

Original

RECEIVED
MAR 16 2026

TOWN OF PERINTON

Powder Mill Apartments
1151 Pittsford Victor Road

Special Use Permit Application



RYCO Management
Perinton, NY

March 6, 2026

Table of Contents

<i>Letter of Intent</i>	01
<i>Owner Authorization Form</i>	11
<i>Special Use Permit Application Form</i>	13
<i>Technical Drawing Set (11x17)</i>	17
<i>Engineer's Narrative</i>	27
<i>Transportation Assessment</i>	37
<i>Short Environmental Assessment Form</i>	43
<i>Deed</i>	49
<i>Architectural Renderings</i>	54
<i>Technical Drawing Set (24x36)</i>	under separate cover

Transportation
Land Development
Energy

March 6, 2026

Town Board
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450

RECEIVED
MAR 16 2026
TOWN OF PERINTON

Re: Powder Mills Apartments – Special Use Permit Application

Dear Board Members:

On behalf of RYCO Management, Fisher Associates is pleased to submit this application for a Special Use Permit for the proposed residential development located at 1151 Pittsford-Victor Road. We appreciate the time that staff and the Development Review Committee has spent with us helping shape this application. We look forward to working with the Town on bringing this transformative project to fruition. Enclosed, please find twelve (12) copies of the following application materials for your use and review:

- Owner Authorization Form
- Special Use Permit Application Form
- Technical Drawing Set (11x17)
- Architectural Renderings
- Engineer’s Narrative
- Transportation Assessment
- Short Environmental Assessment Form (SEAF)
- Deed

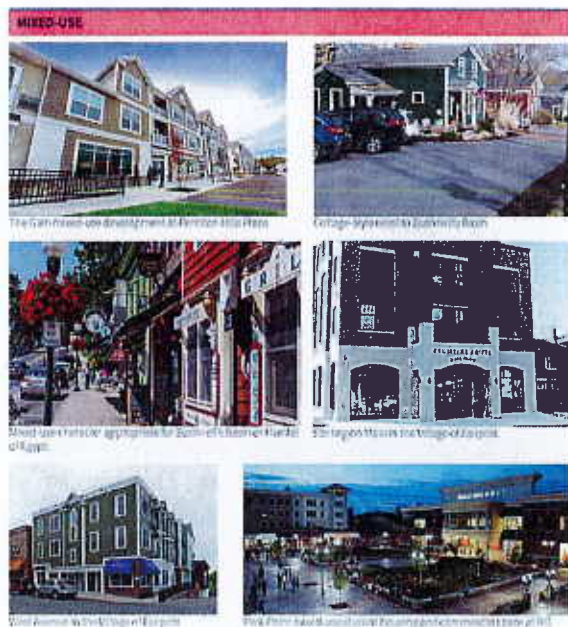
A full size (24x36) drawing set is available under separate cover. The \$150 Special Use Permit Application Fee has been submitted with the application materials.

Project Description:

Vision: Powder Mills Office Park is an auto-centric office park development that was constructed in the 1970’s. It’s use is 100% office space within two story buildings, large underutilized parking lots and minimal pedestrian connectivity. This office park and RYCO’s adjacent holdings currently include over 20 acres of developed land with over 100,000 sf of office space.

In 2021 the Town of Perinton adopted an updated Comprehensive Plan. The Future Land Use Map called for the Powder Mills Office Park to have a ‘Mixed-Use Character Area’. The Plan defines the character as “incorporating residential, commercial, industrial and open space at a scale defined around the pedestrian user”. The Plan states that these areas are “considered prime opportunities for infill and conversion development while encouraging a balanced approach to safe multi-modal accessibility”. The Plan offers inspirational images and examples including Whitney Town Center, The Glen at Perinton Hills Plaza, Sterling-on-Main in the Village of Fairport, and Park Point at RIT.

CHARACTER AREAS



Policy Area 1 in the Comprehensive Plan (Land Use & Community Character) places an emphasis on mixed-use growth and a diverse housing stock. Three Goals supporting this Policy include:

- 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.

The Comprehensive Plan represents the Town's Vision, which is aligned with the Vision for Powder Mills Apartments.

Nationally, the real estate market is seeing exciting market trends. Affectionately referred to as 'suburban retrofit', the trend is seeing increased

market interest in pedestrian-oriented development that emphasizes placemaking and a mix of uses. This trend has been applied to low performing retail malls and is now being applied to office parks in an effort to increase density, provide amenity, reduce vacancy rates, utilize existing infrastructure, and reduce sprawl.



The vision for Powder Mills is to address existing building conditions, grow financially viable uses, and establish a new neighborhood that progresses the Town's vision and leverages market trends for the future.

To that end, the 2.7 acre parcel (the subject of this Special Use Application) at the entrance to the neighborhood is proposed to begin the mixed-use transformation and establish a residential population in the new walkable neighborhood. The existing single use office building will be removed, and replaced with residential apartments.

Proposed Use and Density: The property is currently zoned Restricted Business (RB), which allows the property to be developed utilizing the Mixed-Use (MU) District uses and standards. Based on the Town's Mixed-Use Zoning District, Multi-Family development is permitted with the density being determined by site dimensions and restrictions - such as setbacks, height limitations, Gross Floor Area (GFA) ratios, and lot coverage ratios.

This Special Use Permit request is to allow a 39-unit multi-family residential development within the town's RB/MU zone. The apartments would be within a single building that is three stories in height. The building would meet all setback standards and would comply with the Zone's FAR maximum of 50% (the proposed GFA of this project is 40%). In order to comply with the design intent of the district and to be respectful of the residential neighborhood context, a gabled roof is proposed that would require a height waiver from the Town's Planning Board during Site Plan review. The building, parking and hardscape footprint will be within the zoning district's 75% Lot Coverage ratio (our proposed Lot Coverage Ratio is 54%).

The Residential use and density is supported by the Town's 2021 Comprehensive Plan and is a permitted use within the Mixed-Use Zoning District.

Design Intent: RYCO has given careful consideration to the design intent and standards of Perinton's Mixed-Use Zoning District. The project is appropriately scaled, provides a mix of uses that serve neighborhood needs, and is designed to be 'lively' and pedestrian friendly. The site design positively responds to the specific regulations of the Code.

Dimensional Regulations: The site exceeds minimum standards for lot size. Because the parcel is greater than one acre it requires this Special Use Permit from the Town Board. The primary use apartment building and the two accessory parking garage buildings all meet the minimum and maximum building setback requirements of the MU Zone. Our Lot Coverage ratio of 54% is well below the required 75% maximum. Our Gross Floor Area ratio of 40% is below the maximum of 50%.

In keeping with the intent of the Zoning District, Comprehensive Plan, and our own design intent, we are proposing gabled roofs on our buildings. We believe that this design approach better fits the character of the surrounding neighborhood. The gable roof also allows us to screen rooftop mechanical equipment. While the living space and the eave line of the apartment building is proposed to be under 33' in height, we do expect the top of the ridge of the roof to be approximately 46'. We would be asking the Planning Board for a waiver on the 40' maximum building height during our Site Plan approval process. The apartment building meets the minimum height requirement of 22' while the garage buildings will also need a waiver.

Building Placement, Orientation, and Frontage: A critical tenant of the District's design intent includes the requirement "to the maximum extent practicable, buildings shall be arranged to orient to the streets and to frame the corner at the intersection of two streets". The proposed site design places the apartment building at the entryway to the project - at the corner of Pittsford-Victor Road and our project entry drive. The project entry drive is designed to function as a public way, with traffic calming, street trees, on-street parking, and a sidewalk. The building embraces the public way with porch stoops, balconies, and connecting walkways. The primary building entrance is located on this public way and is visible and inviting. The portion of the public way that is not fronted with buildings is proposed as landscaped amenity area. Consistent with the MU District requirements, parking and access drives are located to the sides and rear of the building.

Building Composition: The massing, style, color, and orientation of the building is proposed to be compatible with its surroundings. The building has been designed to have a base, midsection and crown, consistent with the Code requirements. Dormers, porch stoops, and balconies have been used to provide detail and relief to the façade. The vertical plane of the building facade has been articulated with an angled façade, balcony projections, and color/material changes. Increased facade transparency has been introduced to the non-residential portion of the building.

Mechanical Equipment & Dumpsters: Air-conditioning units, HVAC systems, exhaust pipes or stacks, elevator housing, and other similar mechanical equipment will be screened from public view either on the rooftop behind a parapet wall or on the non-public side of the building. Refuse storage containers will be housed inside the building and placed out of the public view for collection.

Access & Circulation: Pedestrian circulation will be made a priority, while still accommodating vehicular access. A pedestrian system is proposed to connect the new residences with potential destinations, including the adjacent office uses, Powder Mill Park, and the Hamlet of Bushnell's Basin. Site walkways will connect individual apartments to parking and site amenity areas. A sidewalk along the entry drive will serve the entire office and residential neighborhood. Future pedestrian connections across and along Pittsford-Victor Road will be accommodated and planned for.

The project will utilize the existing entry drive off Pittsford-Victor Road. The intersection will be improved to better define turning lanes and to create safer pedestrian crossings. Traffic volumes are not expected to increase from the volumes generated by the current office use. Fire access to the building is proposed via a 26' wide access way behind the building. The site would be served via the same access way.

Parking: Parking for the residential use will be located to the sides and behind the proposed building. Parking has been designed to be integral to the site to avoid the need and negative visual impact of large parking lots. A combination of traditional perpendicular parking is complemented by enclosed garage parking and parallel streetscape parking. A total of 55+/- spaces provide 1.5 spaces per unit and approximately 1 space per bedroom. This number is consistent with standards in the "Parking Generation Manual" of the Institute of Transportation Engineers (ITE). Visitor and overflow parking could be accommodated across the driveway in underutilized office parking lots. Pedestrian connections to those parking lots and to the offices that they serve are proposed. Provisions for bicycle parking are proposed.

Landscape & Buffering: Six objectives for the site's landscaping will include creating a canopy along public ways, buffering adjacent neighbors, site aesthetics, place-making for the residents and neighborhood, treating storm water, and reducing the carbon footprint.

Existing canopy trees that line the current driveway will be preserved, as possible. New trees will be planted along the entry drive. RYCO would like to work with the town of Perinton and the NYS Department of Transportation to explore tree planting within the Pittsford-Victor Road right-of-way. Foundation plantings and tree specie selection will maximize aesthetics and complement the building function. Targeted areas near the entrance of the building will be enhanced with pavements, furnishings and lighting. A well designed stormwater system will use green infrastructure and special planting areas.

Special attention will be paid to landscaping the 50' setback along the north property line – the portion of the site where the RB/MU Zone abuts a Residential Zone. The 50' horizontal setback will be honored for all buildings. A proposed vertical buffer adjacent to the property lines is proposed to effectively screen the project from adjacent houses. This approach to 'performance' based zoning vs prescriptive (dimensional) zoning is a well accepted practice in modern code writing and planning. RYCO's goal is to buffer the project to the satisfaction of the neighbors through a combination of existing tree preservation, earthen berming, solid wood fencing, evergreen trees, larger canopy trees, and evergreen shrubs (see Buffering Tools attachment at the end of this letter). Care will be taken to design the buildings and exterior lighting to reduce impact on neighboring properties. Intensive uses of the property (notably the apartment building itself) are proposed for the southern portion of the site – away from the houses. Working in favor of this performance-based buffering is the natural topography of the site and the location of two of three impacted homes being over 200' from the apartment building's property line and almost 300' from the building itself. It is the intention to utilize a portion of the setback area for vehicular access for Fire Protection, access to parking garages, and some parking spaces (designed as parallel parking to avoid headlights facing adjacent properties). It should be noted that portions of the 50' setback area are currently developed as parking lots.

Utilities & Services: Sufficient public sanitary sewer, public water, gas, and electricity are available to serve the site. We have included an Engineers Report along with this application that addresses this availability and capacity.

Special Use Permit Standards:

We are convinced that this project is aligned with the intent of the Comprehensive Plan and the Town Code. As required by Town Code Section 205-54.D, we offer the following summary information to satisfy the twelve (12) standards the Town Board to consider in reviewing this Special Use Permit request:

1. *The use will not prevent the orderly and reasonable use of adjacent properties or of properties in adjacent use districts.*

The proposed use will not prevent orderly and reasonable use of adjacent properties or properties in adjacent use districts. The site has historically functioned as an office park with multiple buildings on-site without an adverse impact on surrounding areas or uses. The proposed multi-family re-development is generally less intensive than an office building in terms of traffic generation, noise and hours of activity. Site circulation will remain the same as existing conditions ensuring continued safe and efficient access throughout the office park.

2. *The public health, safety, general welfare or order of the Town will not be adversely affected by the proposed use in its location.*

The proposed use is permitted within the Mixed-Use District and supported by the Town's Comprehensive Plan, and therefore will not adversely affect the public health, safety, general welfare, or order of the Town by issuance of a Special Use Permit.

3. *The use will be in general harmony with and promote the general purposes and intent of the most recent Comprehensive Plan of the Town and the Zoning Ordinance.*

The proposed use is in general harmony and actively promotes the intent of the 2021 Town of Perinton Comprehensive Plan. The comprehensive plan encourages mixed-use development that supports a balanced combination of residential and non-residential uses and efficient use of existing infrastructure. The continued use of the office park alongside the proposed multifamily residential use advances the goals outlined within the Comprehensive Plan.

4. *The proposed use will not interfere with the preservation of the general character of the neighborhood in which such building is to be placed or use is to be conducted and that the proposed use will, in fact, be compatible with its surroundings and with the character of the neighborhood and of the community in general, particularly with regard to visibility, scale and overall appearance.*

The proposed use will not interfere with the preservation of the general character of the neighborhood and will be compatible with surrounding development. The new building is designed to be in a similar location as the existing building to be removed, ensuring visual continuity and minimizing any perceived change to the established streetscape. The new building will front along the entrance drive, creating an entrance corridor into the office park. Site access will remain unchanged, utilizing the

existing ingress/egress point thereby maintaining current traffic patterns and neighborhood circulation.

5. *The physical characteristics and topography of the proposed site make it suitable for the proposed special use*

The physical characteristics and topography of the site make it well suited for the proposed special use. The new building will be located in generally the same area as the existing structure, which demonstrates the site's ability to accommodate development without adverse impacts. The site's topography is gently sloping and appropriate for construction, requiring no significant grading or disturbance of natural features. Existing infrastructure, access and utilities are already in place and adequate to serve the proposed use.

6. *The proposed special use provides sufficient landscaping and/or other forms of buffering to protect surrounding land uses.*

The proposed project provides sufficient landscaping and buffering to protect the surrounding land uses. Existing landscape buffering along the northern property line adjacent to the residential district will be preserved and maintained, ensuring continued separation and visual screening between uses. In addition, the new building will meet the 50' setback requirement to the adjoining residential district as outlined within Town code and will include substantial vertical buffering. The new building will help create an entrance corridor into the site that will be supplemented with landscaping.

7. *The property has sufficient, appropriate and adequate area for the use, as well as anticipated operation thereof.*

The property contains sufficient and adequate area to accommodate the proposed use and its anticipated operations. The existing building has successfully functioned on the site in its current location demonstrating that the site's configuration is sufficient to support the development. The proposed project meets the Town's Lot Coverage and GFA requirements.

8. *Access to facilities is adequate for the estimated vehicular and pedestrian traffic generated by the proposed use on public streets and sidewalks, so as to assure public safety and to avoid traffic congestion.*

The vehicular demand has historically been met for the existing office use. The proposed residential use will reduce the vehicular demand. Pedestrian improvements are proposed to be integrated into the site offering multi-modal circulation options.

9. *Adequate parking and internal vehicular and pedestrian circulation can be accommodated on the property in compliance with other sections of the Code, taking into account adequate buffering and landscaping.*

Adequate parking, internal vehicular circulation and pedestrian circulation can be accommodated on the property in full compliance with the requirements of the Town

Code. The proposed development provides the required number of parking spaces to serve the use, and the existing access drive will continue to be utilized, maintaining established and efficient vehicular circular patterns. Required buffering and landscaping are incorporated throughout the site to enhance safety, screening and maintain compatibility with adjacent properties.

10. *Adequate facilities exist or can be integrated into the site development to properly deal with stormwater runoff, sanitary sewers, fire protection, electrical power needs, refuse or other waste that may be generated, odors, noise or lights which may go beyond property boundaries.*

Adequate public and private facilities exist and can be fully integrated into the proposed site development to properly accommodate the needs of the use. The existing office park is currently served by a stormwater infiltration basin that sufficiently manages runoff and will continue to function in compliance with applicable regulations. Existing sanitary sewer service is available to serve the proposed use, and public water facilities are in place to provide domestic service as well as fire protection. Electrical service already serves the site and is capable of meeting project demand, and established refuse and waste collection services are currently in place. The proposed use is not anticipated to generate excessive odors, noise, or lighting impacts beyond property boundaries, and any site lighting will be designed to be downward facing and shielded to minimize off-site impacts.

11. *The natural characteristics of the site are such that the proposed use may be introduced on the property without undue disturbance or disruption of important natural features, systems or processes and without negative impact to groundwater and surface waters on and off the site.*

The natural characteristics of the site allow the proposed use to be introduced without undue disturbance to important natural features, systems, or processes. The proposed development will not disturb any significant natural resources, and the site has been previously developed demonstrating its suitability for continued use. A comprehensive stormwater management plan will be developed and implemented in accordance with Town and applicable regulatory requirements to properly manage runoff generated by the site. Stormwater controls will be designed to protect groundwater and surface waters on and off the site by maintaining infiltration, providing water quality treatment and quantity control.

12. *The proposed use can and will comply with all provisions of this chapter and of the Code which are applicable to it and can meet every other applicable federal, state, county and local law, ordinance, rule or regulation.*

The project will be designed to meet the applicable Town Code requirements, Federal, State, County and local laws.

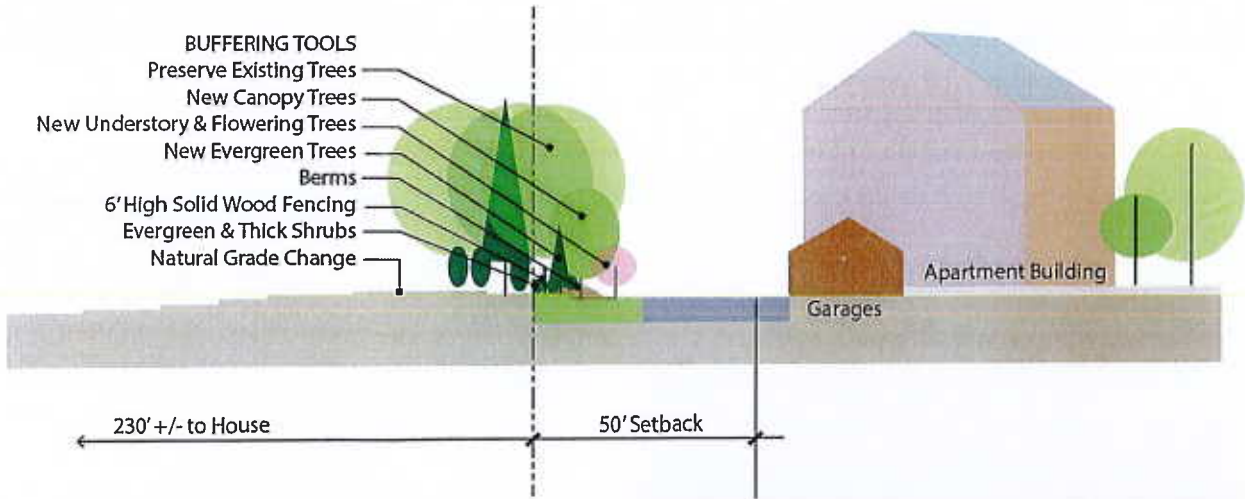
We look forward to presenting the details of our request and answering your questions. Please reach out at any time to discuss the project, offer comments, ask questions, or request additional information. Thank you in advance for your consideration.

Sincerely,
Fisher Associates

A handwritten signature in black ink, appearing to read "Don Naetzker". The signature is fluid and cursive, with a large initial "D" and "N".

Don Naetzker, AICP, RLA
Fisher Associates

BUFFERING TOOLS



RECEIVED
 MAR 16 2026
 TOWN OF PERINTON

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





TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

Owner Authorization to Make Application

I, James D. Ryan, Jr. (authorized signatory), Powder Mill Land Company LLC, authorize
(print owner name legibly)

Donald Naetzker, AICP, Fisher Associates

(applicant/engineer name & company name)

to act as my agent to make application(s) to the Town of Perinton for the purpose of
Special Use Permit

(site plan/subdivision/change of use, etc.)

for the property that I own located at 1151 Pittsford Victor Road

Signature

Date

3/10/20



TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796
(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

RECEIVED
MAR 16 2026

TOWN OF PERINTON

NUMBER _____ FEE \$ 150
(verify fee with staff)

MEETING DATE _____
01-31-25/26

APPLICATION FORM -SPECIAL USE PERMIT

Instructions to Applicant

1. Submit original and 11 (eleven) copies of this application. Type or print. **If this is an administrative renewal, only one copy of all documentation is required. Please verify with Zoning Board of Appeals (ZBA) Secretary or Director of Buildings & Codes.**
2. Submit original and 11 (eleven) copies of Letter of intent (detailed explanation of request).
3. Submit survey of property (full sized) with 11 copies – marked up to show request.
4. Please review Procedures for filing an application to appear before ZBA, SUP Application Requirements, Instructions for Customary Home Occupations (if applicable), Instructions for Temporary Activity Permit (if applicable), Instructions for keeping of bees, chickens & other animals (if applicable).
5. An EAF may be required. (In most cases, an EAF is not required, please verify with Zoning Board of Appeals (ZBA) Secretary or Director of Buildings & Codes. If an EAF is required, it may be obtained from [Link](#) to Short EAF & Long EAF parts 1, 2 & 3

1. APPLICANT

Name Fisher Associates, P.E., L.S., L.A., D.P.C. Phone (585) 334-1310
 Street& Number 180 Charlotte Street City Rochester Zip 14607
 Interest in Property: Owner _____ Lessee _____ Other Consultant/Owner Representative

2. OWNER (if other than applicant)

Name Powder Mill Land Company, LLC Phone (585) 248-8822
 Street& Number 1173 Pittsford Victor Road City Pittsford Zip 14534

3. ATTORNEY (If represented)

Name _____ Phone _____
 Street& Number _____ City _____ Zip _____

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes _____ No X

7. PRESENT USE OF PROPERTY: Office Park

8. ZONING DISTRICT: Restricted Business/Mixed Use District TAX ACCOUNT# 193.01-1-18

9. Describe specifically the nature of your request

The project team is requesting a Special Use Permit to allow for the construction of a 39-unit multi-family residential development within the town's RB/MU zone.

10. Describe the location, use and size of structures and other land use within 100 feet of the boundaries of the subject property The apartments would be within a single building that is three stories in height. The building would meet all setback standards and would comply with the Zone's FAR maximum of 50%. The design includes a gabled roof structure which exceeds the maximum height allowed by the zoning code and will require a zoning variance. Reference the letter of intent for additional details. The project is bounded by Pittsford Victor Road, the existing Powder Mill office park, and residential properties.

11. The criteria used by the Town Board of the Town of Perinton are set forth in Section 208-54 of the Zoning Law. Special Use Permits can only be granted where the proposed is already a permitted use, but requires Town Board approval. That approval can only be given when the applicant offers proof that his proposed use will not violate any of the following factors:

A. You must show that your proposal will be in harmony with the general purpose and intent of the Zoning Ordinance of the Town of Perinton, considering the location, magnitude of the use, the nature and intensity of the operations involved in or conducted in connection with it, and the size of the subject property with respect to the streets giving access to the subject property.

Will your proposed use be detrimental to the neighborhood due to Location? No Yes

The nature or magnitude of use? No Yes

Inadequate access to property? No Yes

If yes to any of above, explain how it will be detrimental. If effect can be lessened in some manner, explain how: N/A

B. Will your proposed use tend to depreciate adjacent property or alter or be detrimental to the character of the neighborhood? No Yes

If yes, explain how it will be detrimental. If effect can be lessened in some manner, explain how: _____

N/A

C. Will your proposed use create a hazard to health, or the general welfare of the neighborhood or significantly alter the flow of traffic? No Yes

If yes, explain how. If effect can be lessened in some manner, explain how. _____

N/A

I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: _____



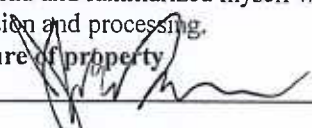
Date MARCH 5, 2026

Printed name of Applicant Donald Naetzker, AICP, Fisher Associates

Property 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 March 5, 2026

Printed Name of property owner James D. Ryan, Jr.

3/21/19

Short Environmental Assessment Form

Part 1 - Project Information

RECEIVED
MAR 16 2026

Instructions for Completing

TOWN OF PERINTON

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information				
Name of Action or Project: Powder Mill Apartments				
Project Location (describe, and attach a location map): 1151 Pittsford Victor Road, Pittsford, NY 14534				
Brief Description of Proposed Action: The proposed project includes the demolition of the existing single-use office building on the +/-2.7 acre parcel and construction of a three-story, 39 unit residential apartment building. The proposed project also includes two accessory parking garage buildings. The apartment building is sited at the corner of Pittsford-Victor Road, and features an entry drive which is also designed to function as a public thoroughfare with associated traffic calming, parking, multimodal features, and landscaping. Pedestrian circulation includes connections between the new apartment complex and surrounding offices, Powder Mill Park, and the hamlet of Bushnell's Basin. Intersection improvements are proposed at the intersection of Pittsford-Victor Road and the entry drive which would better define turning lanes and create safer pedestrian crossings. A total of 55+/- parking spaces are proposed. Landscaping improvements include the planting of new trees along the entry drive and potential additional tree plantings within the Pittsford-Victor Road.				
Name of Applicant or Sponsor: <i>Powder Mills Land Company, LLC</i>		Telephone: 585.334.1310		
Jonathan Jones - Fisher Associates (consultant/sponsor for RYCO Management) JJ		E-Mail: jjones@fisherassoc.com		
Address: 180 Charlotte Street				
City/PO: Rochester		State: NY	Zip Code: 14607	
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 checked="" 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: Special Use Permit, Site Plan Approval, 239-M, Building Permit, MCWA (water), MCDOH (sanitary), SPDES, NYSDOT			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ +/- 2.7 acres b. Total acreage to be physically disturbed? _____ +/- 2.0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ +/- 2.7 acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland				

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	NO YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

RECEIVED
MAR 16 2026
TOWN OF PERINTON

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 type="checkbox"/>	<input checked="" 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

RECEIVED
MAR 16 2026
TOWN OF PERINTON

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.

Q2: The proposed project includes the demolition of the existing single-use two-story office building on the site, and the construction of a three-story, 39 unit residential apartment building with two accessory parking garage buildings. The existing office building is heavily dependent on automobiles, has large and underutilized parking areas, and has minimal pedestrian connectivity to surrounding properties. The proposed project will catalyze the Town of Perinton's future vision for the site and surrounding area as a mixed-use corridor, as outlined in its 2021 Comprehensive Plan. Although the project involves a change in land use, as a conversion from office space to residential apartments, the new use is aligned with the Town's vision for the parcel based on the Comprehensive Plan, and is permitted in the existing zoning as it is within the Town's Restricted Business (RB) zone which allows the regulations and standards set forth in the Mixed-Use District to be applied to the development. Overall, the project represents a beneficial change which advances the Town's long term vision, and no adverse impacts to land are anticipated.

- 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.

Town of Perinton

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

This Indenture,

BOOK 1806 PAGE 235

6
0

Made the 5 day of March
Nineteen Hundred and seventy-five

Between POWDER MILL DEVELOPMENT CORPORATION a domestic corporation
923 Midtown Tower
Rochester, New York 14604

a corporation organized under the laws of The State of New York.

party of the first part, and
POWDER MILL LAND COMPANY, a Partnership of
923 Midtown Tower
Rochester, New York 14604

Witnesseth that the party of the first part, in consideration of

One and other good and valuable consideration---Dollar (\$1.00 etc)
lawful money of the United States,
paid by the part of the second part, does hereby grant and release unto the
part y of the second part, its heirs and assigns forever, all

13930

THAT TRACT OR PARCEL OF LAND situate in Powder Mill Office Park
in Town Lot 65, Township 12, Range 4, Town of Perinton, Monroe
County, New York, as shown on Drawing No. 1784.00-21, prepared by
Sear-Brown Associates, P.C., dated March, 1974, said parcel being
more particularly described as follows:

BEGINNING at the intersection of the southerly right-of-way line
of Park Road, and the westerly right-of-way line of Pittsford-Victor
Road and proceeding southeasterly, along the westerly right-of-way
line of Pittsford-Victor Road, said right-of-way line being on a curve
to the left with a radius of 4357.5 feet, an arc length of 332.58
feet to the True Point of Beginning; thence (1) continuing south-
easterly, along the westerly right-of-way line of Pittsford-Victor
Road, an arc length of 176.30 feet to a point; thence (2) South
63 54' 45" West, along a line, said line intended to be the edge
of pavement of the entrance road of Powder Mill Office Park, a
distance of 42.00 feet to a point; thence (3) South 51 25' 57"
west, continuing along said entrance road, a distance of 36.61 feet
to a point; thence (4) southwesterly, continuing along said entrance
road, along a curve to the right with a radius of 252.37 feet, an
arc length of 152.06 feet to a point; thence (5) North 80 02' 52"
west, continuing along said entrance road, a distance of 38.94 feet
to a point; thence (6) Northwesterly, continuing along said entrance
road, along a curve to the left with a radius of 554.46 feet, an
arc length of 13.70 feet to a point; thence (7) North 15 38 54"
west, along a line, a distance of 157.64 feet to a point, said
point being on the north property line of Powder Mill Office Park;
thence (8) North 75 45' 10" east, along the north property line
of Powder Mill Office Park, and an extension of that line, a dis-
tance of 243.35 feet to the True Point of Beginning.

TOGETHER with an easement for access purposes being intended to
generally describe the edges of pavement of the entrance road to

MONROE COUNTY
CLERKS OFFICE

75 MAR 19 AM 9:03

RECORDED

REAL ESTATE STATE OF NEW YORK
TRANSFER TAX
Dept. of Taxation & Finance
100.00

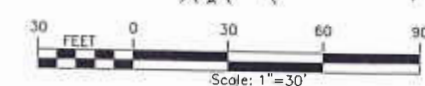
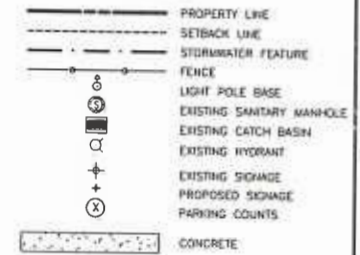
Technical Drawing Set (11x17)

RECEIVED
MAR 16 2026
TOWN OF PERINTON

GENERAL SITE NOTES:

- EXISTING ZONING: RESTRICTED BUSINESS / MIXED USE DISTRICT
 - TOTAL PROJECT AREA = ±2.7 AC (PARCEL A)
 - PROPOSED DEVELOPMENT: ONE 40-UNIT MULTIFAMILY APARTMENT BUILDING
29 - ONE BED UNITS
11 - TWO BED UNITS
 - APPLICABLE DEVELOPMENT STANDARDS ARE AS FOLLOWS:
- | | REQUIRED | PROPOSED |
|-----------------|-----------------------|------------------------|
| LOT AREA | 10,000 S.F. | 118,880 S.F. (±2.7 AC) |
| LOT WIDTH | 80 FT. | >80 FT. |
| BUILDING HEIGHT | 20 FT. MIN/40 FT. MAX | >40 FT. |
| LOT COVERAGE | 75% | ±54.0% |
| SETBACKS: | | |
| FRONT | 10 FT. MIN/30 FT. MAX | 30 FT. |
| SIDE & REAR | 15 FT. | >15 FT. |
| SIDE & REAR* | 50 FT. | 50 FT. |
- * VARIANCE BEING REQUESTED
** 50 FT. ABUTTING RESIDENTIAL DISTRICT
- PARKING: 50*** 55
- *** CALCULATED USING ITE PARKING GENERATION MANUAL, 6TH EDITION, 60 SPACES
PROPOSED PARKING INCLUDES 3 HANDICAP SPACES WHERE 3 SPACES ARE REQUIRED PER ADA REQUIREMENTS.
- BUILDINGS SHOWN ON THIS PLAN ARE GRAPHICAL REPRESENTATIONS ONLY.
 - CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH OWNER'S REPRESENTATIVE AND ANY INVOLVED REGULATORY AGENCIES.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON AND THE APPROPRIATE AGENCIES.
 - REVIEW OF THE FEMA MAPS INDICATES THAT THIS PROPERTY IS NOT WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN.
 - THE PROPERTY IS NOT WITHIN 100' OF A MAPPED FEDERAL/STATE WETLAND BOUNDARY.

LEGEND



FILE NAME: H:\Projects\24\240928-01-115\Pittsford\Eng\CAD\Civil\Site Plan_Bose.dwg
DATE/TIME: 3/5/2026 11:28:49 AM
USER: jordan@fisher.com

PROJECT NO.	240928-01	DATE	3.6.26
PROJECT MANAGER	D. MAETZKER	DRAWN BY	W. HOSTETTER, J. JONES
SCALE	1" = 30'	CHECKED BY	J. JONES
FISHER ASSOCIATES			
WWW.FISHERASSOC.COM			
PROJECT	POWDER MILL APARTMENTS 1151 PITTSFORD VICTOR ROAD TOWN OF PERINTON MONROE COUNTY, NY		
TITLE OF DRAWING	CONCEPT SITE PLAN		
DRAWING NO.	C100		
SHEET 1 OF 3 21			

Engineer's Narrative

FOR SPECIAL USE PERMIT FOR

Powder Mills Apartments

1151 Pittsford-Victor Road
Pittsford, New York 14534

Perinton, New York
Monroe County

Owner/Operator:

Powder Mill Land Co, RYCO Management
1173 Pittsford-Victor Road
Pittsford, NY 14534

Published: March 2026

Prepared By:



180 Charlotte Street, Rochester, NY 14607
Phone: 585-334-1310
www.fisherassoc.com

FA No.: 240928.01

RECEIVED
MAR 16 2026
TOWN OF PERINTON

Engineer's Narrative

TABLE OF CONTENTS

	<u>Page No.</u>
I. Introduction.....	2
II. Site Access, Parking & Circulation	3
III. Utilities.....	3
IV. Stormwater Management.....	3
V. Lighting.....	4
VI. Landscaping	4
VII. Environmental Factors.....	4

Appendix A: Supporting Documents

Figure 1 – Location Map

Figure 2 – Drainage Map (Existing Conditions)

I. Introduction

This Engineer's Narrative has been prepared to assist the Town in its review of the Powder Mills Apartments project and to support the Special Use Permit (SUP) application submitted to the Town Board by providing relevant technical information. The Powder Mills Apartments are located at 1151 Pittsford-Victor Road and proposes the construction of one (1) multifamily residential building (39 units), which is a permitted use within the Mixed-Use District. The project requires approval of a SUP from the Town Board in accordance with Town Code Section 208-43.C.(1) which states "Lot areas greater than one acre shall require a special use permit issued by the Town Board." The proposed multifamily units will be located on the newly create Lot A (+/- 2.7 AC) which was recently subdivided from the larger parcel and approved by the Town's Planning Board at its August 20th, 2025 meeting.

The property has frontage along both Pittsford-Victor Road (NYS Route 96) and Park Road. Currently, the project site contains an office building (to be removed), associated parking, lawn/green areas, stormwater infiltration pond and infrastructure to support the building (watermains, storm sewers, sanitary sewers). The property contains gently sloping topography, from the south to the north.

II. Site Access, Parking and Circulation

The project will continue to utilize the existing ingress/egress point onto Pittsford-Victor Road which is located approximately 500 feet south of Park Road. This access point currently serves the entire Powder Mills Office Park. The required parking for the multi-family building will be located wholly within the project parcel. Parking will be accomplished with a combination of covered parking spaces, standard surface spaces and designated pull-off areas which total 55 spaces. Utilizing the ITE Parking Generation Manual, 6th edition, the required parking count is 50 spaces. The 55 proposed parking spaces equate to a parking ratio of 1.38 spaces per unit. These 55 spaces also include 3 accessible parking spaces as required by code. In the event that on-site parking is insufficient, tenants may access shared parking areas within the office park pursuant to existing easements agreements. Sidewalk connections and crosswalks will be provided to permit pedestrian access. In addition, sidewalks are proposed throughout the parcel with multiple connections to NYS Route 96's right-of-way.

The increased building size and additional impervious areas increase the lot coverage to 54% where 75% is required. The existing lot coverage, with the office building, is 35%. The new building will be +/- 46' in height and will require a variance, which will be applied for under separate cover.

III. Utilities

Public water and sanitary sewer services currently exist throughout the office park complex. Utility abandonments, re-connections and/or new connections will be provided as necessary with demolition of the existing office building and construction of the new multi-family units. Electric and gas services also currently exist throughout the office park and is provided by RG&E.

IV. Stormwater Management

Stormwater runoff associated with the proposed project will be treated during and after construction to meet New York State Department of Environmental Conservation (NYSDEC) water quality and quantity requirements. The existing topography directs stormwater runoff towards the northeast corner of the site to an existing infiltration basin that was constructed ~1970's. The NRCS websoil survey indicates the onsite soil consists of primarily Colonie loamy fine sand and Alton gravelly sandy loam. The proposed development is anticipated to utilize the existing infiltration basin to meet NYSDEC requirements. The project will increase the impervious area of the parcel by approximately 0.5 AC. A watershed map depicting the on-site drainage areas to the existing infiltration basin and drainage areas off-site is enclosed in Appendix A.

V. Lighting

The project parcel has existing lighting spread throughout the site. The new multifamily buildings will have a combination of building mounted lights and new poles throughout the parking areas. The light fixtures will be dark sky compliant.

VI. Landscaping

The project parcel has existing landscaping features throughout the site. Most notably, a landscaped buffer along the northern property line adjacent to the residential district. The proposed project will maintain and enhance this buffer with additional plantings and a 6' fence. Along the entrance corridor, existing trees will be saved to maintain the existing canopy. Landscaping will also be provided along the NYS Route 96 frontage to enhance the new building and covered parking spaces parallel with NYS Route 96.

VII. Environmental Factors

The project site does not contain any identified water features, regulated wetland areas or Town identified LDD areas. Per the FEMA floodplain map number 36055C0386G, dated August 28th, 2008, the project site is not within a FEMA floodway or floodplain area. Per the New York State Office of Parks, Recreation & Historic Preservation (SHPO), Cultural Resource Information System (CRIS), the property is not located within an archeological sensitive area.

This page has been intentionally left blank.

RECEIVED
 MAR 16 2026
 TOWN OF PERINTON

FILE NAME: H:\Projects\24\240928-01-1151 Pittsford\Eng\CAD\Cut\Drainage_Base.dwg
 USER: Jonathan Jones
 12/26/19 PM



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

DATE OF DRAWING: DRAINAGE MAP (EXISTING CONDITIONS)

FIG. 2
 SHEET 6 OF 3

DATE: 240928.01
 DESIGNED BY: D. NAETZKER
 DRAWN BY: W. HOSTETTER/JONES
 SCALE: AS SHOWN
 J. JONES

REVISIONS:

REV	DESCRIPTION	DATE	BY
FF XX			
YY YY			
ZZ ZZ			
Z Z			
Y Y			
X X			

15% SCALE
 3.0:26

FISHER ASSOCIATES
www.fisherassociates.com

Transportation Assessment



March 5, 2026

Town Board
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450

RECEIVED
MAR 16 2026

TOWN OF PERINTON

Transportation Assessment
Powder Mill Apartments
Perinton, NY
Fisher Project No. 240928.01

To Whom It May Concern:

We have completed our transportation assessment of the proposed Powder Mill Apartments development that will be located at 1151 Pittsford Victor Road (NY State Route 96) in Perinton, NY on the site of an existing office building in the Powder Mill Office Park. Below is a summary of our findings.

Project Background

The proposed project involves the demolition of the existing Powder Mill Office Park building and construction of a three-story apartment building with 39 units. The proposed site plan is illustrated in Figure 1 on the following page.

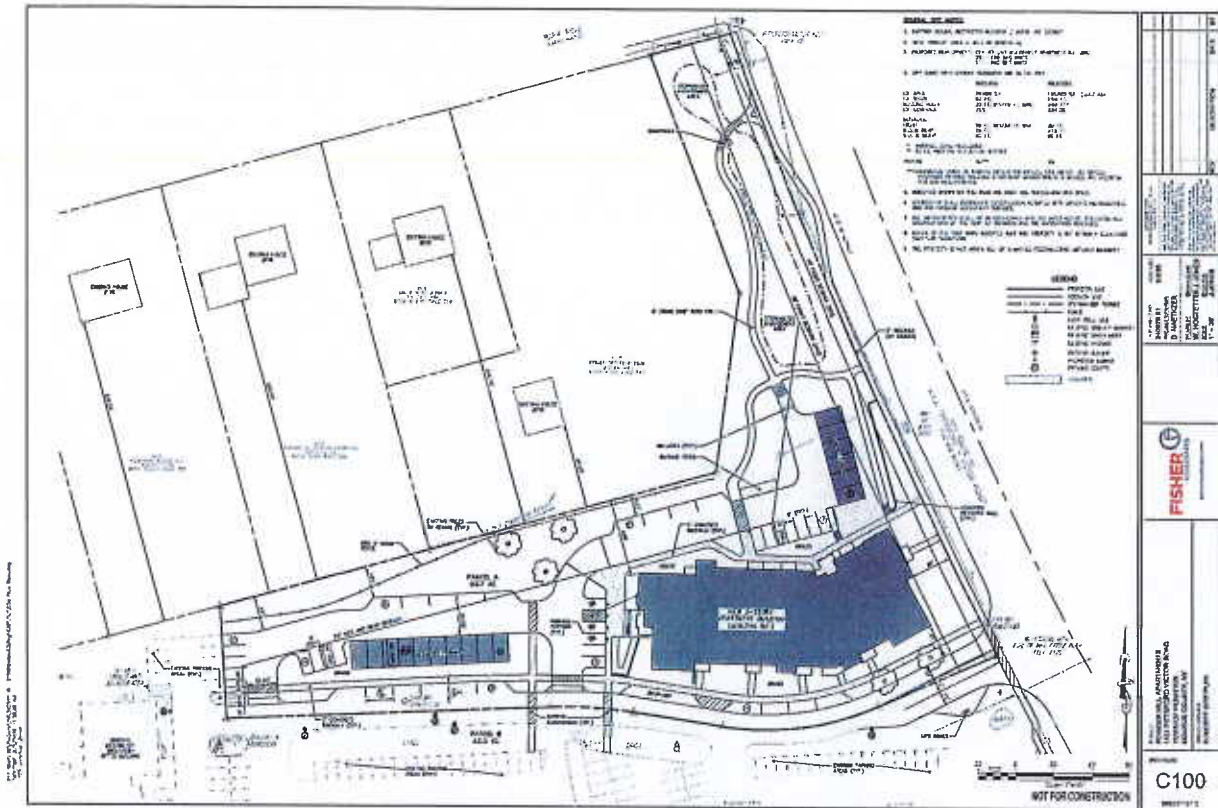
The existing office building is two stories with a total gross square footage of 13,120 square feet with parking for approximately 52 vehicles. The proposed building site will be 16,740 square feet with 39 units containing a mix of one and two bedroom units and parking for 55 vehicles. Access will be provided through an existing full-access driveway that intersects Pittsford Victor Road at an uncontrolled intersection.

Pittsford Victor Road is approximately 80 feet wide with two 12-foot travel lanes in each direction with exclusive left turn lanes and a northbound exclusive right turn lane. There also is an exclusive bike lane on the northbound side of Pittsford Victor Road that terminates at the Powder Mill Office Park driveway intersection. In the area of the existing driveway, Pittsford Victor Road has a speed limit of 45 mph and is generally flat with excellent site distance in both directions. There is a sidewalk along the east side of Pittsford Victor Road.

Review of traffic volumes collected by the New York State Department of Transportation (NYSDOT) in January 2025 (the most recent data that is available) for Pittsford Victor Road in the area of the proposed development shows that it carries approximately 11,300 vehicles per day



Figure 1



Historical traffic volume data indicates that there has been very little growth in traffic since 2015. The weekday AM commuter peak hour of traffic typically occurs between 8-9am with peak hour volumes of 285 vehicles per hour (vph) traveling north and 400 vph traveling south. The weekday PM commuter peak hour of traffic typically occurs between 4-5pm with peak hour volumes of 440 vehicles per hour (vph) traveling north and 370 vph traveling south.

Review of crash data collected by the NYSDOT for the time period between 2/28/2022 and 2/28/2025 (most recent 3-year time period that crash data is available) indicated there was one crash reported in the area of the proposed development. That one crash involved a collision with a deer.



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.



This study has been conducted for the proposed Powder Mill Apartment development to assess the transportation and safety impacts relative to the development of a new apartment building. This assessment concludes that there will not be any adverse transportation or safety impacts due to the project.

Should you have any questions regarding the findings of this assessment, please do not hesitate to call.

Sincerely,

Timothy Faulkner, P.E.
Sr. Transportation Manager

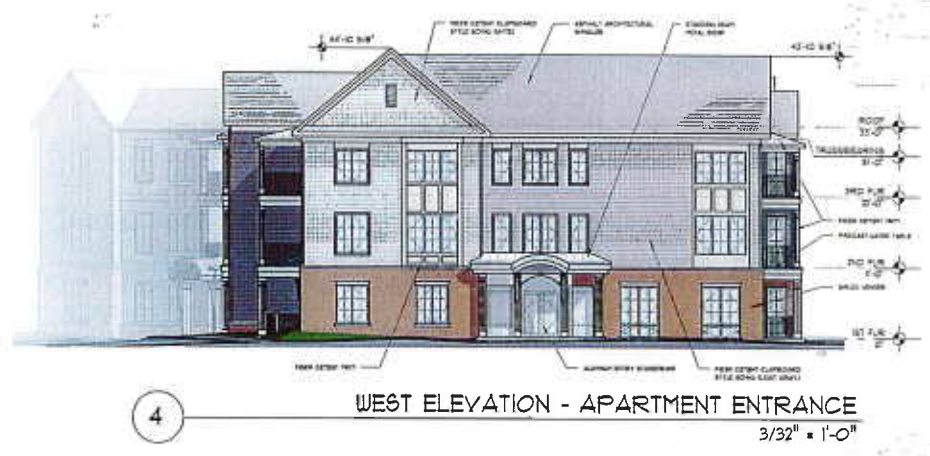
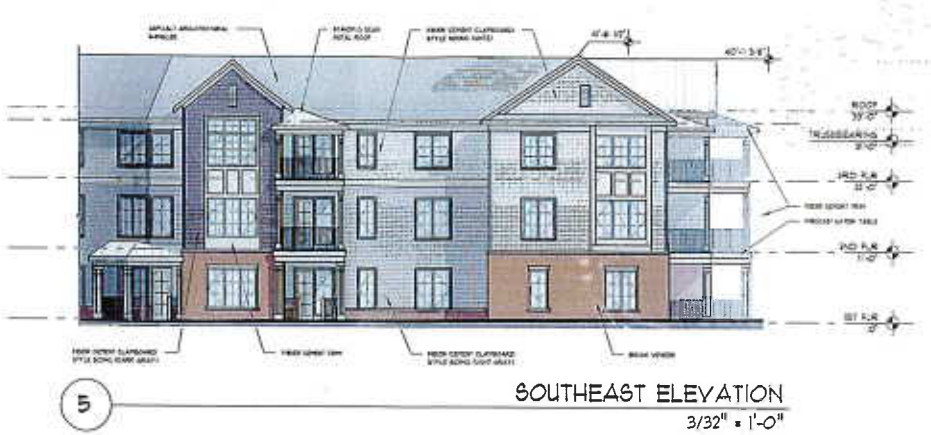
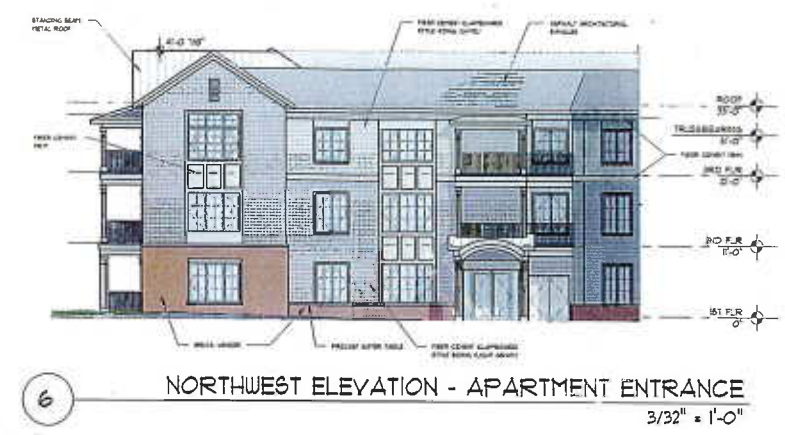
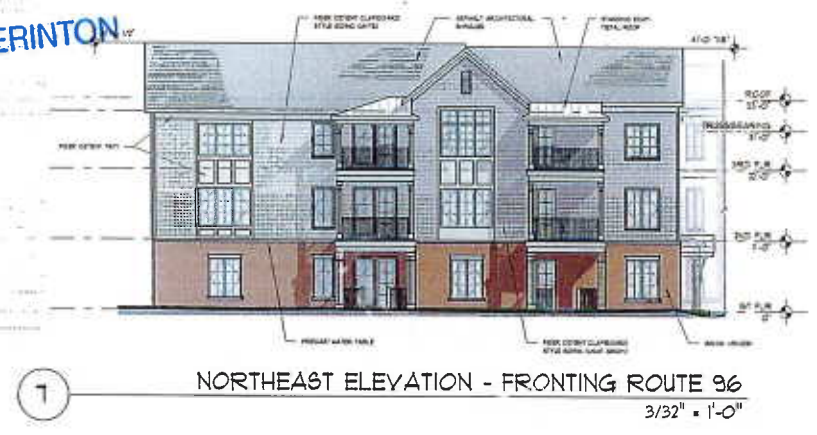
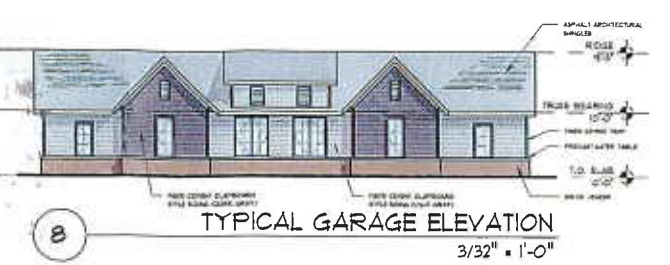
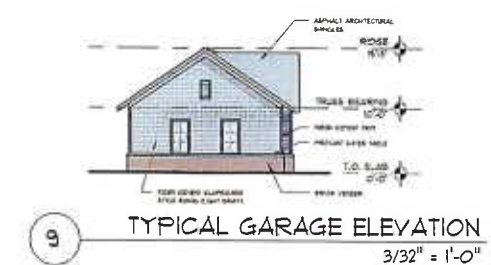
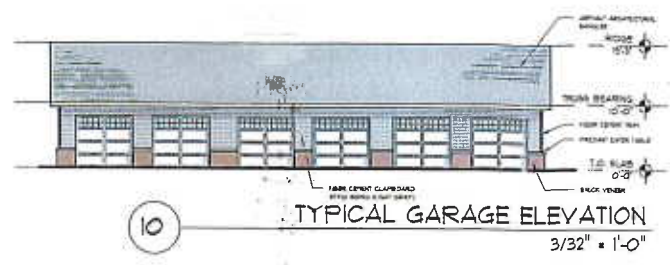
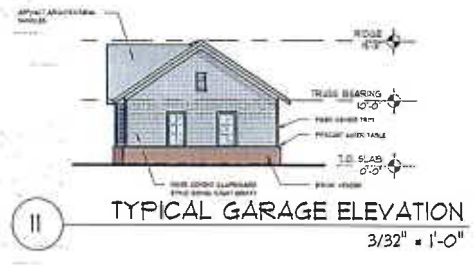
Fisher Associates, P.E., L.S., L.A., D.P.C.
180 Charlotte Street
Rochester, New York 14607
585.334.1310
tfaulkner@fisherassoc.com



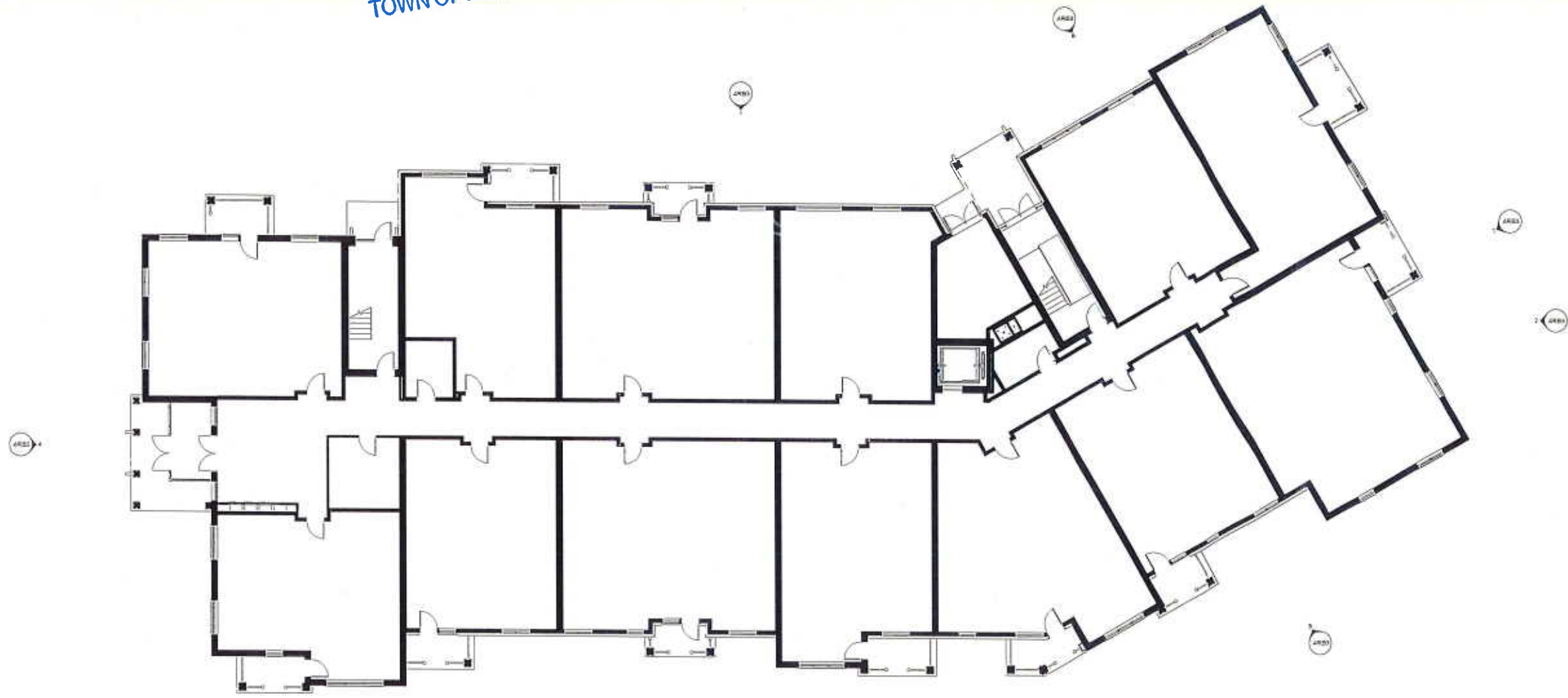
RECEIVED
MAR 16 2026
TOWN OF PERINTON

HNN
HANLON ARCHITECTS

RECEIVED
 MAR 16 2026
 TOWN OF PERINTON



RECEIVED
MAR 16 2026
TOWN OF PERINTON



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

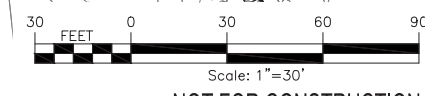
FILE NAME: H:\Projects\2A\240928-01-1151Pittsford\Eng\CAD\Design_Base.dwg
 DATE/TIME: 5/4/2020 11:29:20 AM
 USER: Jonathan Jones



- GENERAL UTILITY NOTES:**
- ALL UTILITY IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PERINTON.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD AND PRESERVE ANY SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS WITHIN THE AREAS OF CONSTRUCTION.
 - EXISTING UNDERGROUND UTILITIES SHOWN HEREIN WERE PLOTTED FROM FIELD LOCATIONS AND/OR UTILITY COMPANY RECORD PLANS. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL CALL THE UFPO HOTLINE 811 OR 1(800)962-7962 FOR STAKE-OUT OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND ELEVATION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE ANY EXISTING FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
- WATER NOTES:**
- WATERMANS AND APPURTENANCES SHALL BE INSTALLED PER THE MOST RECENT MONROE COUNTY WATER AUTHORITY (MWCA) AND AWWA STANDARDS.
 - ALL MECHANICAL JOINT FITTINGS, TEES, BENDS, ETC SHALL BE BACKED WITH 3,000 PSI CONCRETE THRUST BLOCKS.
 - ALL WATERMANS SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND A MINIMUM OF SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
 - MINIMUM SEPARATION BETWEEN WATERMAIN AND SEWER MAINS TO BE 18" VERTICALLY MEASURED FROM THE OUTSIDE OF THE PIPES AT THE POINT OF CROSSING. MINIMUM HORIZONTAL SEPARATION BETWEEN WATERMANS AND SEWER MAINS TO BE 10'.
- STORM SEWER NOTES:**
- STORM SEWER PIPE SHALL BE HDPE OR AS NOTED ON PLAN.
- SANITARY SEWER NOTES:**
- SANITARY SEWER PIPE SHALL BE 6" PVC SDR-35 OR AS NOTED ON THE PLAN.

LEGEND

---	PROPERTY LINE
- - - - -	SETBACK LINE
- · - · -	STORMWATER FEATURE
○	FENCE
○	LIGHT POLE BASE
○	EXISTING SANITARY MH AND PIPE
○	PROPOSED SANITARY PIPE
○	EXISTING STORM CB AND PIPE
○	PROPOSED STORM CB AND PIPE
○	EXISTING HYDRANT AND WATERLINE
○	PROPOSED HYDRANT AND WATERLINE
+	EXISTING SIGNAGE
+	PROPOSED SIGNAGE
W	APPROX. WATER TIE-IN LOCATION
S	APPROX. SANITARY TIE-IN LOCATION



NOT FOR CONSTRUCTION

FF	FF	XX	XX	YY	YY	ZZ	ZZ	ZZ	ZZ	Y	Y	X	X	BY
FF	FF	XX	XX	YY	YY	ZZ	ZZ	ZZ	ZZ	Y	Y	X	X	DATE
FF	FF	XX	XX	YY	YY	ZZ	ZZ	ZZ	ZZ	Y	Y	X	X	DESCRIPTION
FF	FF	XX	XX	YY	YY	ZZ	ZZ	ZZ	ZZ	Y	Y	X	X	REV

COPYRIGHT © 2020
 FISHER ASSOCIATES P.E. L.L.C.
 OF NEW YORK, N.Y.
 New York State Education Law, Section 115.6(3-b) requires that all engineering drawings be prepared by a licensed professional engineer or land surveyor, to alter in any way, if an item bearing the seal of said engineer or land surveyor is the original drawing or a copy thereof, the notation "revised by" followed by the name of the person making the alteration, and a specific description of the alteration.
 ISSUE DATE: 3.6.26
 FA PROJECT NO.: 240928.01
 PROJECT MANAGER: D. NAETZKER
 DRAWING: W. HOSTETTER, J. JONES
 SCALE: 1" = 30'
 ENGINEER: J. JONES

FISHER ASSOCIATES
 WWW.FISHERASSOCIATES.COM

PROJECT: POWDER MILL APARTMENTS
 1151 PITTSFORD VICTOR ROAD
 TOWN OF PERINTON
 MONROE COUNTY, NY
 TITLE OF DRAWING: CONCEPT UTILITY PLAN

DRAWING NO.: C200
 SHEET 2 OF 3