 2013. Reviewed and approved by the Historical Architecture Commission on January 14, 2014, subject to Planning Board and Zoning Board approvals.

The above detailed alteration, restoration, reconstruction, demolition, new construction, has been reviewed by the Town of Perinton Historic Architecture Commission pursuant to Chapter 96 of the Town Code. Based on the information presented, this Certificate of Appropriateness is hereby granted for the work detailed above.

Any variance from the approval will require a re-submittal to the Commission.
Where required, a building permit must be secured prior to commencement of work.

Dated at the Town of Perinton

this 15th day of January, 2014



Historic Architecture Commission

2018 JAN 10 AM 10: 29

TOWN OF PERINTON

HISTORIC ARCHITECTURE COMMISSION

TOWN OF PERINTON

Town Hall

1350 Turk Hill Road

Fairport, New York 14450

(585) 223-0770

CERTIFICATE OF APPROPRIATENESS

Certificate Number 01 – 2018 Tax Account Number 179.09-2-1

Street Address 604 Pittsford Victor Road Post Office Pittsford, NY 14534

Owned by Paul Zachman Address 604 Pittsford Victor Road, Pittsford, NY 14534

Brief Description of Work:

Modifications to parking, patio and deck areas, as per documentation received on December 27, 2017. Approved as submitted, by the Historical Architecture Commission on January 19, 2018, pending necessary approvals of the Planning and Zoning Boards.

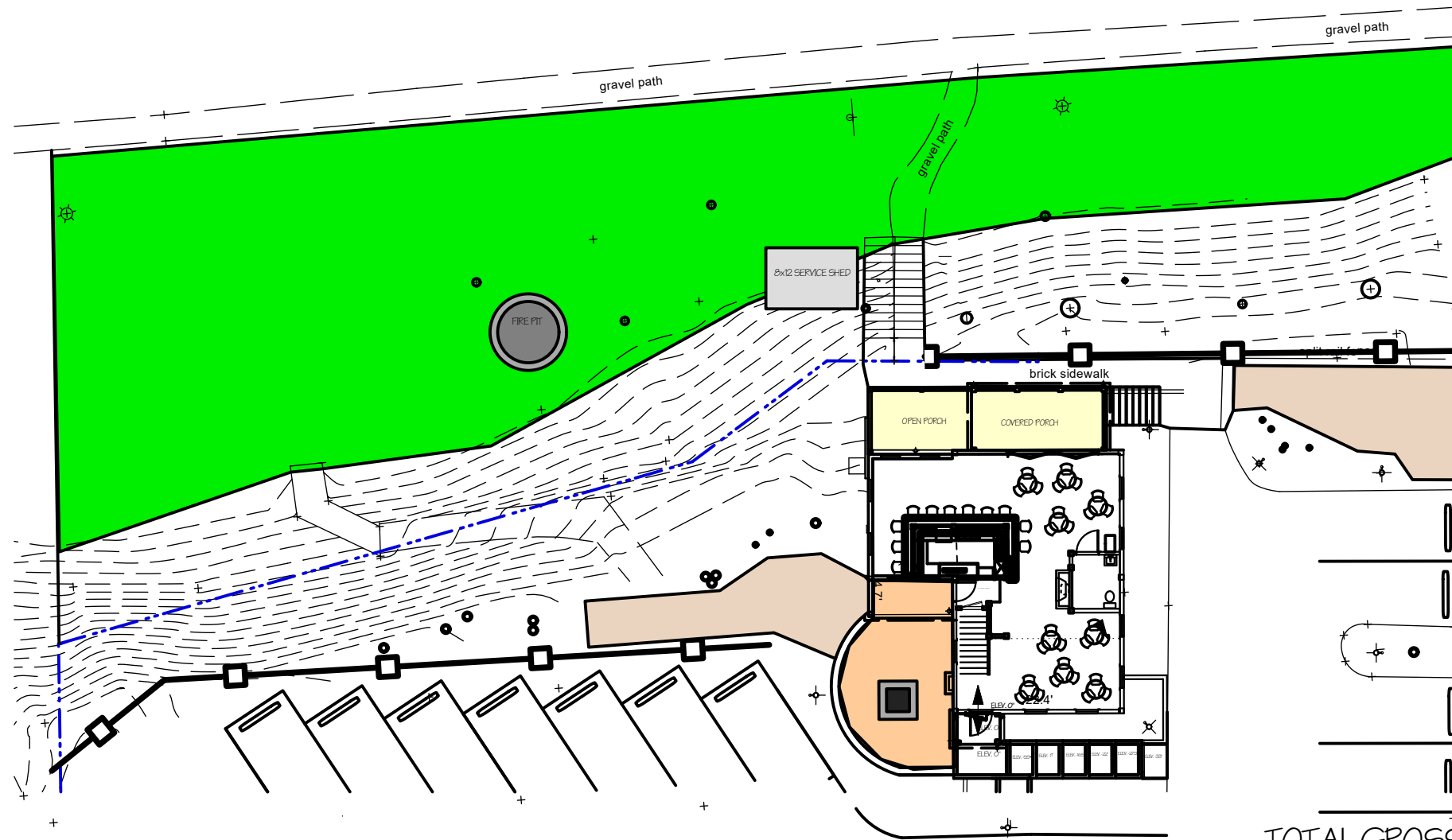
The above detailed alteration, restoration, reconstruction, demolition, new construction, has been reviewed by the Town of Perinton Historic Architecture Commission pursuant to Chapter 96 of the Town Code. Based on the information presented, this Certificate of Appropriateness is hereby granted for the work detailed above.

Any variance from the approval will require a re-submittal to the Commission.
Where required, a building permit must be secured prior to commencement of work.

Dated at the Town of Perinton

this 10th day of January, 2018


Historic Architecture Commission



OUTDOOR SPACE KEY

- TOTAL NYS CANAL CORP OCCUPANCY LANDS
5,650 SF
- INFORMAL NATURAL MULCHED SEATING AREAS
580 SF
- OUTDOOR PORCH SEATING AREAS
255 SF
- WEST FIREPIT PATIO AREA
350 SF
- BUILDING INTERIOR GROSS S.F. FLOORS 1&2
1645 SF

TOTAL GROSS S.F. = (8480/1000) X 6.76 = 57 PARKING SPACES
Mixed Use District Shared Parking Provision -6

TOTAL PARKING SPACES REQUIRED 51

EXISTING PARKING CREDIT PER TOWN CALCULATION

- ONSITE CURRENT	11
- ONSITE PROPOSED	3
- CRESCENT TRAILHEAD	5
- CANAL WALK	12
TOTAL	31

OFFSITE LEASED PARKING 30

TOTAL PARKING CAPACITY 61

PROPERTY DIAGRAM INDOOR/OUTDOOR SEATING SPACE

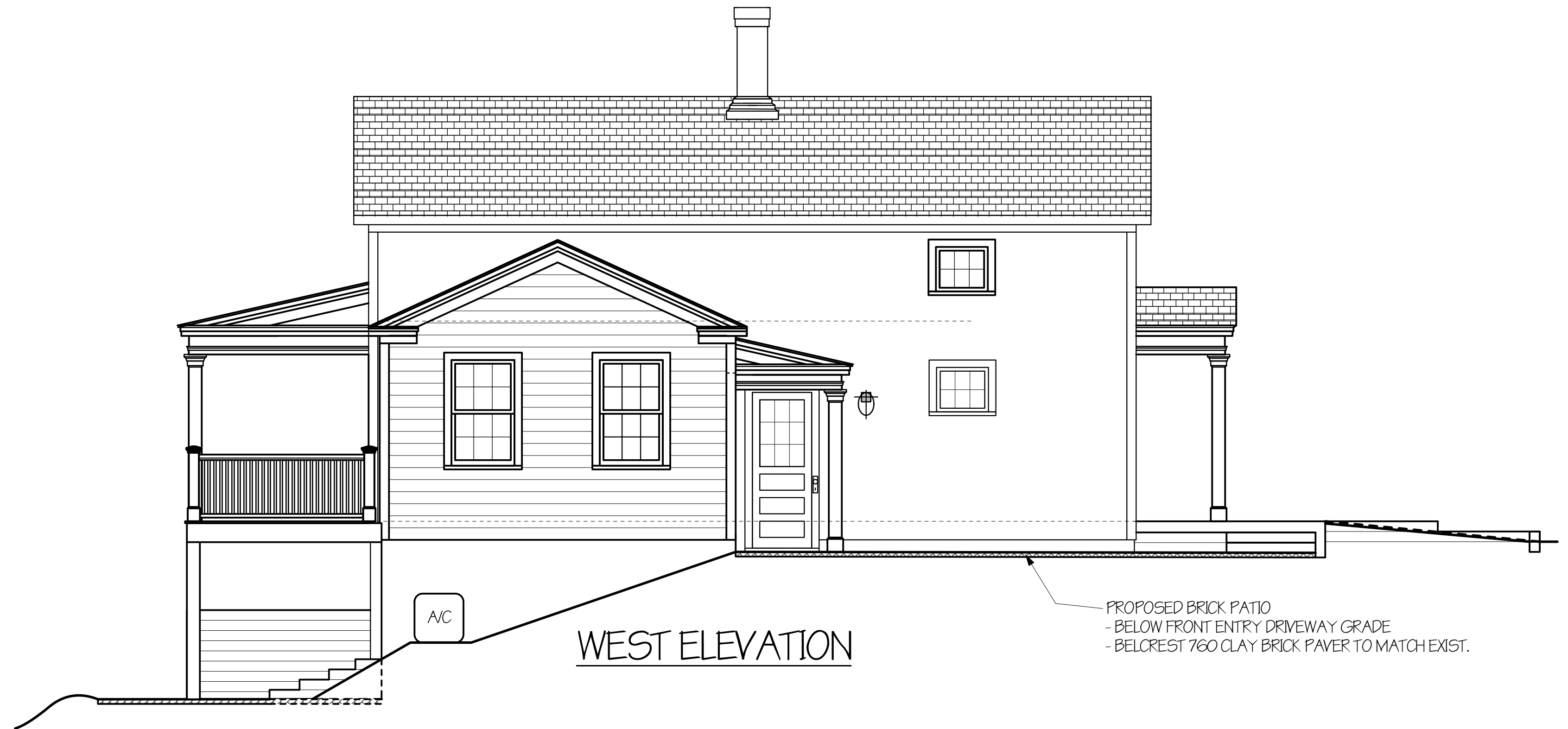
CHAOTIC ALES, INC. DBA AURORA BREWING
604 Pittsford Victor Road

PARKING ANALYSIS

	Plan Date: 4-25-2024	ITE USE CODE BREWERY 6.76/1000 S.F.	Scale: 1"=20"
	Revisions:		Drawn By P. ZACHMAN
BOARDWALK DESIGN INC 166 MILL ROAD PITTSFORD, NY			



SOUTH ELEVATION
STREET SIDE

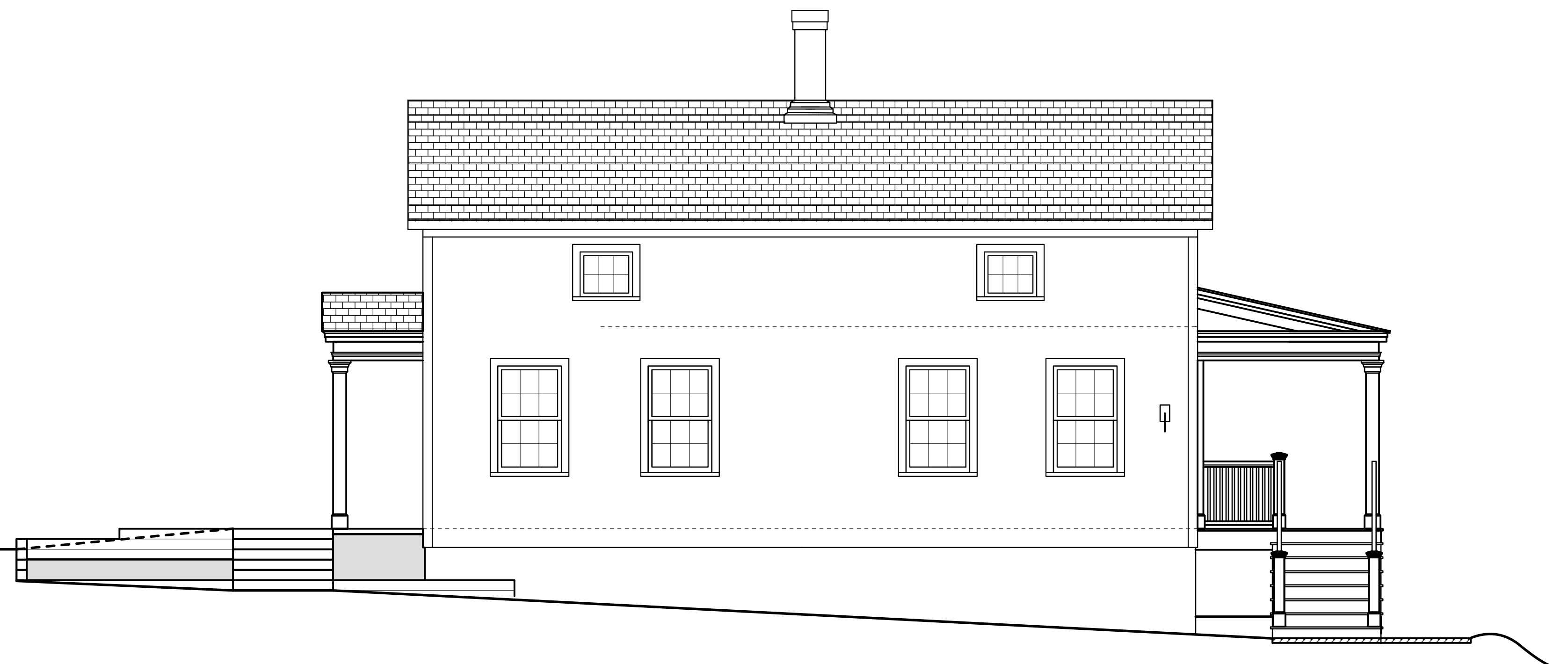


WEST ELEVATION

PROPOSED BRICK PATIO
- BELOW FRONT ENTRY DRIVEWAY GRADE
- BELCREST 760 CLAY BRICK PAVER TO MATCH EXIST.



NORTH ELEVATION
CANAL SIDE



EAST ELEVATION

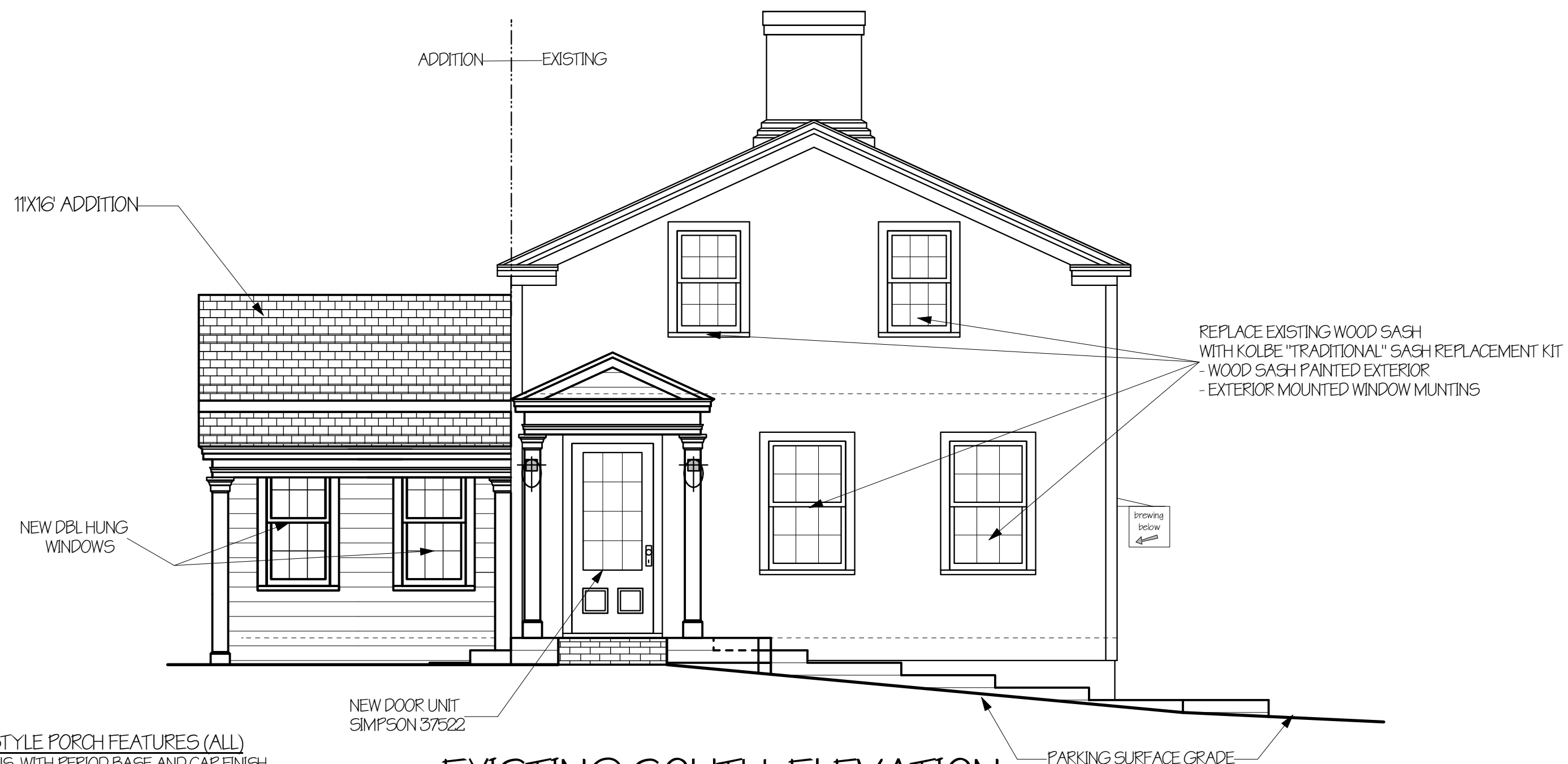


Plan Date: 6-20-2024
Revisions:

604 PITTSFORD VICTOR ROAD
BUILDING ELEVATIONS

Scale: 1/4" = 1'-0"
Drawn By: P. ZACHMAN

BOARDWALK DESIGN INC 166 MILL ROAD PITTSFORD, NY



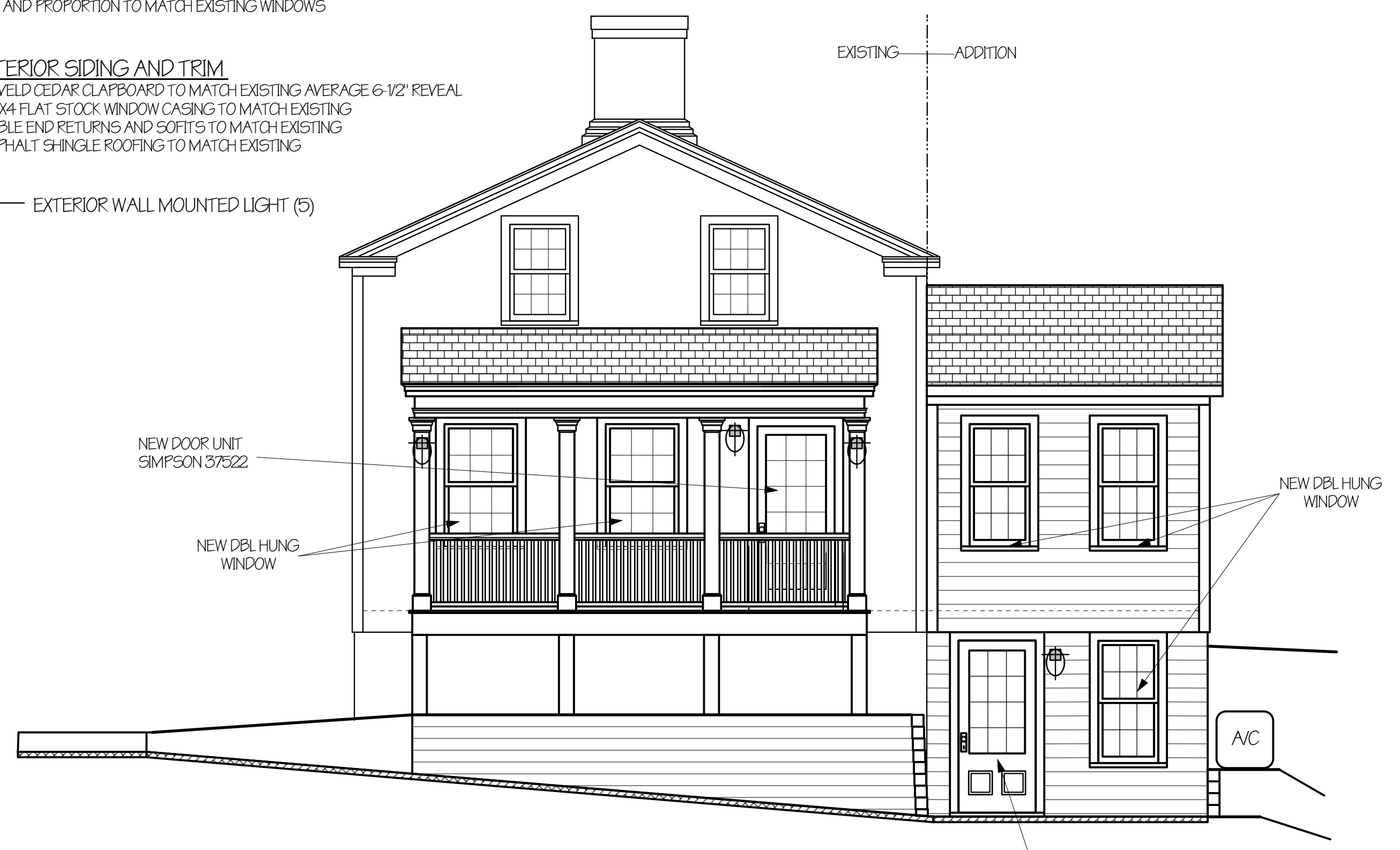
EXISTING SOUTH ELEVATION
STREET SIDE

GREEK REVIVAL STYLE PORCH FEATURES (ALL)
 - 7" SQUARE COLUMNS WITH PERIOD BASE AND CAP FINISH
 - 5/4x4" T&G VERTICAL GRAIN FIR FLOORING WHERE APPLICABLE
 - 1x3 FIR CEILING BEAD CEILING FINISH
 - PERIOD STYLE AND PROPORTION WOOD RAILINGS WHERE APPLICABLE

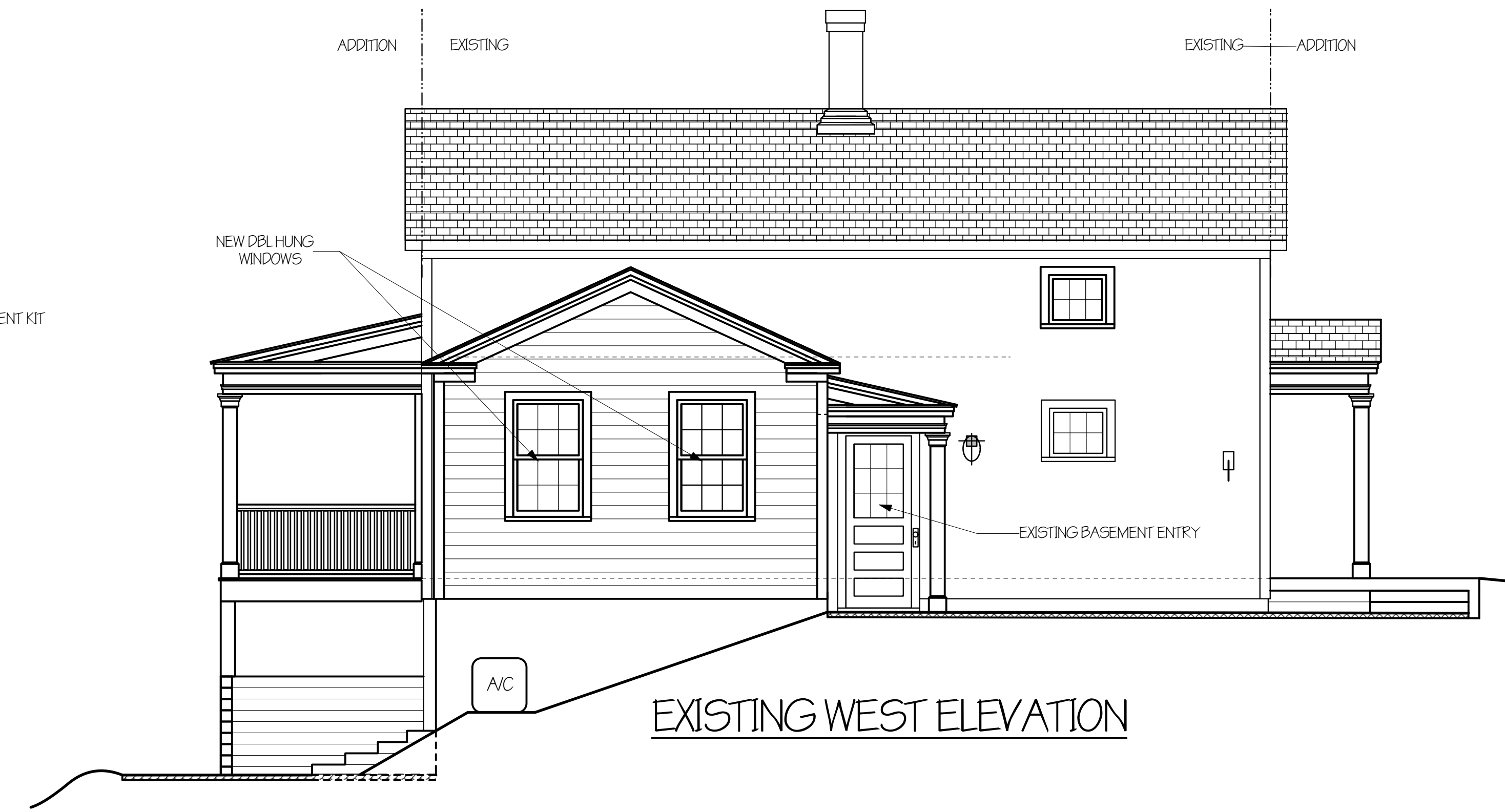
ALL NEW WINDOW UNITS
 KOLBE HERITAGE SERIES TRADITIONAL WOOD DOUBLE HUNG
 - WOOD EXTERIOR PAINTED SASH
 - EXTERIOR APPLIED MUNTINS
 - SIZE AND PROPORTION TO MATCH EXISTING WINDOWS

EXTERIOR SIDING AND TRIM
 - BEVELD CEDAR CLAPBOARD TO MATCH EXISTING AVERAGE 6-1/2" REVEAL
 - 5/4x4" FLAT STOCK WINDOW CASING TO MATCH EXISTING
 - GABLE END RETURNS AND SOFFITS TO MATCH EXISTING
 - ASPHALT SHINGLE ROOFING TO MATCH EXISTING

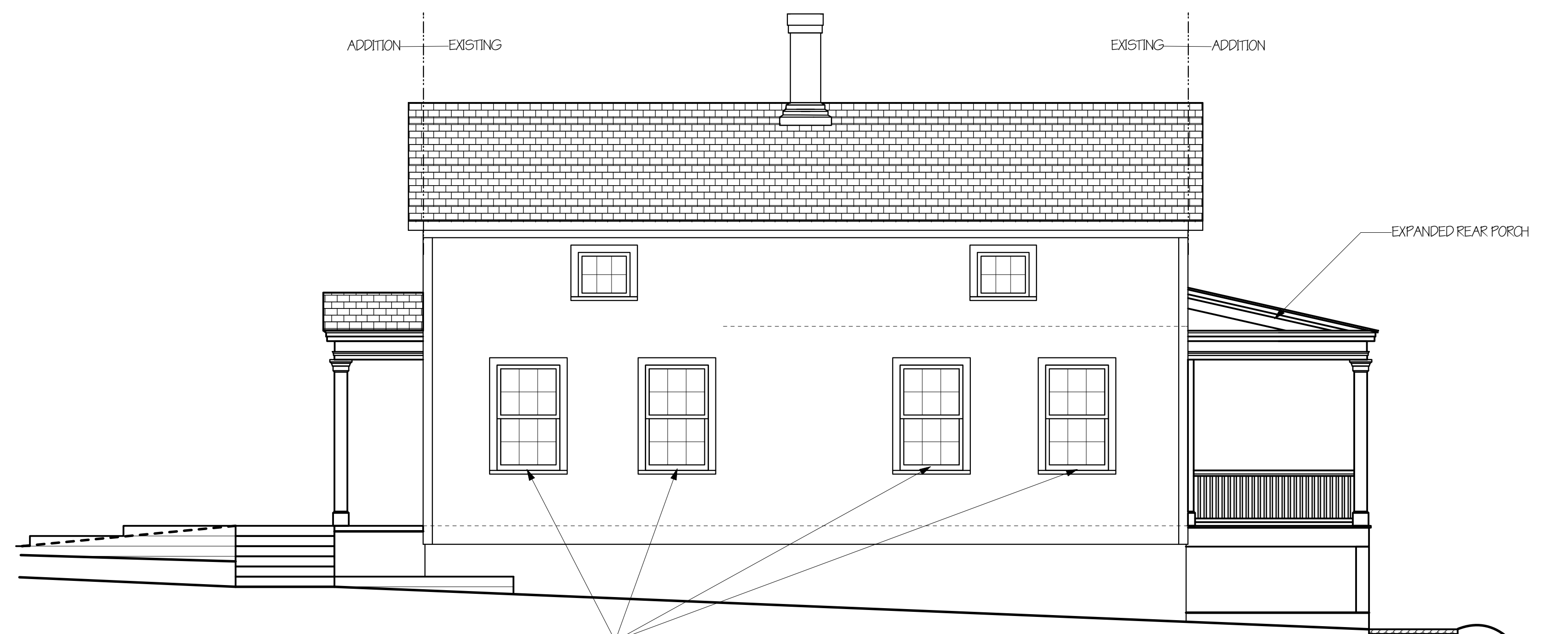
⊕ — EXTERIOR WALL MOUNTED LIGHT (5)



EXISTING NORTH ELEVATION
CANAL SIDE



EXISTING WEST ELEVATION



EXISTING EAST ELEVATION

ALL EXTERIOR NOTES PER 2014 RENOVATION & ADDITIONS



Plan Date: 12-6-2013
 Revisions: 4-15-2014

604 PITTSFORD VICTOR ROAD
 EXISTING ELEVATIONS

Scale: 1/4" = 1'-0"
 Drawn By: P. ZACHMAN

BOARDWALK DESIGN INC 166 MILL ROAD PITTSFORD, NY

NOTES

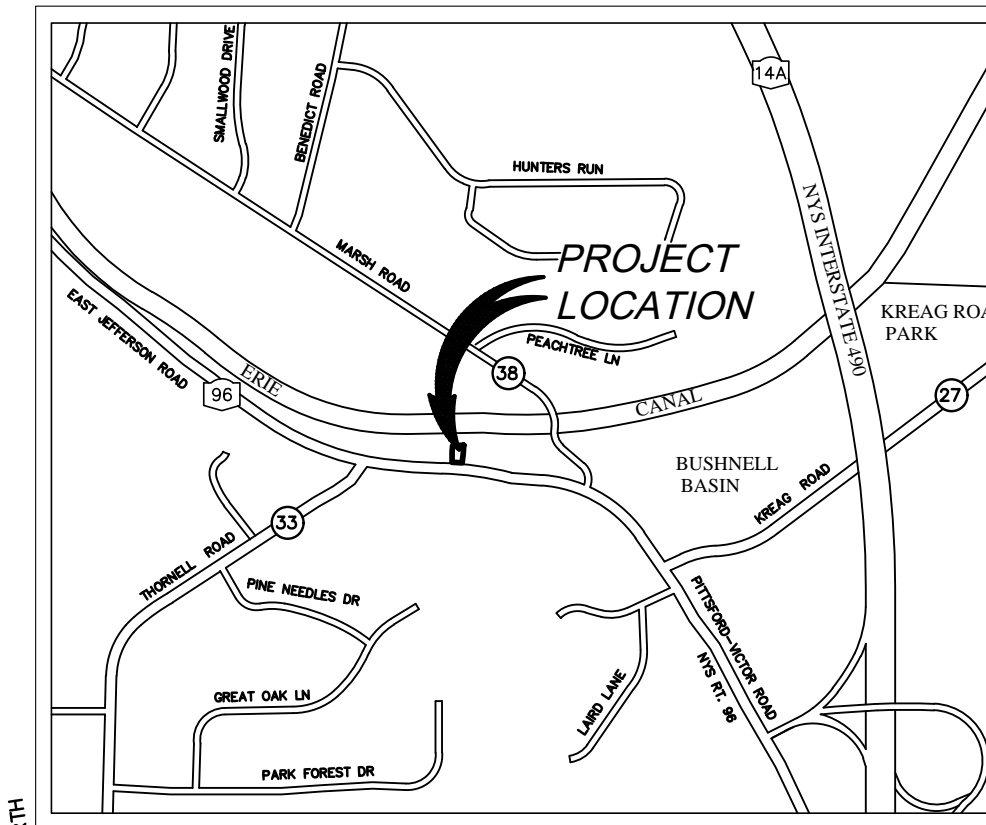
- ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT REQUIREMENTS OF THE TOWN OF PERINTON STANDARDS AND SPECIFICATIONS UNLESS MORE STRINGENT CRITERIA IS SPECIFIED ON THE CONSTRUCTION DRAWINGS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES THAT OCCUR DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS MAY BE REQUIRED TO MEET EXISTING CONDITIONS. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE PLANS AND ANY OTHER LINES NOT SHOWN.
- LOCATION OF PROPOSED IMPROVEMENTS, DISTANCE BETWEEN FACILITIES AND APPURTENANCES SHOWN ON DRAWINGS, ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING THE CONSTRUCTION STAKE OUT. THE CONTRACTOR SHALL LOCATE, FLAG, AND PRESERVE PROPERTY MARKERS, U.S.G.S., AND ALL OTHER MONUMENTS.
- EROSION CONTROL DEVICES SHALL BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN SUFFICIENTLY ESTABLISHED AND REMOVAL IS APPROVED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE JUTE MESH OR ENGINEER APPROVED EROSION CONTROL FABRIC ON ALL SLOPES STEEPER THAN 4 ON 1. THE CONTRACTOR SHALL MAINTAIN SUCH DEVICES UNTIL VEGETATION IS FULLY ESTABLISHED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES UPON ACCEPTANCE OF VEGETATIVE COVER AND AS DIRECTED BY THE ENGINEER.

- THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL REQUIRED TOWN/STATE PERMITS AND PROVIDE ALL BONDS FOR THIS WORK INCLUDING, BUT NOT LIMITED TO, UTILITY CONNECTIONS AND BUILDING AND SITE CONSTRUCTION.
- MAINTENANCE AND PROTECTION OF TRAFFIC ALONG WITH SECURING THE WORK AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL CONES, DRUMS, CONCRETE BARRIERS AND MARKERS ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' CLEARANCE TO THE TRAVELED WAY UNLESS OTHERWISE SHOWN ON THE PLANS AND/OR DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAKE CERTAIN PLACEMENT OF CONES, DRUMS AND MARKERS OR BARRICADES SHALL NOT INTERFERE WITH SIGHT DISTANCE.
- THE CONTRACTOR SHALL MAINTAIN IN SERVICE ALL EXISTING SEWERS, CULVERTS, DITCHES, MANHOLES, AND CATCH BASINS DURING CONSTRUCTION. ANY CHANGES TO THESE EXISTING FACILITIES SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- THE CONTRACTOR IS TO VERIFY ALL EXISTING INVERT ELEVATIONS OF SEWERS PRIOR TO CONSTRUCTION OF NEW SEWERS. IF ANY INVERT ELEVATION IS FOUND TO DIFFER FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE FINISH GRADED AND SEEDED AS PER PLANS AND SPECIFICATIONS.
- TRENCHES AND EXCAVATION IN GREEN AREAS SHALL BE SURFACED WITH 4" OF TOPSOIL TO A TOLERANCE OF 0.10" FROM THE ELEVATION GIVEN (FINISHED CONTOURS) SHAPED TO ALLOW SURFACE DRAINAGE.
- ALL LANDSCAPED AND SEEDED OR SODDED AREAS SHALL BE FURNISHED WITH TOPSOIL TO A 6" MIN DEPTH.
- PROPOSED LIGHT FIXTURES SHALL MATCH EXISTING (RIPLEY COLLECTION OUTDOOR POST MT 1LT(4906302) OLD BRONZE, 40 WATT MAX. LIGHT BULB).

**Code Variance Analysis
604 Pittsford Victor Road
2014 Final Site Plan**

Variance	604 PVR Existing	Commercial Requirement	Date Approved	Mixed Use Zone Requirement *
Lot Size	6945 SF**	40,000 SF	4/28/14	10,000 SF
Lot Width	82.4'	300'	4/28/14	80'
Front Setback	35.6'***	85'	4/28/14	10'
Side Setback	5.0'	30'	4/28/14	15'
Rear Setback	1'	30'	4/28/14	15'
Maximum Lot Coverage (Green Space)	69% 31%	65% 35%	4/28/14	75%
Conventional Parking Spaces	5	25	4/28/14	17
Parking Front Setback (Front Landscape Buffer)	2'	50'	4/28/14	10'
Min. Drive Aisle Width	20'	24'	4/28/14	N/A

* Lot was not yet in a Mixed Use Zone in 2014
 ** Approved for 5988 SF in 2014. New survey shows the actual R.O.W. line closer to road.
 *** Approved for 23.9' in 2014. New survey shows the actual R.O.W. line closer to road.



LOCATION SKETCH
NOT TO SCALE

PROJECT DATA

- PARCEL TAX ACCT. NO. 179.09-2-1
 EXISTING PARCEL AREA = .1371 ACRES (5988 SF)
 NYSCC ACQUISITION AREA = .1490 ACRES (6491 SF)
 TOTAL AREA = .2861 ACRES (12,479 SF)
- PROPOSED USES: OFFICE - ARCHITECTURAL DESIGN, TASTING ROOM
 3. OWNER:
 PAUL ZACHMAN
 604 PITTSFORD-VICTOR ROAD
 PITTSFORD, NY 14534
- CERTIFICATE OF APPROPRIATENESS ISSUED JANUARY 10, 2018, #01-2018 BY THE HISTORIC ARCHITECTURE COMMISSION.

APPROVALS

BY: PLANNING BOARD CHAIRMAN	DATE: _____
BY: COMMISSIONER OF PUBLIC WORKS	DATE: _____
BY: TOWN ENGINEER	DATE: _____
BY: TOWN ATTORNEY	DATE: _____
BY: BUSHNELL BASIN FIRE CHIEF	DATE: _____

**2018 Site Plan Code Variance Analysis
604 Pittsford Victor Road**

LOT COVERAGE ANALYSIS (Maximum Mixed Use Lot Coverage: 75%)

	604 POV Existing	604 POV Proposed Sites	NYSCC* Combined
Lot Size	6945SF	6945SF	6491SF
Lot Coverage (SF)	4312SF	4784SF	2702SF
Lot Coverage (%)	62.1%	68.8%	41.6%

Mixed Use Zoning Setbacks

Structure Setback	Required	604 PVR Actual	NYSCC Proposed	Combined Sites
Front	10'	35'-7"	N/A	27'-4"
East Side	15'	44'-2"	N/A	44'-2"
West Side	15'	5'-0"	N/A	105'
Rear	15'	0'-0"	N/A	4'

* Variance Granted in 2014
 ** Variance Granted in 2014 for 1'-1"

OCCUPANCY AND PARKING ANALYSIS

Tasting Room and Gallery	Type of Space	SF	Occ. Rate	Occupancy	3 PP Space
Table & Chair Space	550	15 SF/Person	37	13 Spaces	
Employee	600	200 SF/Person	3	3 Spaces	
Boardwalk Design Office*	380	5 Spaces/1000 SF		3 Spaces	

* Daytime Parking for 2 Employees - Offset Hours

AVAILABLE PARKING

	Spaces
604 PVR	11
Canal Walk**	22
Crescent Trail Parking***	15
Total Spaces	48

** Legal Property Easement for Parking
 *** 400' due west on Canal Path

STEPS ADDED AND APPROVED 2018:

- SOLID FILLED IN RISERS
- 5/4X12 BULL NOSED FIR STEP TREADS
- RAILINGS ON EACH SIDE TO MATCH EXISTING IN MATERIAL AND FINISH
- NINE 7" RISERS
- EIGHT 11-1/2" STEP TREADS

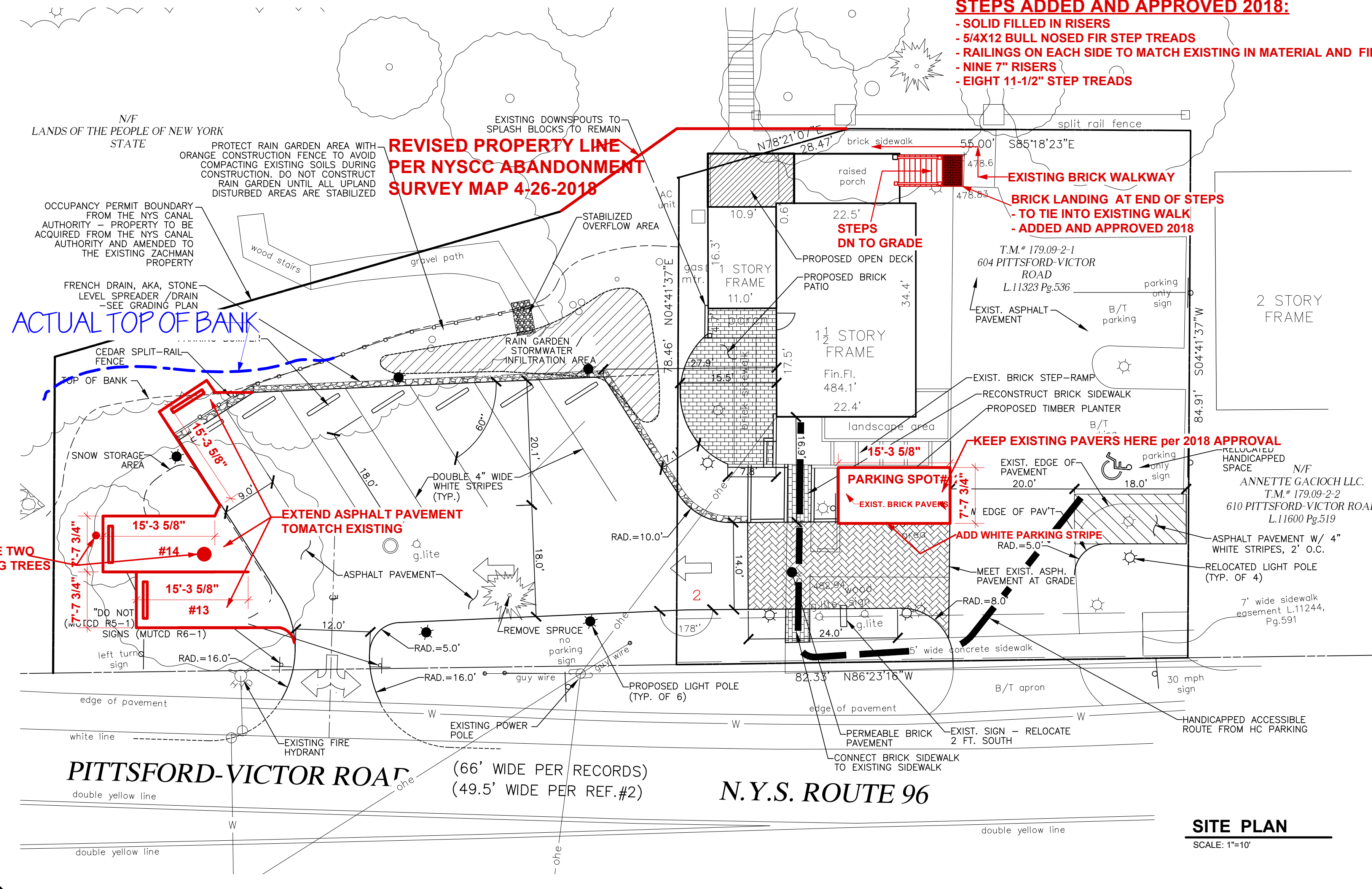
**REVISED PROPERTY LINE
PER NYSCC ABANDONMENT
SURVEY MAP 4-26-2018**

**EXISTING BRICK WALKWAY
BRICK LANDING AT END OF STEPS
- TO TIE INTO EXISTING WALK
- ADDED AND APPROVED 2018**

KEEP EXISTING PAVERS HERE per 2018 APPROVAL

PARKING SPOT #13

ADD WHITE PARKING STRIPE



SITE PLAN

SCALE: 1"=10'

MLA

Phone (585) 218-0300
Fax (585) 218-0372

McCord

Landscape Architecture, PLLC

2129 Five Mile Line Road
Penfield, New York 14526

COPYRIGHT © 2017
McCORD SNYDER LANDSCAPE ARCHITECTURE, PLLC

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYOR TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT
**PARKING LOT EXPANSION
604 PITTSFORD-VICTOR ROAD**
TOWN OF PERINTON
MONROE COUNTY, NY
OWNER:
PAUL ZACHMAN
BOARDWALK DESIGN BUILD
604 PITTSFORD-VICTOR ROAD
PITTSFORD, NY 14534

TITLE OF DRAWING
SITE PLAN

DATE 11/20/17

DRAWN BY LAH

CHECKED BY DCM

SCALE
not to scale 1"=10'-0"



NO.	REVISIONS	DATE	BY
5			
4	REVISED PER NYSDOT COMMENTS	3/20 2018	DCM
3	MISC. REVS. PER T. OF PERINTON	3/5 2018	DCM
2	ADDED NOTES & SIG. LINES	1/10 2018	DCM
1	MISC. REVISIONS	11/28 2017	DCM

PROJECT NO. **911**
DRAWING NO. **S-1**

**2024 BOARDWALK DESIGN SITE PLAN MODIFICATION
2018 SITE PLAN OVERLAY 05-03-24 SITE PLAN S-1
PROPOSED MODIFICATIONS 3 ADDITIONAL - 14 TOTAL PARKING SPACES**

2024 PARKING REQUIREMENT ANALYSIS PER ITE (6TH GEN.) BREWERY
TOTAL GROSS S.F. = (8480/1000) X 6.76 = 57 PARKING SPACES

2024 AVAILABLE PARKING CREDITS PER TOWN

- ONSITE CURRENT	11
- ONSITE PROPOSED	3
- CRESCENT TRAILHEAD	5
- CANAL WALK	12
TOTAL	31
OFFSITE LEASED PARKING	30
TOTAL PARKING CAPACITY	61



Plan Date: **6-14-2024**
Revisions:

**BOARDWALK DESIGN
SITE PLAN**

S-1

Scale:
Drawn By P. ZACHMAN

BOARDWALK DESIGN INC 166 MILL ROAD PITTSFORD, NY

2017 JAN 10 PM 8:35

TOWN OF PERINTON

HISTORIC ARCHITECTURE COMMISSION

TOWN OF PERINTON

Town Hall

1350 Turk Hill Road

Fairport, New York 14450

(585) 223-0770

CERTIFICATE OF APPROPRIATENESS

Certificate Number 01 - 2017 Tax Account Number 179.09-2-1

Street Address 604 Pittsford Victor Road Post Office Pittsford, NY 14534

Owned by Paul Zachman Address 20 Rand Place, Pittsford, NY 14534

Brief Description of Work:

Split rail fence, as per documentation received on December 27, 2016. Approved as submitted, by the Historical Architecture Commission on January 10, 2017.

The above detailed alteration, restoration, reconstruction, demolition, new construction, has been reviewed by the Town of Perinton Historic Architecture Commission pursuant to Chapter 96 of the Town Code. Based on the information presented, this Certificate of Appropriateness is hereby granted for the work detailed above.

Any variance from the approval will require a re-submittal to the Commission. Where required, a building permit must be secured prior to commencement of work.

Dated at the Town of Perinton

this 11th day of January, 2017



Historic Architecture Commission

To: Town of Perinton Planning Board

January 10th, 2018

Re: Letter of Intent

Property: 604 Pittsford Victor Road

Owner/Applicant: Paul Zachman

Dear Board Members,

My name is Paul Zachman and I purchased the subject property in October of 2013. At that time, it was a single-family residence, and through the course of 2014 I sought and gained approvals to convert the house to a mixed commercial use consisting of an office and a Fine Art Photography Gallery, along with the addition of an on property 5 car parking area.

This property is adjacent to the Canal Walk development directly to the east, fronting along the canal. That development, and my property are bound by a 1988 easement with the property owners of Canal Walk. The easement spells out a shared parking agreement for the existing 22 car parking lot serving that development. A copy of the easement has been included with the application.

The current primary use is offices for my company, Boardwalk Design Inc. The office is staffed by one other employee and myself during normal business hours, with occasional client meetings held on site. I had previously leased office space for this purpose in the Village of Pittsford for 16 years prior to moving into 604 PVR.

The secondary use is a fine art photography gallery that is open to the public during normal business hours and select evening hours. This Gallery co- occupies the 1st floor space, and a balcony portion of the 2nd floor with Boardwalk Office space. I display my own photography as well as that of other invited area photographers in exhibition format that is changed every six weeks. The artwork is offered for sale.

The proposal that I bring forward now is the construction of a 7-car parking area on current Canal Corp surplus state land directly west and adjacent to my property. And along with that, the introduction of a Microbrewery tasting room that would co-occupy the gallery space on the first floor. The current first floor Boardwalk office space would consolidate to the second floor.

I applied for, and was issued an Occupancy Permit from the Canal Corporation in August of 2017, gaining approval to construct the parking lot I am now submitting to the Planning Board for site plan approval. I currently have an application in to the Canal Corporation seeking to purchase the land through the state abandonment/purchase procedure, a rather time-consuming process.

I am the owner of Boardwalk Design Inc, a residential design build firm. This is our 29th year in business, and my company would be managing the site plan project. I am very sensitive to developing and preserving the character that defines a unique sense of place, and I am excited to be able to have an opportunity to contribute the same to the Bushnell's Basin district through the continued development of this property.

Paul Zachman
Owner/Applicant
604 Pittsford Victor Road

To: Town of Perinton Planning Board

January 30th 2014

Re: Letter of Intent

Property: 604 Pittsford Victor Road

Owner/Applicant: Paul Zachman

Dear Board Members,

My name is Paul Zachman and I have recently purchased (Oct. 2013) the property located at 604 Pittsford Victor Road. This property, as far as I know, has functioned as a single family residence for all of it's existence, at least for the last 67 years as told to me be the former owner. It is located within a commercial zoned (Mixed Use) district and it is my intent and proposal to convert the property to commercial (Mixed use) use.

This property is directly adjacent to the Canal Walk development directly to the east, fronting along the canal. The property is bound by a 1988 easement with the property owners of Canal Walk. The easement spells out shared parking with the existing parking lot serving that development, property maintenance expense agreements, as well as non-compete restrictions for commercial occupancy. A copy of the easement has been included with the application.

I have three uses planned for the property. The anchor/primary use would be offices for my company, Boardwalk Design Inc. The office would occupied by two or three employees, including myself, during normal business hours, with occasional client meetings held on site. I have leased office space for this purpose in the Village of Pittsford for the past 16 years.

The second use would be hosting a fine art photography gallery that would be open to the public during normal business hours and select evening hours. This Gallery would occupy 1st floor space, integrated, but occupying it's own space, within the Boardwalk Office space. The 1st floor space in the front half of the house would be apportioned off to the gallery, and would also function as a meeting space for Boardwalk. I would display my own work as well as that of other invited area photographers. The artwork would be offered for sale.

The third use would be for a future Kayak rental outfit that would function out of the walkout basement level space added on with the proposed 1st floor addition. I am asking for approval for the use, but am not planning to open an operation or lease to a vendor this season. I have applied to the Canal Corp to install stairs and a small dock for access, and am not applying for a Canalside Vendor permit at this time, pending the outcome of the site plan approval process and eventual business occupancy.

I am the owner of Boardwalk Design Inc, a residential design build firm. This is our 25th year in business, and my company would be managing the renovation/site plan project. I live in the Village of Pittsford, and for the past 7 years have chaired the Village of Pittsford Architectural and Preservation Review Board, which functions along the same lines as your HAC. In 2009 I co-produced, with Village Mayor Robert Corby, The Village of Pittsford Historic and Architectural Design District Building Design Standards, a 135 page publication adopted by the village in January of 2010, and is available for view on the village website. I am very sensitive to developing and preserving the character that defines a unique sense of place, and I am excited to be able to have an opportunity to contribute the same to the Bushnell's Basin district through the development of this property.

Paul Zachman
Owner/Applicant
604 Pittsford Victor Road

To: Town of Perinton Planning Board

May 8th, 2024

Re: Letter of Intent

Property: 604 Pittsford Victor Road

Owner/Applicant: Paul Zachman

Dear Board Members,

My name is Paul Zachman, and I purchased the subject property in October of 2013. At that time, it was a single-family residence, and through the course of 2014 I sought and gained approvals to convert the house to a mixed commercial use consisting of an office for my business, Boardwalk Design Inc, and a Fine Art Photography Gallery, along with the addition of an on property 5 car parking area. In 2018 a 7-car parking lot was added on land purchased from the NYSCC directly west of and adjacent to 604 Pittsford Victor Road and approvals were obtained to open a brewery tasting room on the first floor along with outside patio & added deck space for brewery patrons.

The site plan changes I am applying for now are: 1) Add three parking spaces to the property parking. 2) Convert second floor occupancy from office space to space for brewery patrons. 3) Increase parking capacity utilizing surplus off-site leased parking spaces nearby in the Basin to align with new parking requirements that will meet and exceed those required by the town to enable the brewery to re-occupy the NYSCC land – frontage along the canal.

Working with the town planning staff, using updated parking requirements, the total number of parking spaces that the town will credit towards our parking count is 31. The parking requirement for the full occupancy we are seeking is 57, as determined by the town. I have secured a lease agreement for the use of 30 offsite parking spaces approximately 1/3 of a mile (1750') from 604 Pittsford Victor Road. That would bring our proposed parking count to 61 spaces. Utilizing existing surplus parking capacity is our best option right now for easing parking shortages. I advocate for, in the long term, parking expansion at the Crescent Trail Parking lot and other municipal parking solutions to ease shortages for all businesses in the historic basin district.

Aurora Brewing is committed to taking measures to create and maintain awareness of the off-site parking location by using signage at the brewery entrance and inside the brewery including the use of a QR code where patrons can use their phone to bring up a map diagram directing patrons to the off-site parking location. The map diagram will be included prominently on the company website and be promoted through social media. During high demand occasions the brewery will assign an employee to help direct and assist patrons to find and utilize the off-site parking resource.

As communicated with every letter of intent I have submitted for each step of progress the past 10 years, I am very sensitive to developing and preserving the character that defines a unique sense of place, and I am excited to be able to have an opportunity to contribute the same to the Bushnell's Basin district through the continued development of this property.

Paul Zachman
Owner/Applicant
604 Pittsford Victor Road

NOTES

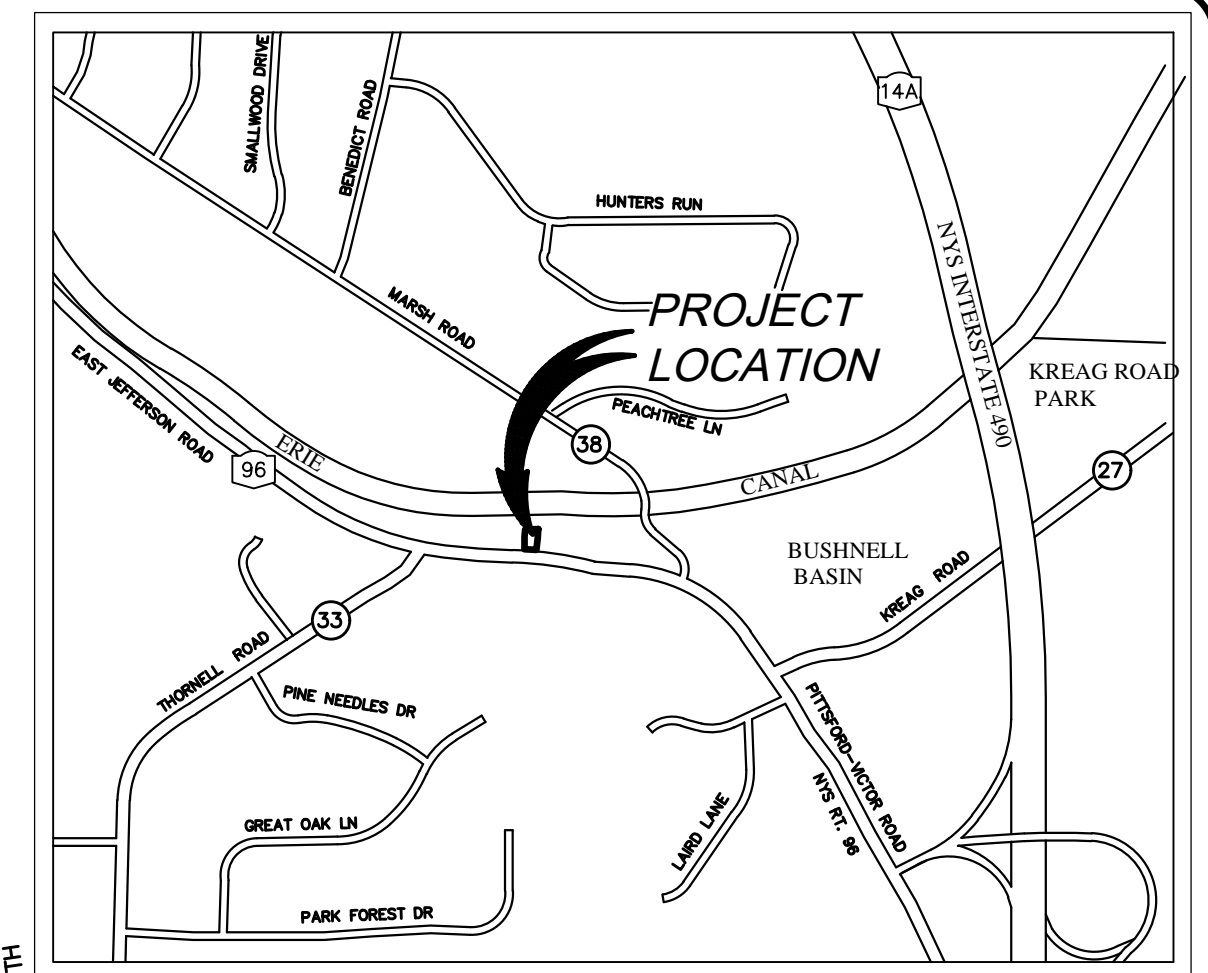
1. ALL CONSTRUCTION SHALL CONFORM TO THE MOST RECENT REQUIREMENTS OF THE TOWN OF PERINTON STANDARDS ANMD SPECIFICATIONS UNLESS MORE STRINGENT CRITERIA IS SPECIFIED ON THE CONSTRUCTION DRAWINGS.
2. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR IT'S REPRESENTATIVE. THE CONTRACTOR WILL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UTILITIES THAT OCCUR DURING THE COURSE OF CONSTRUCTION.
3. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS MAY BE REQUIRED TO MEET EXISTING CONDITIONS. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE PLANS AND ANY OTHER LINES NOT SHOWN.
4. LOCATION OF PROPOSED IMPROVEMENTS, DISTANCE BETWEEN FACILITIES AND APPURTENANCES SHOWN ON DRAWINGS, ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION DURING THE CONSTRUCTION STAKE OUT. THE CONTRACTOR SHALL LOCATE, FLAG, AND PRESERVE PROPERTY MARKERS, U.S.G.S., AND ALL OTHER MONUMENTS.
5. EROSION CONTROL DEVICES MUST BE ESTABLISHED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL UPSTREAM GROUND COVER HAS BEEN SUFFICIENTLY ESTABLISHED AND REMOVAL IS APPROVED BY THE OWNER. THE CONTRACTOR SHALL PROVIDE JUTE MESH OR ENGINEER APPROVED EROSION CONTROL FABRIC ON ALL SLOPES STEEPER THAN 4 ON 1. THE CONTRACTOR SHALL MAINTAIN SUCH DEVICES UNTIL VEGETATION IS FULLY ESTABLISHED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL REMOVE EROSION CONTROL DEVICES UPON ACCEPTANCE OF VEGETATIVE COVER AND AS DIRECTED BY THE ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE TO SECURE ALL REQUIRED TOWN/STATE PERMITS AND PROVIDE ALL BONDS FOR THIS WORK INCLUDING, BUT NOT LIMITED TO, UTILITY CONNECTIONS AND BUILDING AND SITE CONSTRUCTION.
7. MAINTENANCE AND PROTECTION OF TRAFFIC ALONG WITH SECURING THE WORK AREA SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL CONES, DRUMS, CONCRETE BARRIERS AND MARKERS ARE TO BE PLACED SO AS TO PROVIDE A MINIMUM 2' CLEARANCE TO THE TRAVELED WAY UNLESS OTHERWISE SHOWN ON THE PLANS AND/OR DIRECTED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL MAKE CERTAIN PLACEMENT OF CONES, DRUMS AND MARKERS OR BARRICADES SHALL NOT INTERFERE WITH SIGHT DISTANCE.
9. THE CONTRACTOR SHALL MAINTAIN IN SERVICE ALL EXISTING SEWERS, CULVERTS, DITCHES, MANHOLES, AND CATCH BASINS DURING CONSTRUCTION. ANY CHANGES TO THESE EXISTING FACILITIES SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
10. THE CONTRACTOR IS TO VERIFY ALL EXISTING INVERT ELEVATIONS OF SEWERS PRIOR TO CONSTRUCTION OF NEW SEWERS. IF ANY INVERT ELEVATION IS FOUND TO DIFFER FROM THAT SHOWN ON THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
11. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE FINISH GRADED AND SEEDED AS PER PLANS AND SPECIFICATIONS.
12. TRENCHES AND EXCAVATION IN GREEN AREAS SHALL BE SURFACED WITH 4" OF TOPSOIL TO A TOLERANCE OF 0.10" FROM THE ELEVATION GIVEN (FINISHED CONTOURS) SHAPED TO ALLOW SURFACE DRAINAGE.
13. ALL LANDSCAPED AND SEEDED OR SODDED AREAS SHALL BE FURNISHED WITH TOPSOIL TO A 6" MIN DEPTH.
14. PROPOSED LIGHT FIXTURES SHALL MATCH EXISTING (RIPLEY COLLECTION OUTDOOR POST MT 1LT(490630Z) OLD BRONZE, 40 WATT MAX. LIGHT BULB).

Code Variance Analysis
604 Pittsford Victor Road
2014 Final Site Plan

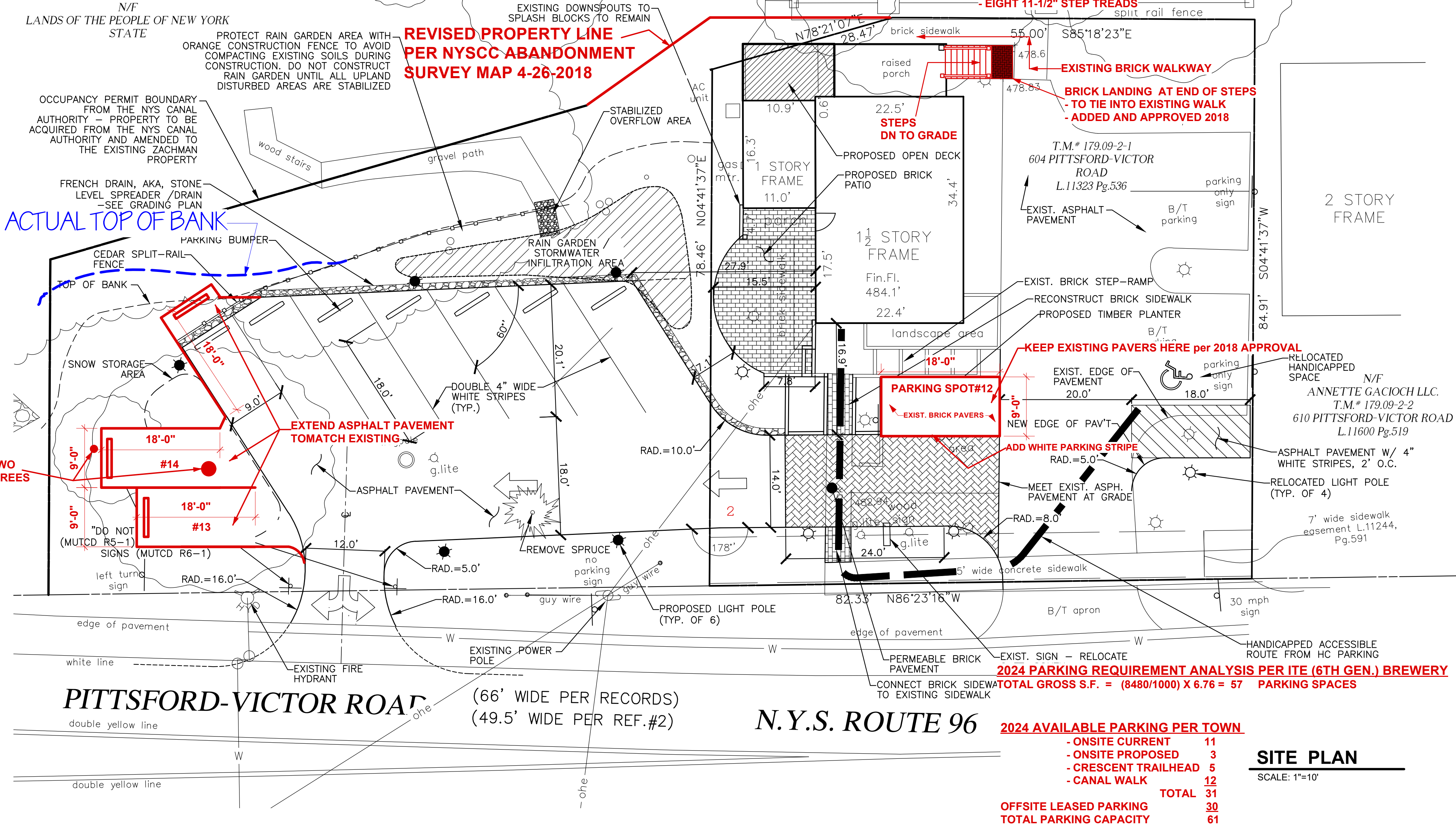
Variance	604 PVR Existing	Commercial Requirement	Date Approved	Mixed Use Zone Requirement *
Lot Size	6945 SF**	40,000 SF	4/28/14	10,000 SF
Lot Width	82.4'	300'	4/28/14	80'
Front Setback	35.6'***	85'	4/28/14	10'
Side Setback	5.0'	30'	4/28/14	15'
Rear Setback	1'	30'	4/28/14	15'
Maximum Lot Coverage (Green Space)	69% 31%	65% 35%	4/28/14	75%
Conventional Parking Spaces	5	25	4/28/14	17
Parking Front Setback (Front Landscape Buffer)	2'	50'	4/28/14	10'
Min. Drive Aisle Width	20'	24'	4/28/14	N/A

* Lot was not yet in a Mixed Use Zone in 2014
** Approved for 5988 SF in 2014. New survey shows the actual R.O.W. line closer to road.
*** Approved for 23.9' in 2014. New survey shows the actual R.O.W. line closer to road.



2024 BOARDWALK DESIGN SITE PLAN MODIFICATION
2018 SITE PLAN OVERLAY 05-03-24 SITE PLAN S-1

PROPOSED MODIFICATIONS 3 ADDITIONAL - 14 TOTAL PARKING SPACES



- STEPS ADDED AND APPROVED 2018:**
- SOLID FILLED IN RISERS
 - 5/4X12 BULL NOSED FIR STEP TREADS
 - RAILINGS ON EACH SIDE TO MATCH EXISTING IN MATERIAL AND FINISH
 - NINE 7" RISERS
 - EIGHT 11-1/2" STEP TREADS

2024 PARKING REQUIREMENT ANALYSIS PER ITE (6TH GEN.) BREWERY
TOTAL GROSS S.F. = (8480/1000) X 6.76 = 57 PARKING SPACES

2024 AVAILABLE PARKING PER TOWN

- ONSITE CURRENT	11
- ONSITE PROPOSED	3
- CRESCENT TRAILHEAD	5
- CANAL WALK	12
TOTAL	31
OFFSITE LEASED PARKING	30
TOTAL PARKING CAPACITY	61

SITE PLAN
SCALE: 1"=10'

PROJECT DATA

1. PARCEL TAX ACCT. NO. 179.09-2-1
EXISTING PARCEL AREA = .1371 ACRES (5988 SF)
NYS CC ACQUISITION AREA = .1490 ACRES (6491 SF)
TOTAL AREA = .2861 ACRES (12,479 SF)
2. PROPOSED USES: OFFICE - ARCHITECTURAL DESIGN, TASTING ROOM
3. OWNER:
PAUL ZACHMAN
604 PITTSFORD-VICTOR ROAD
PITTSFORD, NY 14534
4. CERTIFICATE OF APPROPRIATENESS ISSUED JANUARY 10, 2018, #01-2018 BY THE HISTORIC ARCHITECTURE COMMISSION.

APPROVALS

- BY: _____ DATE: _____
- PLANNING BOARD CHAIRMAN
- BY: _____ DATE: _____
- COMMISSIONER OF PUBLIC WORKS
- BY: _____ DATE: _____
- TOWN ENGINEER
- BY: _____ DATE: _____
- TOWN ATTORNEY
- BY: _____ DATE: _____
- BUSHNELL BASIN FIRE CHIEF

2018 Site Plan Code Variance Analysis
604 Pittsford Victor Road

LOT COVERAGE ANALYSIS (Maximum Mixed Use Lot Coverage: 75%)

	604 POV Existing	604 POV Proposed	NYS CC* Combined	Combined Sites
Lot Size	6945SF	6945SF	6491SF	13436SF
Lot Coverage (SF)	4312SF	4784SF	2702SF	7486SF
Lot Coverage (%)	62.1%	68.8%	41.6%	55.7%

* In Process of Purchasing Property from NYS CC

Mixed Use Zoning Setbacks

Structure	Setback	Required	604 PVR Actual	NYS CC Proposed	Combined Sites
Front	10'	10'	35'-7"	N/A	27'-4"
East Side	15'	15'	44'-2"	N/A	44'-2"
West Side	15'	15'	5'-0"	N/A	105'
Rear	15'	15'	0'-0"	N/A	4'

* Variance Granted in 2014
** Variance Granted in 2014 for 1'-1"

OCCUPANCY AND PARKING ANALYSIS

Tasting Room and Gallery	Type of Space	SF	Occ. Rate	Occupancy	3 PP Space
Table & Chair Space	550	15 SF/Person	37	13	3 Spaces
Employee	600	200 SF/Person	3	3	3 Spaces
Boardwalk Design Office*	380	5 Spaces/1000 SF			3 Spaces

* Daytime Parking for 2 Employees - Offset Hours

AVAILABLE PARKING

	Spaces
604 PVR	11
Canal Walk**	22
Crescent Trail Parking***	15
Total Spaces	48

** Legal Property Easement for Parking
*** 400' due west on Canal Path

MLA

Phone (585) 218-0300
Fax (585) 218-0372

McCord

Landscape Architecture, PLLC

2129 Five Mile Line Road
Penfield, New York 14526

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McCord Snyder Landscape Architecture, PLLC

DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF LICENSED ARCHITECT, PROFESSIONAL ENGINEER, LANDSCAPE ARCHITECT, OR LAND SURVEYER TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY.
ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS OR HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION.

PROJECT
PARKING LOT EXPANSION

604 PITTSFORD-VICTOR ROAD
TOWN OF PERINTON
MONROE COUNTY, NY
OWNER:
PAUL ZACHMAN
BOARDWALK DESIGN BUILD
604 PITTSFORD-VICTOR ROAD
PITTSFORD, NY 14534

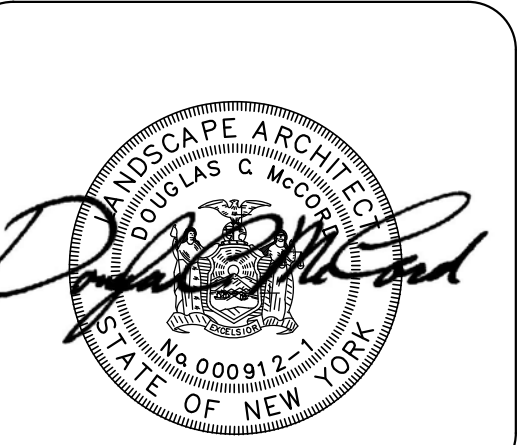
TITLE OF DRAWING
SITE PLAN

DATE
11/20/17

DRAWN BY
LAH

CHECKED BY
DCM

SCALE
1"=10'-0"



NO.	REVISIONS	DATE	BY
5			
4	REVISED PER NYS DOT COMMENTS	3/20 2018	DCM
3	MISC. REVS. PER T. OF PERINTON	3/5 2018	DCM
2	ADDED NOTES & SIG. LINES	1/10 2018	DCM
1	MISC. REVISIONS	11/28 2017	DCM

PROJECT NO. **911**
DRAWING NO. **S-1**

Zachman-MLA 2018-3-20.dwg
3/20/2018 10:53 AM
Doug McCord











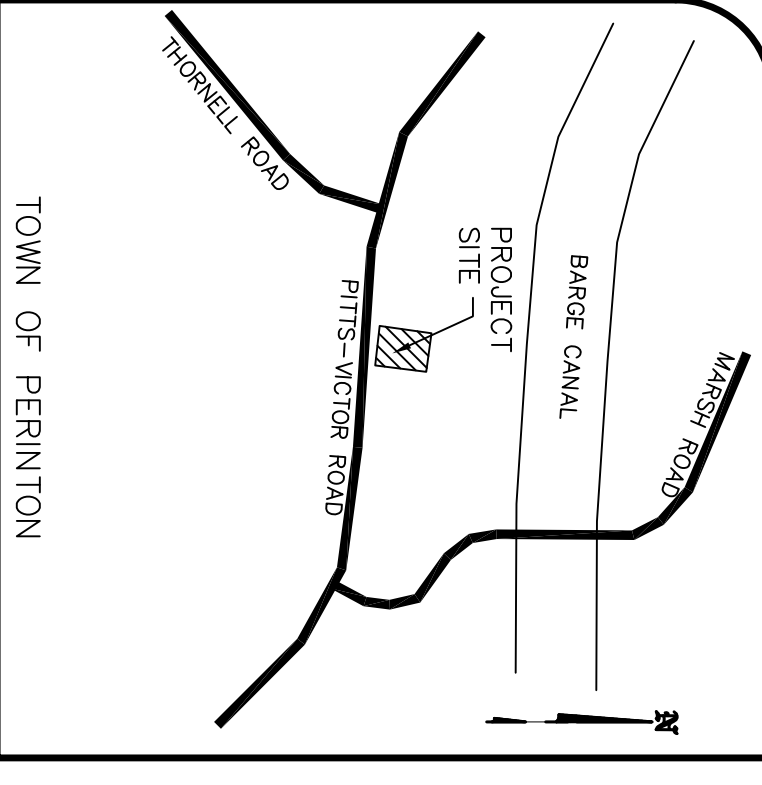












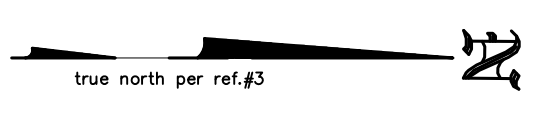
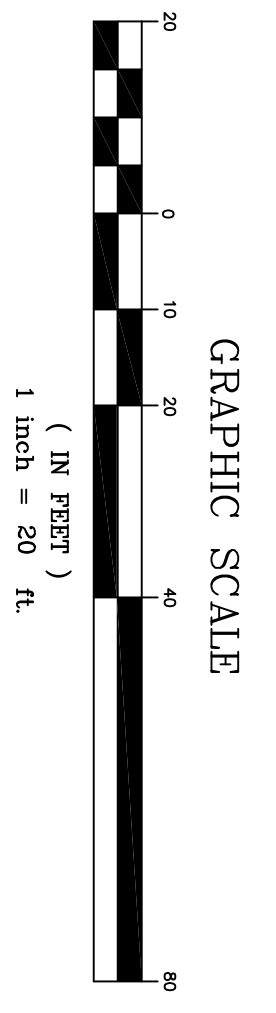
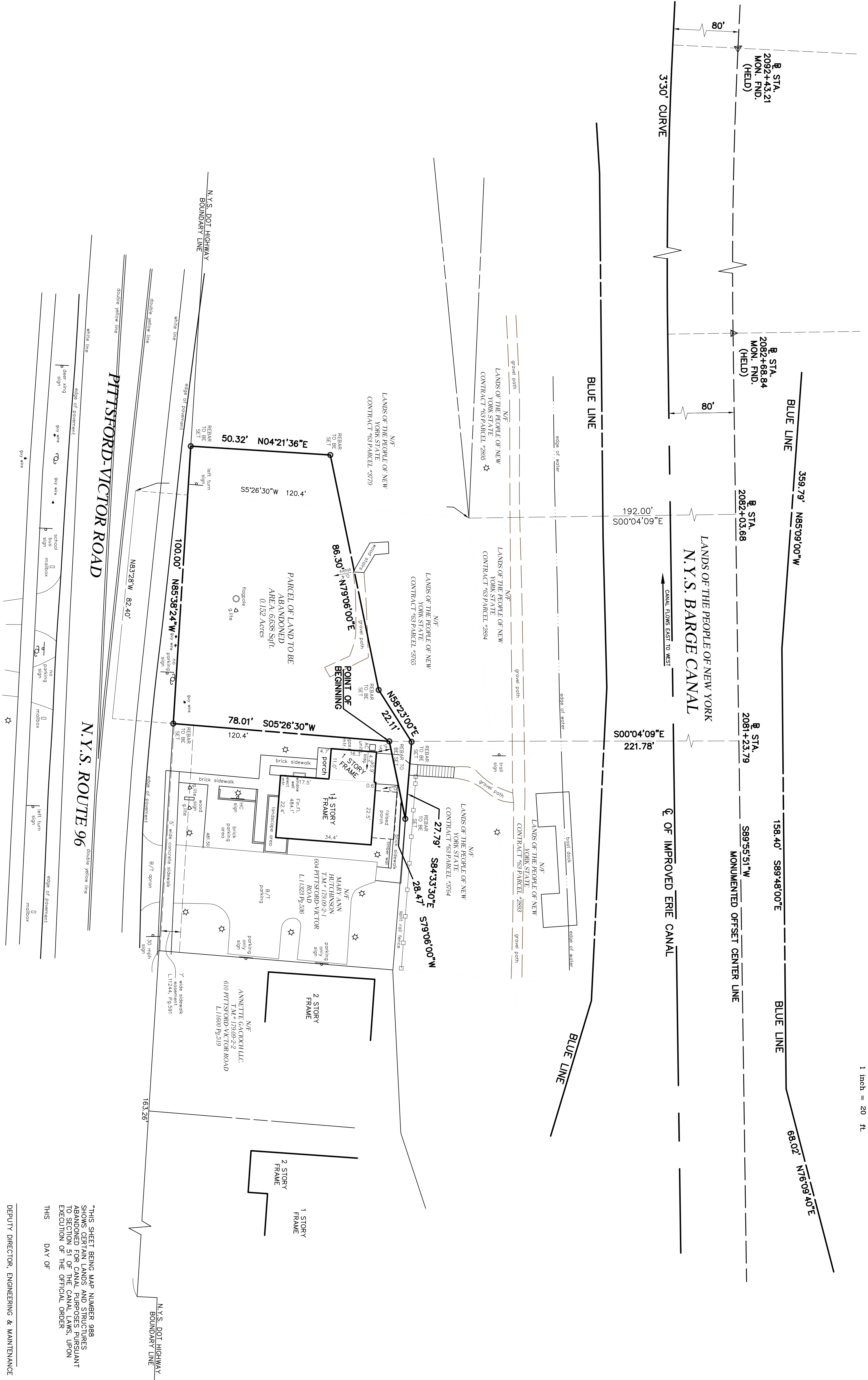
LOCATION SKETCH
N.T.S.

LEGEND:

- SIGN -
- TREES -
- SANITARY MANHOLE -
- LIGHTPOLE, GROUND LIGHT -
- HYDRANT, WATER VALVE -
- UTILITY POLE, GUY WIRE -

- REFERENCES:**
1. MARY ANN HUTCHINSON TO PAUL ZAKMAN AND KAREN ZAKMAN BOUNDARY LINES, FILED 11/01/2013 AS LIBER 11523 OF DEEDS, PAGE 538.
 2. RIGHT-OF-WAY MAPPING OBTAINED FROM THE N.Y.S. D.O.T., S.H. 8329 PITTSFORD-VICTOR, PART 1A, CONTRACT #261979
 3. MAP NO. 2/2 OF BARGE CANAL, STATE OF NEW YORK, WESTERN DIVISION, ERIE CANAL SECTION 9, STA. 2072 TO STA. 2100, SHEET 78.
 4. MAP OF A SURVEY OF 604 PITTSFORD-VICTOR ROAD, PREPARED BY MAGDE LAND SURVEYING, P.C., FILED 11/29/2014, AS LIBER 7560 OF DEEDS, PAGE 331.
 5. SUBJECT TO AN EASEMENT/AGREEMENT FILED 2/6/1999 AS 6. NO ABSTRACT PROVIDED FOR SURVEY.

SURVEY NOTES:
DISTANCE SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.



"THIS SHEET BEING MAP NUMBER 888 SHOWS CERTAIN LANDS AND STRUCTURES ABANDONED FOR CANAL PURPOSES PURSUANT TO SECTION 17 OF THE CANAL ENLARGEMENT ACT OF 1914, AND THE OFFICIAL ORDER OF THE STATE ENGINEER THEREON. THIS DAY OF _____ 2018.

DEPUTY DIRECTOR, ENGINEERING & MAINTENANCE

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY TO THE NEW YORK STATE ENGINEER THAT THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM AN ACTUAL FIELD SURVEY, PERFORMED IN ACCORDANCE WITH THE NEW YORK STATE CANAL CORPORATION SURVEY MAP AND DESCRIPTION PROCEDURE (19P-919).

Douglas W. Magde, L.S. #049957
MAGDE LAND SURVEYING, P.C.
11524 Rte. 96
Perinton, NY 14622

DATE: APRIL 26, 2018

REVISION DATE: APRIL 26, 2018 - PER NYSCC COMMENTS

NEW YORK STATE CANAL CORPORATION MAP SHOWING LANDS OF THE BARGE CANAL TO BE ABANDONED PREPARED FOR #604 PITTSFORD-VICTOR ROAD PART OF LOT 63, TOWNSHIP 12, RANGE 4 OF THE PHELPS & GORHAM PURCHASE, TOWN OF PERINTON, MONROE COUNTY, NEW YORK

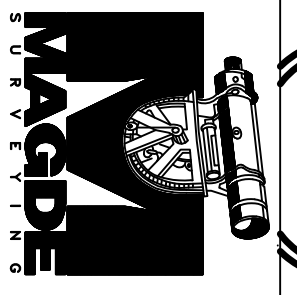
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MAGDE LAND SURVEYING, P.C.

4460 CULVER ROAD ** ROCHESTER ** NEW YORK ** 14622
(585) 654 - 5897 ** (585) 654 - 6149 (FAX) ** email: dmagde@magdesurvey.com

988

988



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			
604 Pittsford Victor Road Parking Lot Additions - Paul Zachman Canal House Properties LLC Owner			
Name of Action or Project: 604 Pittsford Victor Road 2024 Site Plan Additions			
Project Location (describe, and attach a location map): 604 Pittsford Victor Road and Parking Lot Parcel Adjacent to The West			
Brief Description of Proposed Action: Add Three parking spaces to the existing 2018 Site Plan Convert second floor occupancy for brewery use Include off-site parking arrangement with in this site plan scope to meet and exceed town determined parking requirements for on-site and outdoor occupancy, as well as occupancy to operate on adjacent NYSCC property, including town endorsement letter to the Canal Corp for brewery occupancy as required by the NYSCC Occupancy Permit Application			
Name of Applicant or Sponsor: Paul Zachman		Telephone: 585-732-2961 E-Mail: p.zachman@frontiernet.net	
Address: 166 Mill Road			
City/PO: Pittsford		State: NY	Zip Code: 14534
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 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:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .27 acres b. Total acreage to be physically disturbed? _____ .027 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .27 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): Mixed Use <input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</p> <p>If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation services available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>9. Does the proposed action meet or exceed the state energy code requirements?</p> <p>If the proposed action will exceed requirements, describe design features and technologies:</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply?</p> <p>If No, describe method for providing potable water: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities?</p> <p>If No, describe method for providing wastewater treatment: _____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>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?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>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?</p> <p>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?</p> <p>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____</p> <p>Erie Canal - No Alteration</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	

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, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
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"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Paul Zachman Date: 5-08-2024

Signature:  Title: Owner

Project:

Date:

**Short Environmental Assessment Form
Part 2 - Impact Assessment**

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project:

Date:

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Regarding the "Yes" response to Part I Question 12b (Archeological Site Impact) - The property was previously reviewed by SHPO undr Project #21PR01765 and received a no impact determination

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

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

 _____
Signature of Preparer (if different from Responsible Officer)

PRINT FORM