

Powder Mill Apartments 1151 Pittsford Victor Road

Special Use Permit Application



RYCO Management
Perinton, NY

March 6, 2026



CONCEPT OVERVIEW

- Address Existing Building Condition & Maintenance
- Capitalize on a Market Trend for Mixed Uses & Walkability
- Comply with New Land Use Recommendations in the Town's Comprehensive Plan
- Incrementally Test the Market with a First Residential Phase
- Create a Sought-After and Safe Mixed-Use Neighborhood





**Policy Area 1:
Land Use & Community Character**

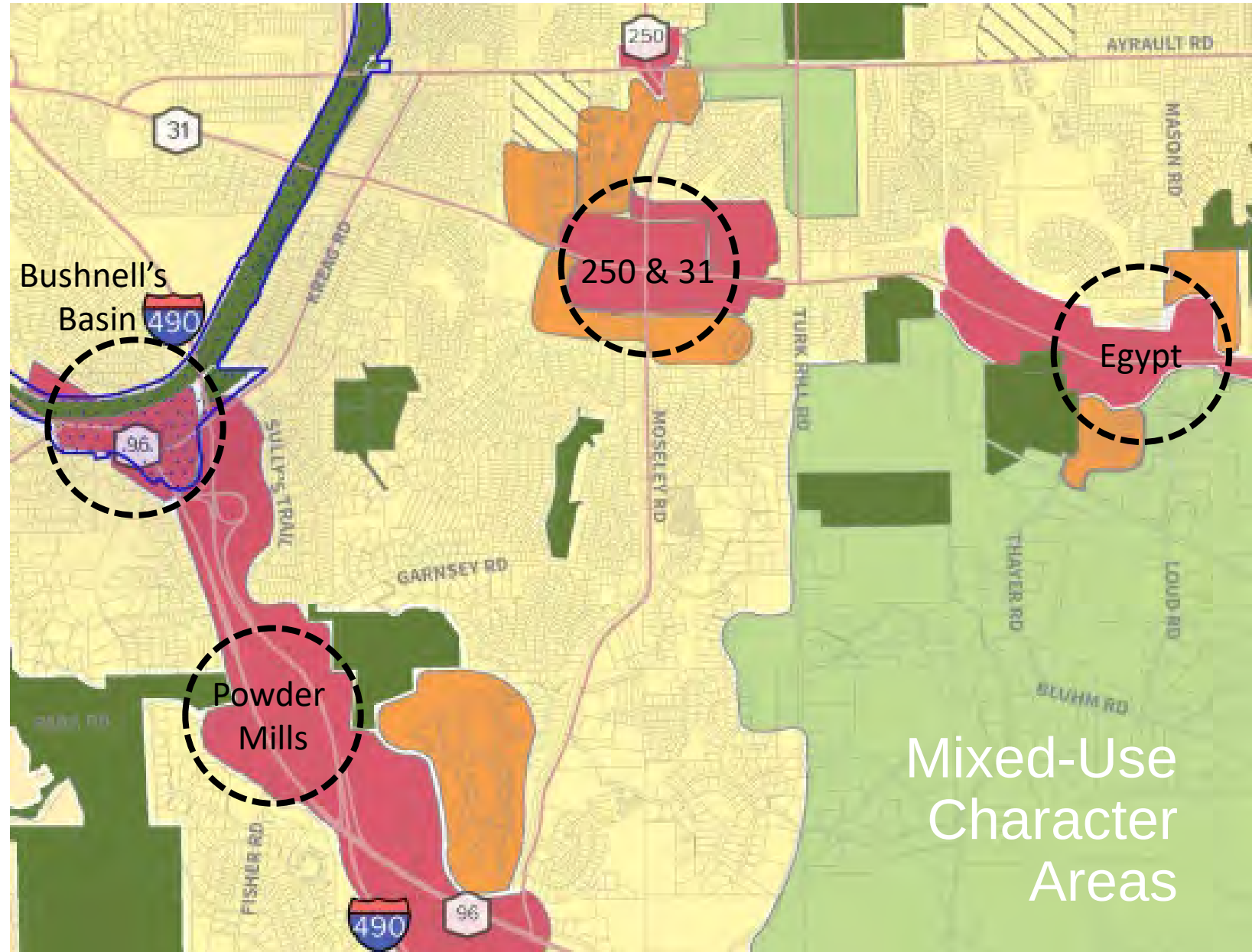
places an emphasis on mixed-use growth and a diverse housing stock.

Goal 1: Protect the long-term viability of residential areas in the Town;

Goal 2: Encourage the development of a range of housing types enhancing access and choice to support a diverse and inclusive population; and

Goal 3: Encourage development in mixed-use areas to improve walkable access to services and commerce.

2021 PERINTON COMPREHENSIVE PLAN



CHARACTER AREAS

MIXED-USE

Mixed-use districts can be highly variable in both land use and scale. The Village of Fairport and Town of Perinton reflects a traditional, mixed use town center incorporating residential, commercial, industrial and open space at a scale defined around the pedestrian user. The mixed-use area at the intersection of State Routes 250 and 31 is less dense and more auto-dominated in scale and use. Both types of mixed-use are important to the Town, allowing for development that meets the needs of residents as well as the region.

The Town seeks to integrate compatible and complementary uses, focusing on scale and design to establish the desired sense of place and purpose. Mixed-use

development is designated in areas where infrastructure and utilities are present to allow for higher density and more intensive land uses. These locations are considered prime opportunities for infill and conversion development while encouraging a balanced approach to safe multi-modal accessibility. Common land uses may include commercial retail, hospitality, residential, office and other employment centers. This designation is meant to encourage creative development proposals that embrace good design, quality materials and flexibility while maintaining the character of the Town. As shown on the Future Land Use Plan, these areas already have some mixing of uses or are bounded by areas of with higher intensity uses.



Whitney Town Center
mixed-use development
on Whitney Road.

Land Use Character as per 2021 Comp Plan Update

MIXED-USE



The Glen mixed-use development at Perinton Hills Plaza.



Cottage-style retail in Bushnell's Basin.



Mixed-use character appropriate for Bushnell's Basin or Hamlet of Egypt.



Sterling on Main in the Village of Fairport.



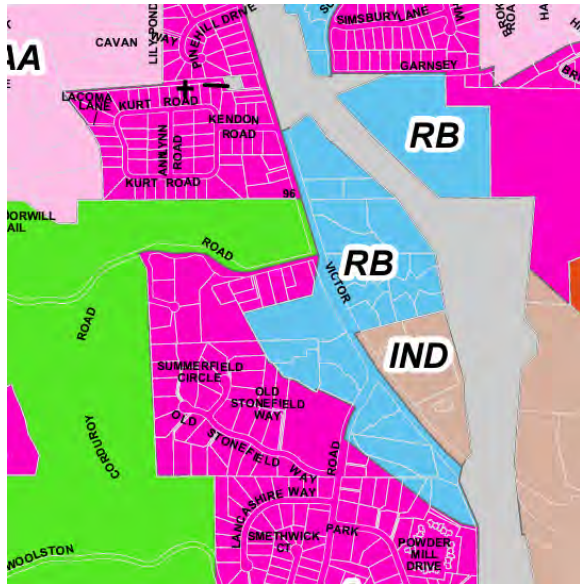
West Avenue in the Village of Fairport.



Park Point mixed-use student housing and commercial space at RIT.

ZONING

RB → MU



POWDERMILL

ZONING CLASSIFICATIONS		
	APT	APARTMENTS
	+	CEMETERIES
	CO	COMMERCIAL
	IND	INDUSTRIAL
	MU	MIXED USE
	OSP	OPEN SPACE PRESERVATION
	P	PARKS
	PDD	PLANNED DEVELOPMENT DISTRICT
	A	RESIDENTIAL A
	AA	RESIDENTIAL AA
	B	RESIDENTIAL B
	C	RESIDENTIAL C
	R-S	RESIDENTIAL SENSITIVE
	RT-1.2.5	RESIDENTIAL TRANSITION RT-1.2.5
	RT-2.5	RESIDENTIAL TRANSITION RT-2.5
	RB	RESTRICTED BUSINESS
	TH	TOWN HOUSES
	VIL/ST/RR	VILLAGE, STATE, RAILROAD LAND

MIXED-USE DISTRICT INTENT

(1)

To foster a combination of appropriately scaled land uses and activities that support the goals and objectives contained in the Town's Comprehensive Plan as well as other land use and design plans.

(2)

To provide areas within the Town for locating a mix of commercial, office, civic, and residential uses serving the day-to-day convenient shopping and personal service needs of neighborhood areas and to assure the compatibility of such areas with nearby residential development.

(3)

To create lively, pedestrian-friendly and attractive buildings, sites, open spaces and streetscapes where residents and visitors will enjoy walking, biking, driving, and shopping. It is the intent of the Mixed-Use District to ensure that typical, strip commercial development is avoided and that future private development will actively and positively engage the public realm.

CONTEXT & VISION

Walkable

Mixed Use

Green

Amenities



SURVEY NOTES:

- THIS PROJECT IS LESS THAN 2,500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC NETWORK. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS FROM NYSDOT REFERENCE NETWORK CORRS STATION NYFP 0032 WITH CONTROL TIES TO THE FOLLOWING GEODETIC MONUMENTS:
 - MONUMENT 4-2-369
PUBLISHED COORDINATES (NAD 83)
N: 1,112,636.46
E: 1,446,125.42
 - MONUMENT 4795
PUBLISHED COORDINATES (NAD 27)
N: 1,112,606.04
E: 1,445,031.67
- THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ARCHIVE A LOCAL POSITIONAL ACCURACY AT A 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
- COMBINED SCALE FACTOR = 1.00001988
- DISTANCES SHOWN ON THIS MAP ARE GROUND DISTANCES. BOUNDARY COORDINATES ARE GROUND COORDINATES SCALED FROM COUNTY GEODETIC MONUMENT 4-2-369.
- UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM VISIBLE EVIDENCE LOCATED AT THE TIME OF THE FIELD SURVEY AND DESIGNATIONS BY A SUBSURFACE UTILITY MARKING COMPANY. THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE STAKED BY THE RESPECTIVE UTILITY COMPANY PRIOR TO ANY CONSTRUCTION.
- ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7208, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.
- SITE ADDRESS: 1151 PITTSFORD-VICTOR ROAD, PITTSFORD, NY
- OWNER AND SUBDIVIDER: POWDER MILL LAND CO., RYCO MANAGEMENT
- THE RIGHT-OF-WAY WIDTH OF PARK ROAD IS SHOWN AS INDICATED ON PARK RD POWDER MILL PARK HSB DIVD BY THE MONROE COUNTY SURVEYOR'S OFFICE, AVAILABLE THROUGH ITS ONLINE COLLECTION OF COUNTY HIGHWAY BOUNDARY PLANS.

UTILITY NOTES:

DIG SAFELY NEW YORK TICKET 05225-001-486 WAS SUBMITTED FOR UNDERGROUND UTILITY RECORDS. THE FOLLOWING UTILITY GROUPS WERE INCLUDED IN THIS TICKET:

CHARTER COMMUNICATIONS ROCHESTER	317-575-7800 X2	DESIGN CONFLICT
FIRSTLIGHT FIBER	585-777-8523	DESIGN CONFLICT
FRONTIER TELEPHONE OF ROCHESTER	877-366-8344 X2	RECEIVED
LEVEL 3 COMMUNICATIONS		NO RESPONSE
MCI		NO RESPONSE
MONROE COUNTY WATER AUTHORITY	585-442-2000 X285	RECEIVED
NYS DOT ROCHESTER REGION 4	716-845-9256	NO RESPONSE
TOWN OF PERINTON DPW		NO RESPONSE
ROCHESTER GAS AND ELECTRIC EAST ELECTRIC	585-894-5999	RECEIVED
ROCHESTER GAS AND ELECTRIC EAST GAS	585-771-6814	RECEIVED
VERIZON CORPORATION ROCHESTER EAST	315-937-2515	RECEIVED

EXISTING SANITARY, SEWER AND WATER LINES WILL SERVE BOTH PARCELS AND WILL INCLUDE CROSS EASEMENTS FOR USE, ACCESS AND REPAIR.

MAP REFERENCES AND OTHER LEGAL SOURCES:

- NO ABSTRACT OF TITLE WAS PROVIDED TO THE SURVEYOR FOR REFERENCE DURING THE PRODUCTION OF THIS MAP.
- DEED REFERENCES:
 - LIBER 4467, PAGE 50
 - BOOK 4519, PAGE 57 (QUIT CLAIM DEED REFERENCED IN N.R. MAP 1973-108)
 - BOOK 4542, PAGE 177
 - LIBER 4618, PAGE 158
 - BOOK 4806, PAGE 226
 - BOOK 4871, PAGE 171
 - BOOK 5006, PAGE 246
 - LIBER 5337, PAGE 209
 - BOOK 5846, PAGE 106
 - BOOK 8476, PAGE 142
 - BOOK 9180, PAGE 140
 - BOOK 10989, PAGE 73
 - BOOK 12068, PAGE 380
 - BOOK 12661, PAGE 185
- MAP REFERENCES:
 - LIBER 204, PAGE 17
 - LIBER 1973, PAGE 108 (N.R. MAP 1973-108)
 - LIBER 1984, PAGE 6
 - LIBER 5579, PAGE 149

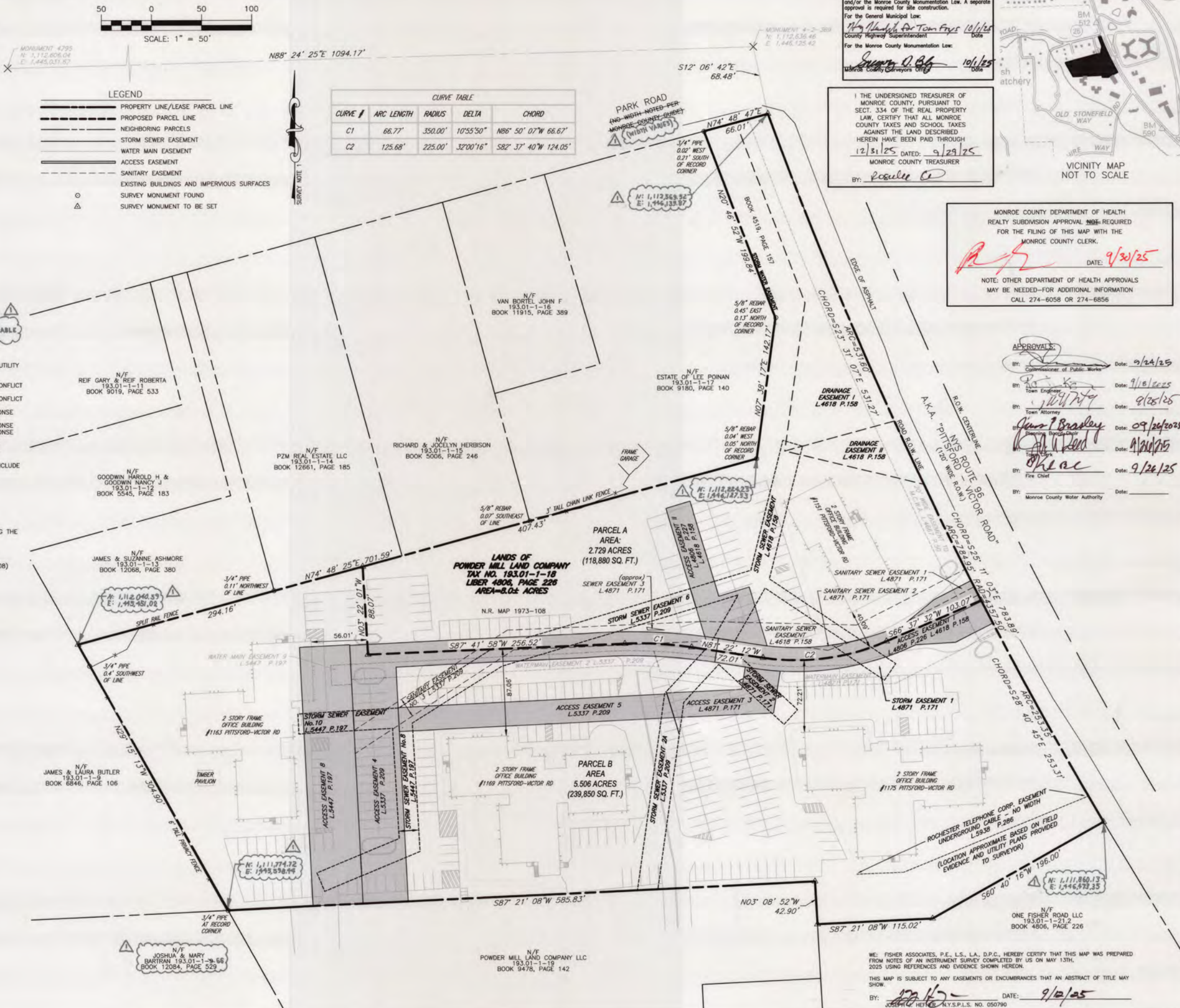
LAND USE DATA

Existing Conditions

Existing Lot	7.98	Acres
Parcel ID	193.01-1-18	
Zoning		
Restricted Business/ Mixed Use District		
Dimensional Requirements		
Minimum Lot Area	10,000	SF
Frontage Requirement	80	Feet
Minimum Front Setback	10	Feet
Maximum Front Setback	30	Feet
Side Setback	15	Feet
Rear Setback	15	Feet
Buffer to Residential Zone	50	Feet
Maximum Lot Coverage	75	%
Existing Lot Coverage	60	%
Remaining Landscaped Area	25	%
Existing Green & Landscaped Area	40	%

Proposed Subdivision

Parcel A	2.48	Acres
Existing Building	13,104	SF
ITE Required Parking		
- Average	26	Spaces
- 85th Percentile	39	Spaces
Existing Parking Spaces	75	(5.7 sp/1k SF)
Parcel B	5.50	Acres
Existing Building	76,307	SF
ITE Required Parking		
- Average	149	Spaces
- 85th Percentile	227	Spaces
Existing Parking Spaces	247	(3.2 sp/1k SF)



This plat is approved in accordance with the provisions of Section 235-1, Article 12-8 of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For the General Municipal Law:
By: *Supervisor for Town of 10/1/25*
County Highway Superintendent
For the Monroe County Monumentation Law:
By: *Supervisor D. B. 10/1/25*
Monroe County Surveyors Office

I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH 12/31/25. DATED: 9/29/25
MONROE COUNTY TREASURER
BY: *Rosalee C.*

MONROE COUNTY DEPARTMENT OF HEALTH
REALTY SUBDIVISION APPROVAL REQUIRED FOR THE FILING OF THIS MAP WITH THE MONROE COUNTY CLERK.
DATE: 9/30/25
NOTE: OTHER DEPARTMENT OF HEALTH APPROVALS MAY BE NEEDED-FOR ADDITIONAL INFORMATION CALL 274-6058 OR 274-6856

APPROVALS:
By: *Commissioner of Public Works* Date: 9/24/25
By: *Town Engineer* Date: 9/18/2025
By: *Town Attorney* Date: 9/26/25
By: *Fire Chief* Date: 9/26/25
By: *Monroe County Water Authority* Date: _____

PROJECT	1151 POWDER MILL SUBDIVISION BEING A SUBDIVISION OF N.R. MAP 1973-108 BEING PART OF LOT 65 TOWNSHIP 12, RANGE 4, OF HELPS & GORHAM PURCHASE TOWN OF PERINTON, COUNTY OF MONROE, STATE OF NEW YORK	DATE	9/30/25
TITLE OF DRAWING	FINAL SUBDIVISION PLAN	DESCRIPTION	UPDATES PER MONROE COUNTY SURVEYOR'S COMMENTS
DRAWING NO.	FA-1	REV	
FA PROJECT NO.	250928.00	R7	
PROJECT MANAGER	Don Neetker	R6	
DRAWN BY	D. EARL	R5	
SCALE	1"=50'	R4	
ENGINEER		R3	
		R2	
		R1	

3/5/26

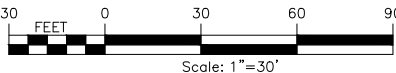


		 FISHER ASSOCIATES WWW.FISHERASSOC.COM	PROJECT POWDER MILL APARTMENTS 1151 PITTSFORD VICTOR ROAD TOWN OF PERINTON MONROE COUNTY, NY	FA PROJECT NO. 240928 01 PROJECT MANAGER D. NAETIKZER DRAWN BY W. HOSTETTER SCALE 1" = 30'	ISSUE DATE 3.6.26	COPYRIGHT © 2026 FISHER ASSOCIATES, L.L.C. OF NEW YORK, P.C. New York State Executive Law Section 7709 and the Uniform Real Estate Law require that this law for any person, unless he/she is a duly licensed professional engineer or land surveyor, to cause a plan or any map, survey, or drawing to be prepared, drawn, or executed by a duly licensed professional engineer or land surveyor. If a plan or map, survey, or drawing is prepared, drawn, or executed by a person who is not a duly licensed professional engineer or land surveyor, the plan or map, survey, or drawing shall be void and the person who prepared, drew, or executed the same shall be liable for the same. The violation, either by failure to follow the provisions of this law or by the preparation, drawing, or execution of a plan or map, survey, or drawing without a specific description of the information.	FF XX YY ZZ Z Y X REV	FF XX YY ZZ Z Y X	DATE BY
			TITLE OF DRAWING CONCEPT LANDSCAPE PLAN	DESCRIPTION 59					

DRAWING NO.

C300

SHEET 3 OF 3



NOT FOR CONSTRUCTION

PROJECT POWDER MILL APARTMENTS 1151 PITTSFORD VICTOR ROAD TOWN OF PERINTON MONROE COUNTY, NY	TITLE OF DRAWING CONCEPT SITE PLAN	 FISHER ASSOCIATES WWW.FISHERASSOC.COM	
		DRAWING NO. _____	

MIXED-USE DESIGN STANDARDS

- Building Placement (street orientation framing the intersection)
- Building Composition (base, midsection & crown)
- Façade Composition (street level entrance visible & accessible to public way and sidewalk)
- First Floor Transparency
- Traditional Context



View at Entry Drive
from Pittsford-Victor
Road Looking NW

Entry Drive Becomes a
Walkable
'Streetscape' and
Public Way

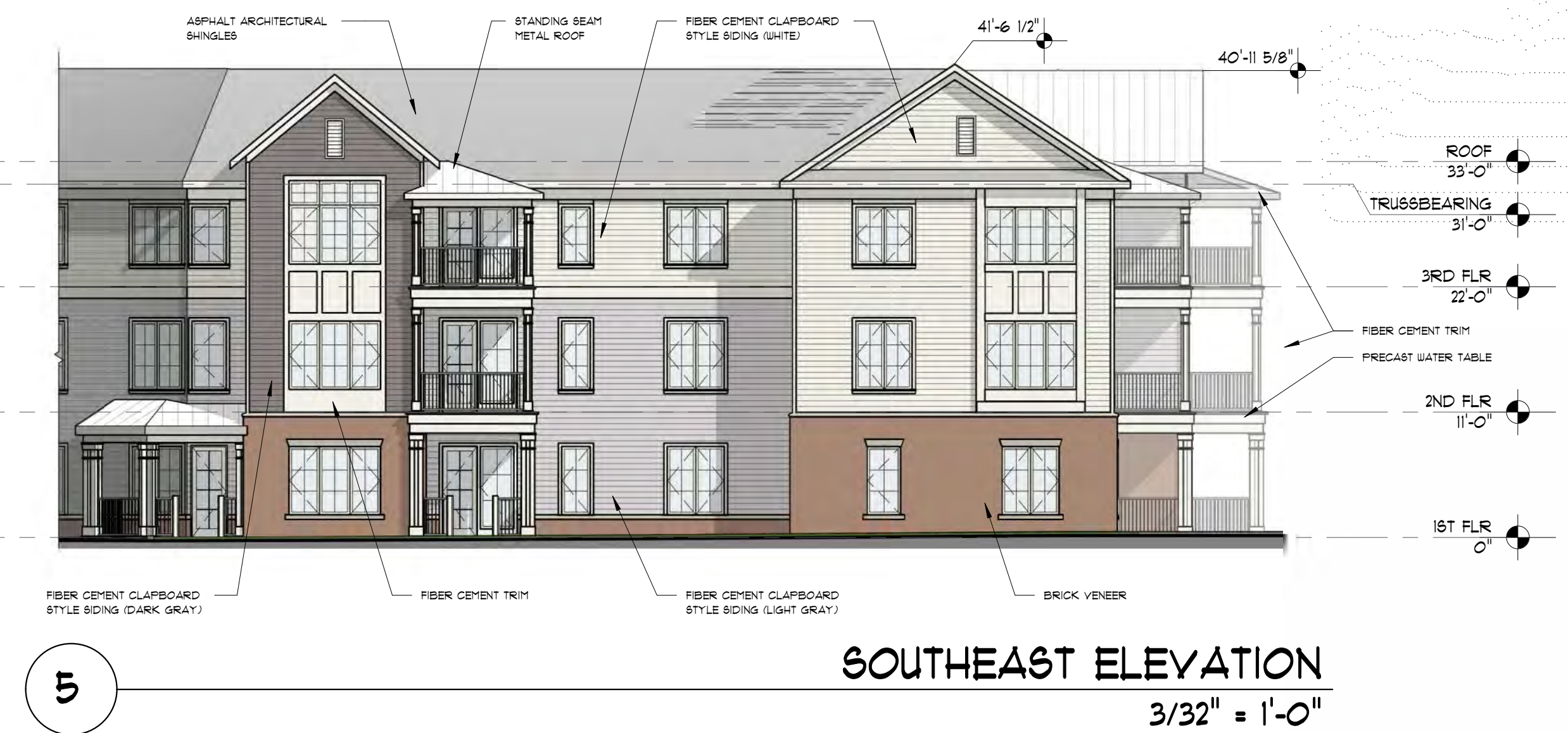
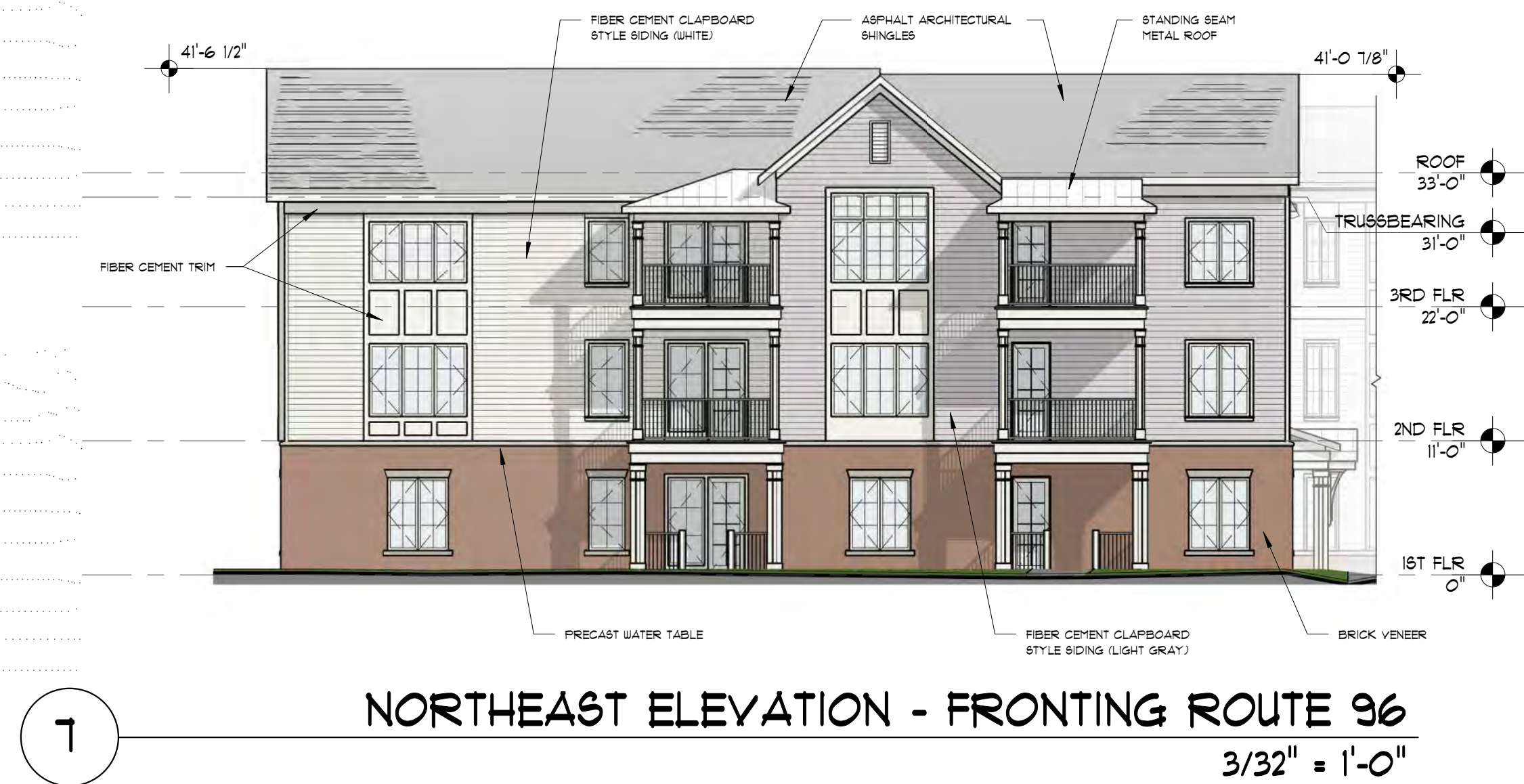
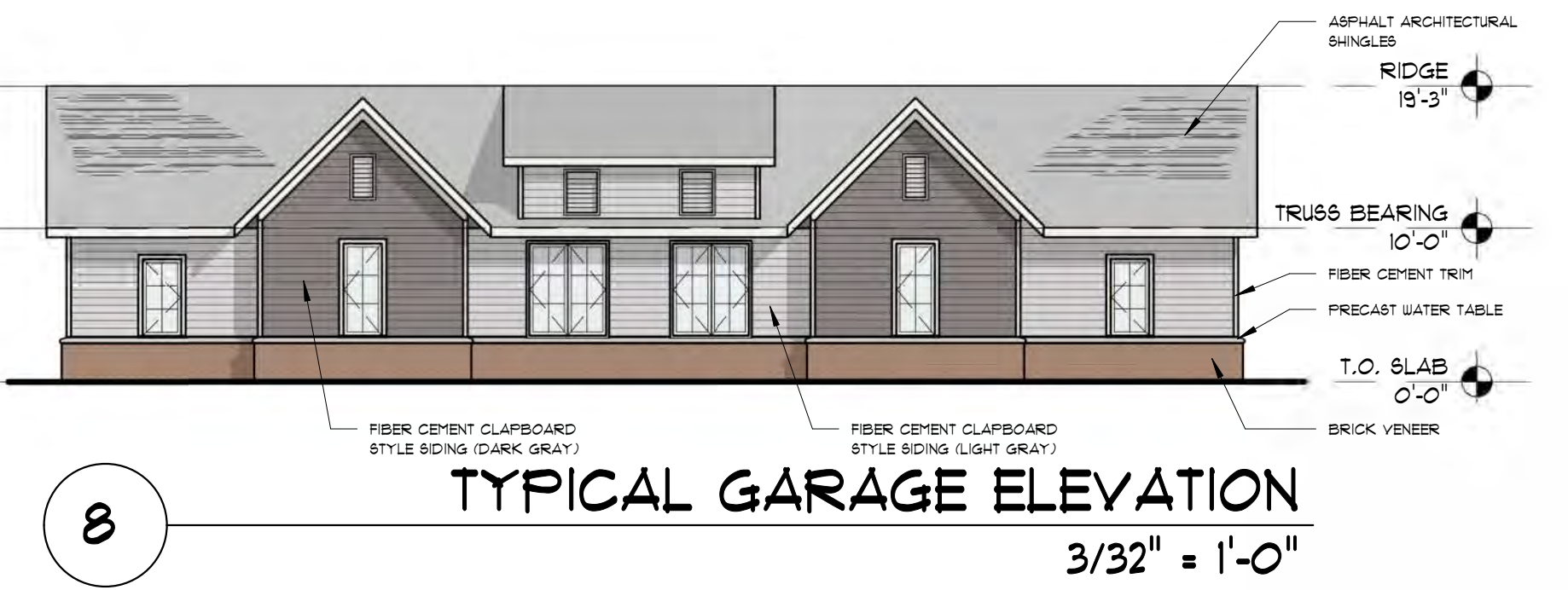
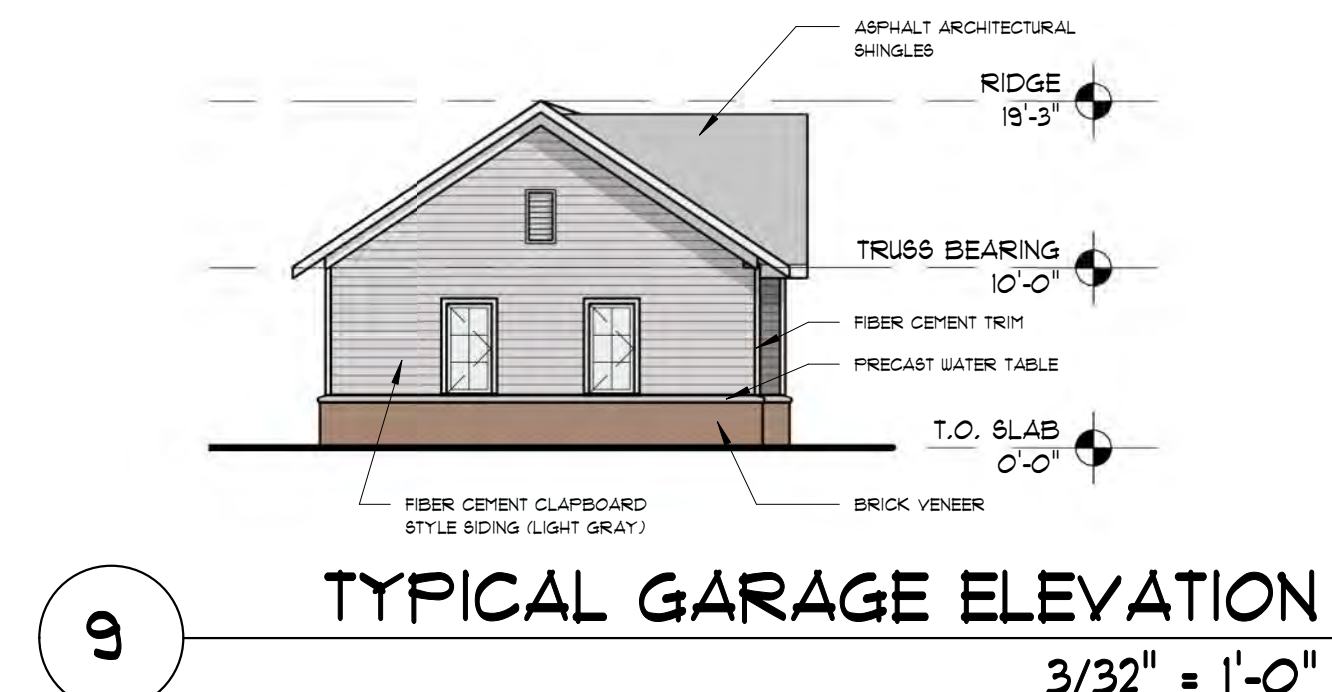
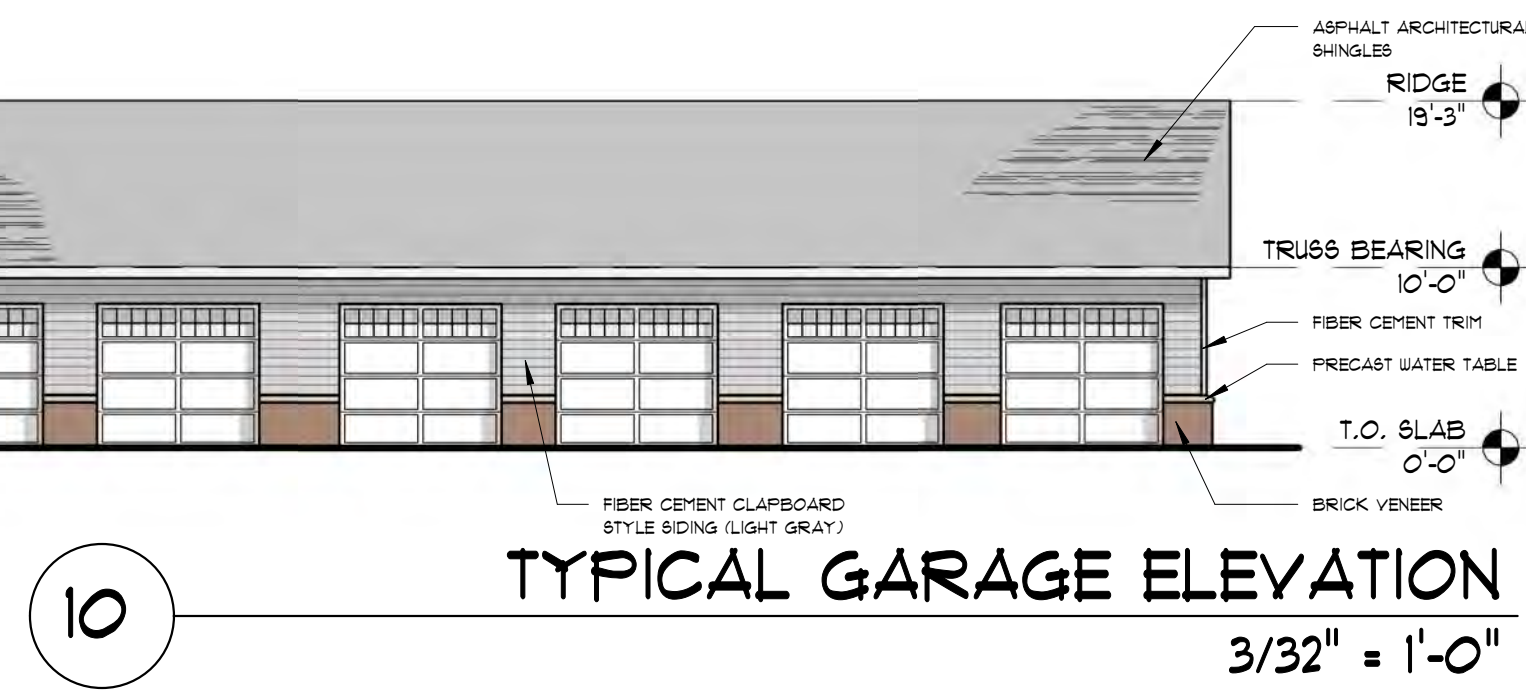
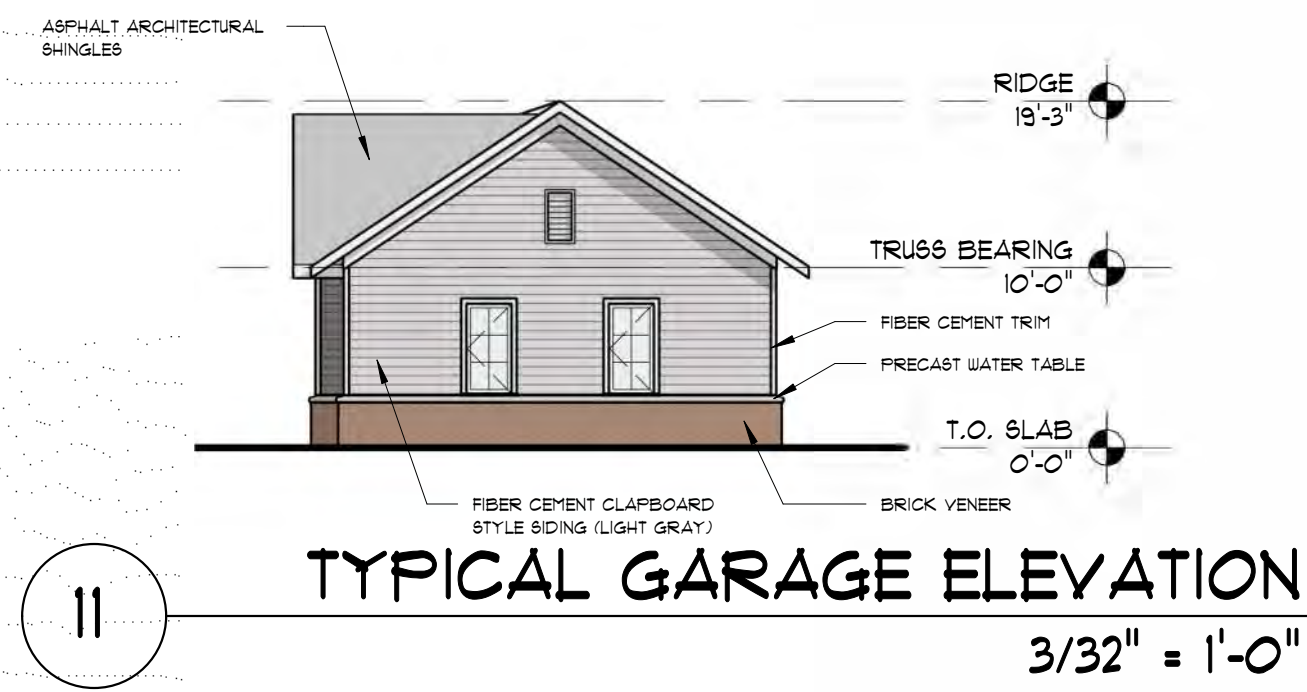
Building Facade
Addresses Pittsford-
Victor Road and the
Enhanced Entry Drive

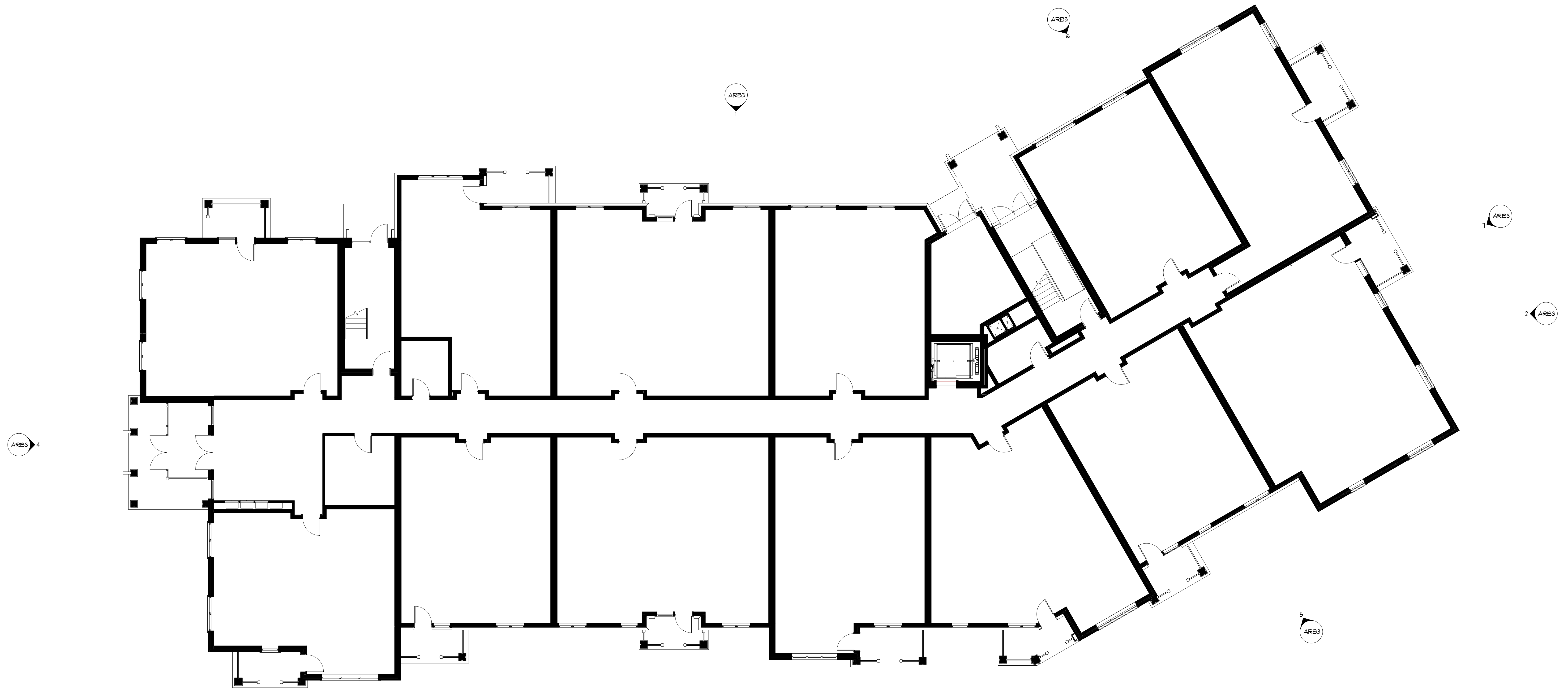
Existing and Proposed
Street Trees Provide
Human Scale,
Buffering, and Climate
Benefits





HNLN
HANLON ARCHITECTS

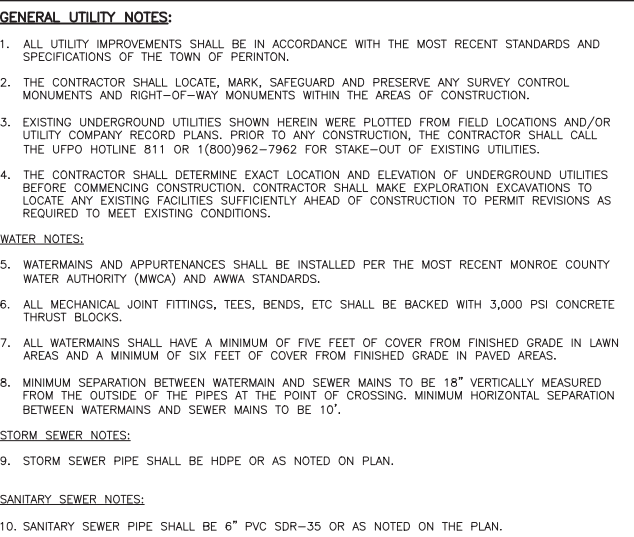




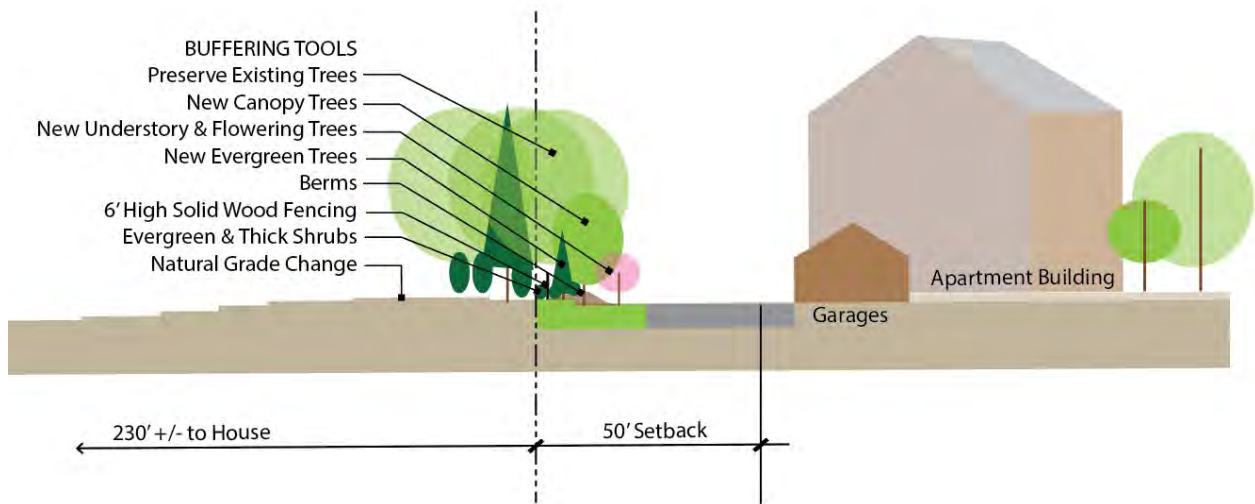
1

FIRST FLOOR PLAN
1/8" = 1'-0"



[illegible]

BUFFERING TOOLS



Existing Spruce and Hardwood
buffer at 198 Park Road



Existing trees at 192 Park
Road to be preserved



Large locust and Maple Trees
to be preserved



View from
Pittsford-Victor
Road looking SW

Stormwater Area
in Foreground
with Existing
Trees, Fence, and
Topography
Buffering the
Neighbor to the
North (Right)

Architectural
Scale Transitions
with One-Story
Garage Unit

Multi-Use Trail
Connects
Neighborhood to
Powder Mill Park



View from Entry Drive,
Past the Building
Entrance, Looking NW

Buffer Area in
background includes a
Retaining Wall, Grade
Separation, Preservation
of Existing Trees, a 6'
High Solid Fence, and
Layers of Deciduous
Trees, Evergreens and
Ornamental Trees

Parking Areas are in
Garages and Broken into
Small Units to Avoid
Impact of Large Parking
Lots



View of Building
Entrance from Back
Ally Looking North

Preservation of Large
Locust Tree with Sitting
Area

North Boundary (Left
Side) Showing Short
Retaining Wall, 6' Solid
Fence, Mix of
Preserved and New
Trees

“Pedestrian First”
Environment





Transportation Assessment

The *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition* was used to estimate the number of trips that will be traveling to and from the site for both the existing use and the proposed use. ITE is a national organization of transportation engineers, and the Trip Generation Manual contains information compiled from studies by members throughout the nation.

For the existing building, ITE Land Use Code 710 – General Office Building was used. For the proposed apartment building ITE Land Use Code 220 – Low Rise Apartment Building was used. Table 1 below presents a comparison of the estimated trip generation for the two uses.

Table 1
Trip Generation Comparison

Land Use	Daily Trips		AM Peak Hour		PM Peak Hour	
	Enter	Exit	Enter	Exit	Enter	Exit
Office Building	145	144	30	5	7	37
Apartment Building	173	173	6	21	16	11
Difference	28	29	-24	16	9	-26

The comparison shows that over the course of the day, the proposed development will generate slightly more traffic. This is not unexpected given that more trips occur during off-peak hours from residential developments when compared to an office building. However during the morning and evening peak commuter hours, there will be an overall decrease in trips. During the AM peak hour, there is estimated to be 8 less trips and during the PM peak hour there is estimated to be 17 less trips.

Given the projected decrease in traffic during the peak hours that will be generated by the proposed development compared to the existing development, it can be concluded that the proposed apartment building development will have no impact on traffic flow and operations when compared to existing operations and that there will not be any adverse traffic operational impacts.

There is not an existing crash history in the vicinity of the site. There has only been one reported crash over the past 3 years. It is not anticipated that the increased vehicle activity at the proposed site will cause an increase in crashes. There is excellent site distance in each direction to give traffic entering and exiting the site plenty of time and distance to observe any oncoming vehicles. In addition there is a separate exclusive left turn lane to allow vehicles to turn into the proposed development.

FILE NAME: H:\Projects\24\240928-01-1151Pittsford\Eng\CAD\Cut\Drainage_Base.dwg
DATE/TIME: 3/4/2026 12:30:19 PM
USER: Jonathon Jones



PROJECT
POWDER MILL APARTMENTS
1151 PITTSFORD VICTOR ROAD
TOWN OF PERINTON
MONROE COUNTY, NY

DRAWING NO.

FIG. 2

SHEET 0 OF 3



FA PROJECT NO.
240928.01
PROJECT MANAGER
D. MAETKZER
DRAWN BY
W. HOSTETTER
SCALE
AS SHOWN

ISSUE DATE
3.6.26
DRAWING CHK
JONES
EXAMINER
J. JONES

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FISHER ASSOCIATES, P.C.
New York State Education Law, Section 130.01-130.04
This law for any person, unless by the
sealing professional engineer or land
surveyor, to enter on them in any way,
engineer or land surveyor is deemed,
prior to the date of the seal and
their signature and the date of such
of the situation.

REV
DESCRIPTION
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TOWN OF PERINTON SPECIAL USE PERMIT STANDARDS



1. Will not prevent orderly & reasonable use of adjacent properties
2. No public health, safety, or general welfare of the town will be adversely affected
3. Use will be in harmony with the Comprehensive Plan
4. Compatible with the character of the neighborhood
5. Has suitable topography
6. Sufficient landscaping is proposed to buffer surrounding uses
7. Property has sufficient area to accommodate the use
8. Safe and sufficient facilities are provided for vehicles and pedestrians
9. Adequate parking is proposed to meet the code and market
10. Adequate stormwater, sanitary sewer, water, fire protection, electrical power and refuse is available; Noise, odors, and light will not adversely affect neighboring properties
11. Changes to natural features and systems will not impact groundwater or surface waters
12. Proposed use will comply with all federal, state, county, and local laws