

**AGENDA  
TOWN OF PITTSFORD  
PLANNING BOARD  
MAY 13, 2024**

*This agenda is subject to change.*

Please take notice that the Town of Pittsford Planning Board will hold the following meeting on Monday, May 13, 2024, in the Lower-Level Meeting Room of Pittsford Town Hall, 11 S. Main Street, and beginning at 6:30PM local time.

The Board will hold an agenda review session in the Second-Floor Meeting Room at 6:00PM.

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**INFORMAL DISCUSSION**

**BME Associates, Coventry Ridge Subdivision Section 3**  
Preliminary Subdivision

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**OTHER BUSINESS**

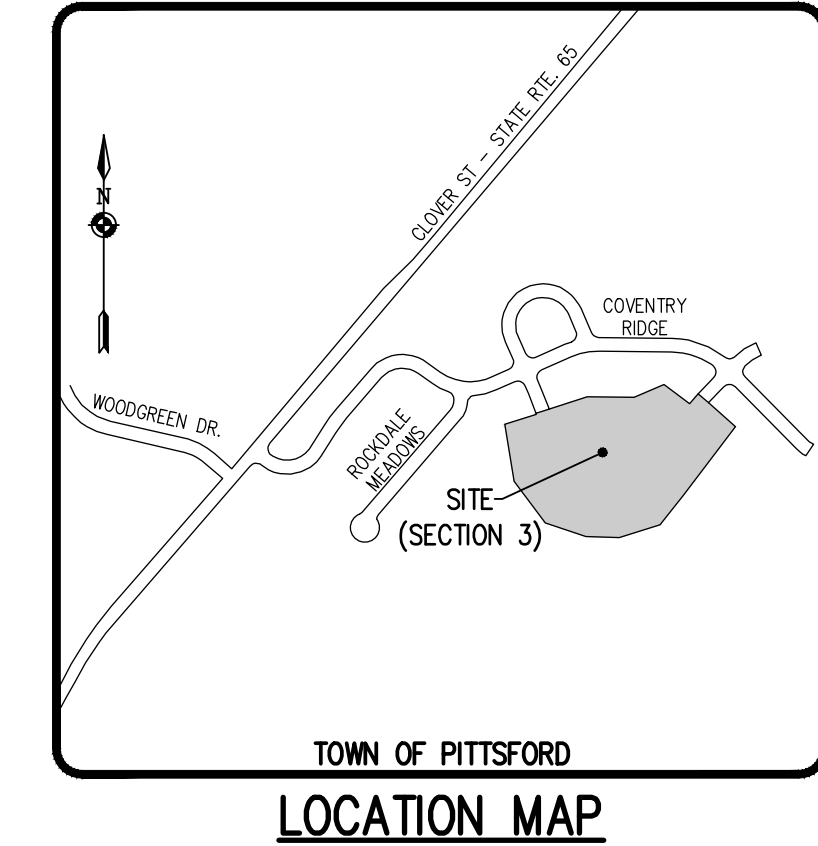
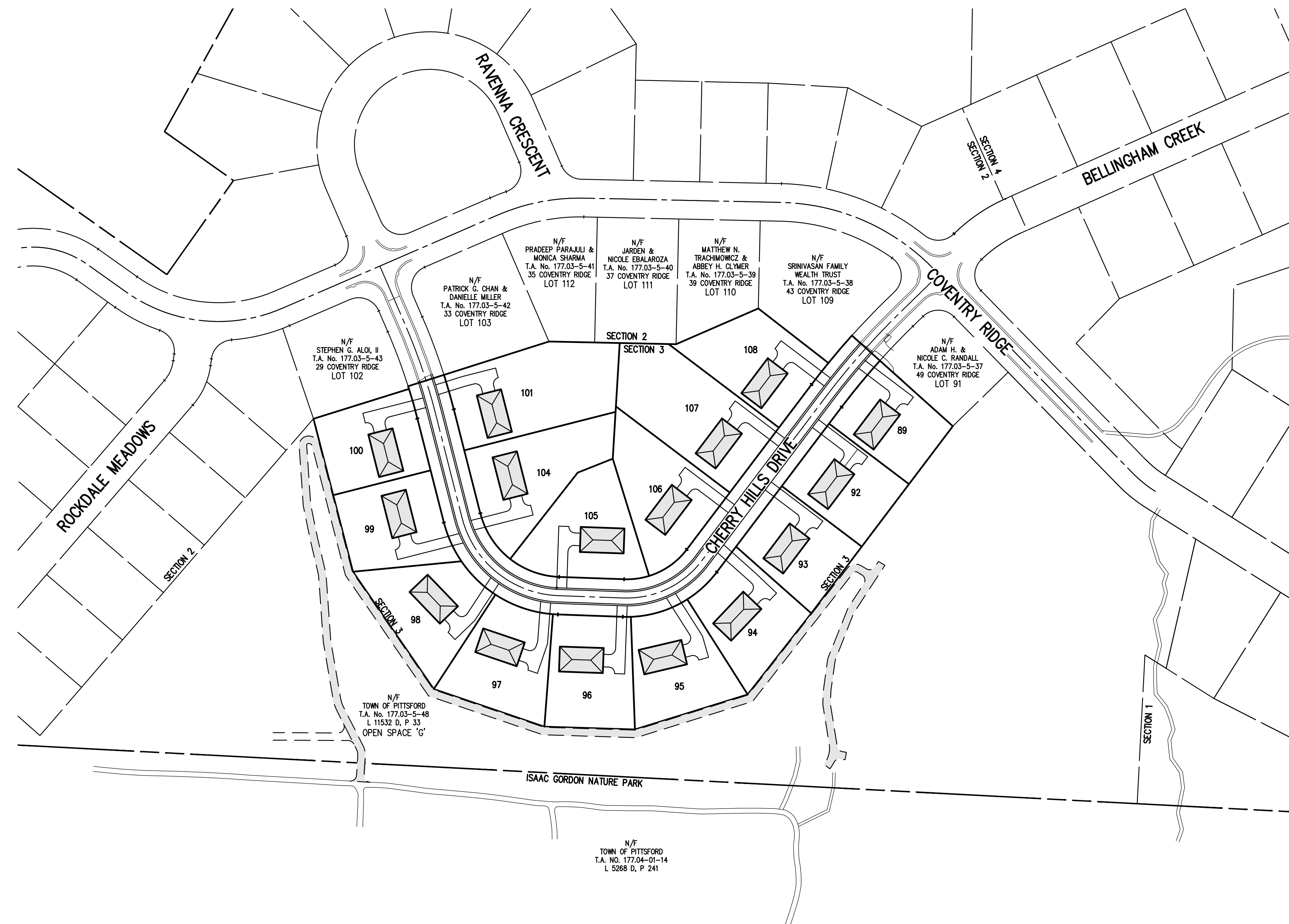
**Approval of Minutes**

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*The next scheduled meeting is for Monday, June 10, 2024.*

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# COVENTRY RIDGE SUBDIVISION

TOWN OF PITTSFORD, MONROE COUNTY, NEW YORK STATE

PREPARED FOR:  
CLOVER STREET DEVELOPMENT CORPORATION

30 GROVE STREET  
PITTSFORD, NY 14534

## PRELIMINARY PLANS COVENTRY RIDGE SUBDIVISION

DWG NO.	TITLE
9502F-01	COVER SHEET
9502F-02	SUBDIVISION PLAT
9502F-03	UTILITY PLAN
9502F-04	GRADING PLAN
9502F-05	CONSTRUCTION EROSION CONTROL PLAN
9502F-06	LATERAL PLAN
9502F-07	PROFILE SHEET
9502F-08	NOTE SHEET
9502F-09	DETAIL SHEET (SHEET 1 OF 3)
9502F-10	DETAIL SHEET (SHEET 2 OF 3)
9502F-11	DETAIL SHEET (SHEET 3 OF 3)

SCALE: 1" = 100'

DRAWING NUMBER: 9502F-01  
DATE ISSUED: APRIL 3, 2024

**BME ASSOCIATES**  
ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

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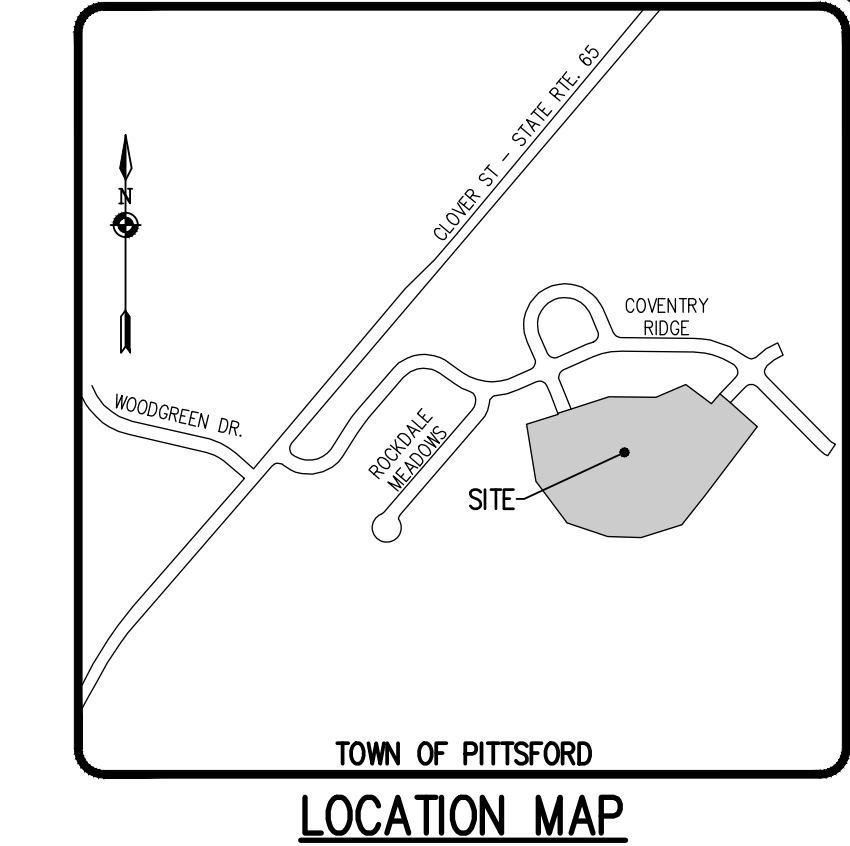
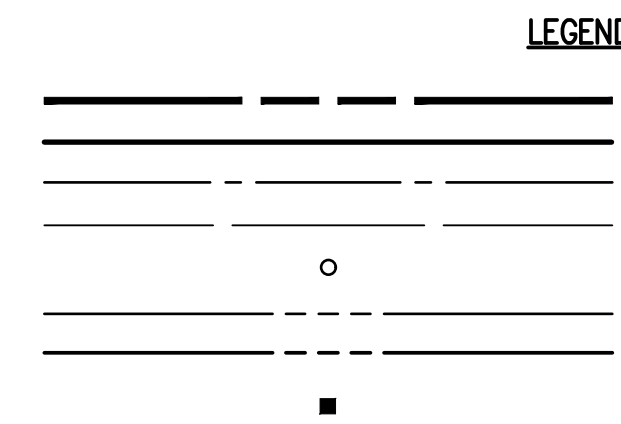
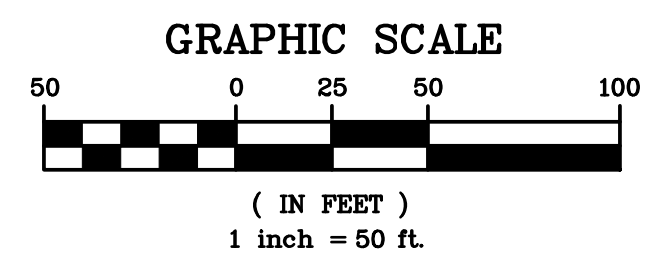
PA 195027 Drawing Title: 95027 Layout: Base.dwg

REFERENCES:

- 1. A PLAN ENTITLED "COVENTRY RIDGE, SECTION 1, PHASE A, FINAL, SUBDIVISION PLAT, PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 341 OF MAPS, PAGE 94.
2. A PLAN ENTITLED "COVENTRY RIDGE, SECTION 1, PHASE B," PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 363, PAGE 1.
3. A PLAN ENTITLED "COVENTRY RIDGE, SECTION 2, FINAL, SUBDIVISION PLAT," PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 349 OF MAPS, PAGE 76 & 77.
4. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES:

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, NAD 27, WESTERN ZONE THROUGH TIES TO THE FOLLOWING CONTROL MONUMENTS USING PROCEDURES NECESSARY TO ACHIEVE AN INDICATED ACCURACY OF NOT LESS THAN 1 PART IN 10,000.
STATION 4-2-24 (NYS001) 1969 N= 1,116,092.87 E= 774,519.52
STATION 4-2-25 (NYS001) 1969 N= 1,117,526.75 E= 775,508.75
BEARINGS ARE GRID
DISTANCES ARE GROUND
COMBINED FACTOR=0.9999915



SUBDIVISION NOTES:

- 1. EXISTING ZONING IS IZ - INCENTIVE ZONING AND RN- RESIDENTIAL NEIGHBORHOOD.
2. TOTAL PROJECT AREA IS 139.765 ACRES CONTAINING 112 LOTS. SECTION 3 AREA IS 10.524 ACRES CONTAINING 16 LOTS.
3. PROPOSED USE: SINGLE FAMILY RESIDENTIAL LOTS
4. THIS SUBDIVISION IS APPROVED PURSUANT TO NEW YORK TOWN LAW SECTION 278 AND SECTION 25-405(C) OF THE TOWN OF PITTSFORD CODE AND REFLECTS IN TOTAL THE PERMITTED NUMBER OF BUILDING LOTS ALLOWED. NO FURTHER SUBDIVISION OF LOTS IS PERMITTED.
5. APPLICATION SETBACKS/LOT STANDARDS ARE AS FOLLOWS:
MIN. LOT AREA 13,500 SF
FRONT YARD 40 FEET
SIDE YARD 10 FEET
REAR YARD 10 FEET
LOT WIDTH @ SETBACK 90 FEET
BUILDING HEIGHT 40 FEET (MAXIMUM)
IMPERVIOUS COVERAGE 33% (MAXIMUM)
6. TOTAL IMPERVIOUS AREA = 3.6± ACRES (BASED ON 33% MAXIMUM IMPERVIOUS LOT AREA)
TOTAL DISTURBED AREA = 11.0± ACRES
7. THE SETBACK LINES AND NOTES RELATING TO SETBACK SHOWN HEREON UNDER SECTION 278 OF TOWN LAW OF THE TOWN OF PITTSFORD AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
8. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PITTSFORD, THE APPROPRIATE AGENCIES (IE MONROE COUNTY WATER AUTHORITY, AND THE MONROE COUNTY HEALTH DEPARTMENT) UNLESS OTHERWISE NOTED.
9. THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
10. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
11. REVIEW OF THE FEMA MAPS DOES NOT INDICATE THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN.
12. THIS DEVELOPMENT MAY BORDER A FARM, AS DEFINED IN LOCAL LAW NO. 4-1992. RESIDENTS SHOULD BE AWARE THAT FARMERS HAVE THE RIGHT TO UNDERTAKE FARM PRACTICES WHICH MAY GENERATE DUST, ODOR, SMOKE, NOISE AND VIBRATION.
13. TEMPORARY ROAD SIGNS ARE TO BE PLACED FOR EMERGENCY IDENTIFICATION AS SOON AS CONSTRUCTION BEGINS. SITE ENTRANCES AND ROADWAYS MUST NOT BE BLOCKED TO IMPEDE EMERGENCY ACCESS AT ANY TIME DURING CONSTRUCTION.
14. DEVELOPER WILL INSTALL 4X4 PROPERTY MARKERS TO DELINEATE TOWN OWNED LANDS. THE TOWN WILL PURCHASE THE LUMBER, BEVEL, AND BRAND THE MARKERS, AND DELIVER THEM UPON REQUEST OF THE DEVELOPER.
15. REVIEW OF THE FEMA MAPS DOES NOT INDICATE THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN.

MCDPH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS:

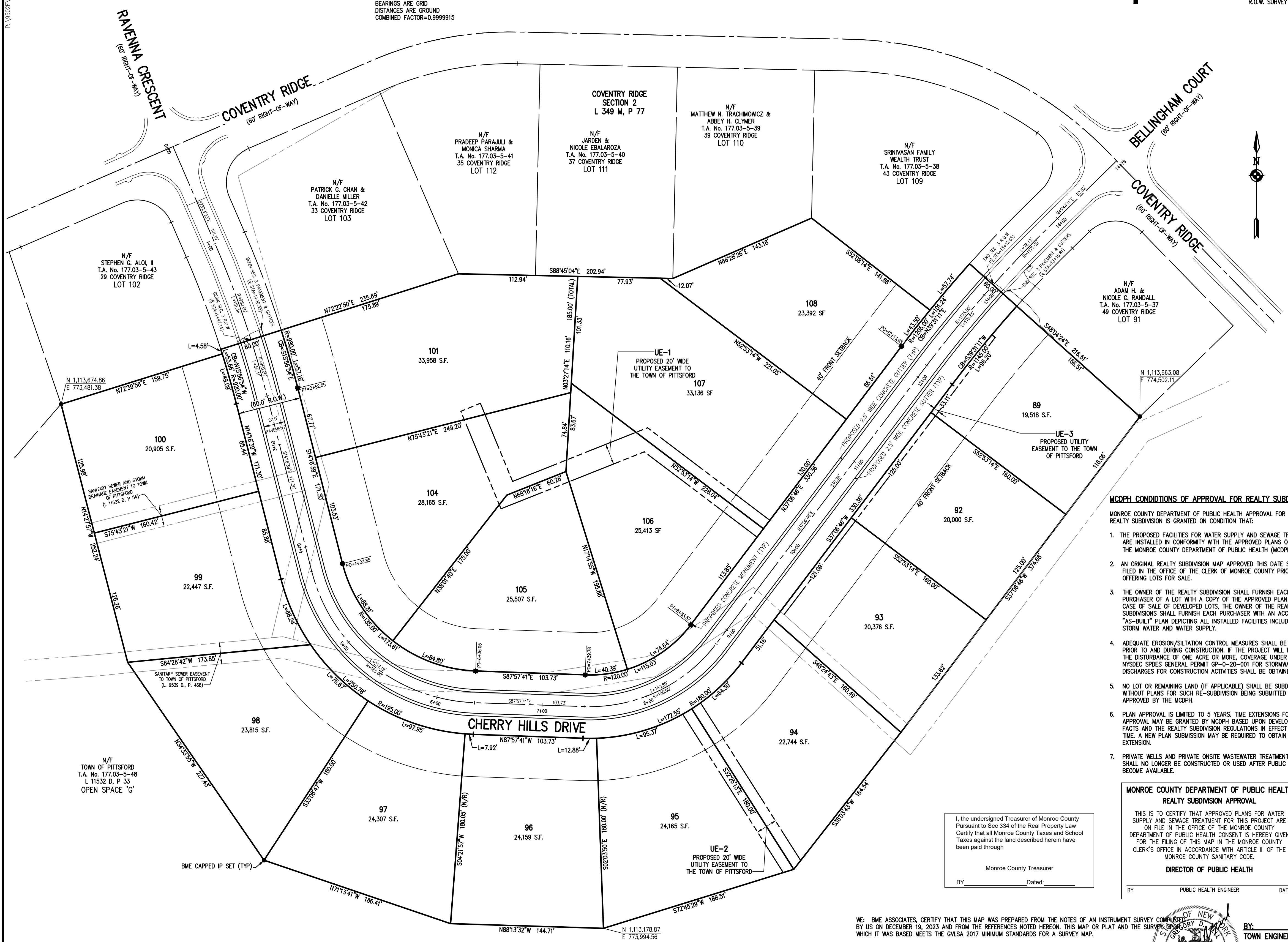
- MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH APPROVAL FOR THIS REALTY SUBDIVISION IS GRANTED ON CONDITION THAT:
1. THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMITY WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCDPH).
2. AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
3. THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE REALTY SUBDIVISIONS SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER AND WATER SUPPLY.
4. ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDEC SPDES GENERAL PERMIT GP-9-20-001 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
5. NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RE-SUBDIVISION BEING SUBMITTED AND APPROVED BY THE MCDPH.
6. PLAN APPROVAL IS LIMITED TO 5 YEARS. TIME EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY MCDPH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
7. PRIVATE WELLS AND PRIVATE ONSITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH REALTY SUBDIVISION APPROVAL. THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE TREATMENT FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH.
DIRECTOR OF PUBLIC HEALTH
BY: PUBLIC HEALTH ENGINEER DATE:

IRONDEQUOIT BAY SOUTH CENTRAL PURE WATERS DISTRICT. This plan is approved in accordance with the provisions of Section 239-1, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law.
For the General Municipal Law:
County Highway Superintendent Date
For the Monroe County Monumentation Law:
Monroe County Surveyor's Office Date

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

APPROVALS. BY: TOWN ENGINEER DATE:
BY: COMMISSIONER OF PUBLIC WORKS DATE:
BY: CHAIRMAN OF THE PLANNING BOARD DATE:

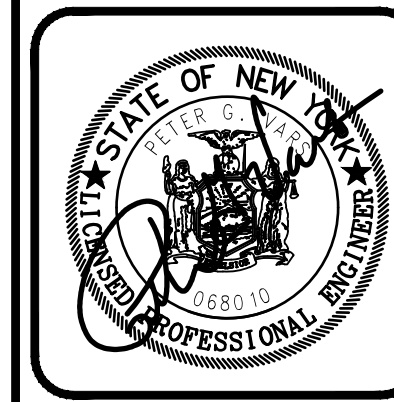


WE: BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON DECEMBER 19, 2023 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY INSTRUMENT WHICH IT WAS BASED MEETS THE GVLSA 2017 MINIMUM STANDARDS FOR A SURVEY MAP.
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.
BY: Gregory D. Bell, NYSPLS NO. 050661



Table with columns: REVISIONS, DATE, BY. Contains revision history.

BME ASSOCIATES logo and contact information: ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS. 10 LIFT BRIDGE LANE EAST, PITTSFORD, NY 14530.



COVENTRY RIDGE SUBDIVISION SECTION 3. PRELIMINARY SUBDIVISION PLAT. PROJECT LOCATION CLIENT DRAWING TITLE.

PROJECT MANAGER: P. VARS. PROJECT SURVEYOR: GD BELL. DRAWN BY: BC GOODING. SCALE: 1" = 50'. DATE ISSUED: APRIL 3, 2024. PROJECT NO.: 9502F. DRAWING NO.: 02.