RECEIVED JUN 29 2022 By____

SCANNED

22B-0453

CARINI ENGINEERING DESIGNS, P.C.
STEVEN L. CARINI, P.E.

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RESIDENTIAL CARRIAGE HOUSE

1651 EMPIRE BLVD., PENFIELD, NY

SAM FANTAUZZO, HOMEOWNER

NOTES

(1.) BUILDING IS CLASSIFIED AS A ONE FAMILY DWELLING.

(2.) THE 2020 CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.

(3.) THE 2020 ENERGY CONSERVATION CODE SHALL PREVAIL AND BUILDING CONTRACTOR IS RESPONSIBLE FOR COMPLIANCE REGARDLESS OF ANY MISSING OR INCOMPLETE DETAILS OR NOTES ON THE DRAWINGS.

(4.) BUILDING CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO LOCAL CONSTRUCTION ORDINANCES AND SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK.

(5.) ROOF TRUSS ENGINEERING AND SIZES DETERMINED BY AND ARE THE SOLE RESPONSIBILITY OF THE MANUFACTURER. (MFR)

(6.) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.

(7.) THESE DRAWINGS HAVE BEEN PREPARED FOR DESIGN AND STRUCTURAL REFERENCE ONLY. ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER BUILDING SYSTEMS IF ANY, ARE TO BE PREPARED BY AND ARE THE RESPONSIBILITY OF OTHERS.

(8.) BEARING CAPACITY OF SOIL IS ASSUMED AT 2000 P.S.F. AND CONTRACTOR SHALL VERIFY PRIOR TO PLACEMENT OF FOOTINGS.

(9.) ALLOWABLE STRESSES OF MATERIALS:
(THE WEATHERING POTENTIAL FOR CONCRETE IS ASSUMED TO BE SEVERE. SEE FIGURE R301.2(4))
- A.) CONCRETE (R402.2) - MIN. COMPRESSIVE STRENGTH @ 28 DAYS PSI =
  - FOOTINGS: 2500 PSI
  - BASEMENT SLAB: 2500 PSI (W/ FIBER REINF. ADDITIVE, OPTIONAL)
  - GARAGE & PORCH SLABS: 3500 PSI (AIR-ENTRAINED)
  - BASEMENT WALLS: 3000 PSI (AIR-ENTRAINED WHERE EXPOSED TO WEATHER)

  POURED CONC. SHALL BE PROTECTED FROM FREEZE/THAW DURING CONSTRUCTION, OR AIR ENTRAINED CONC. MUST BE USED. (TABLE R402.2, NOTE 2.)
- B.) STRUCTURAL STEEL TO BE ASTM - A36
- C.) WOOD JOISTS, BEAMS, HEADERS, AND RAFTERS SHALL HAVE AN EXTREME FIBER STRESS IN BENDING (FB) WITH REPETITIVE MEMBER USE OF 1150 P.S.I. (HEM FIR #2 OR BETTER.)

10.) FIREPLACES SHALL HAVE AN OUTSIDE AIR SOURCE FOR COMBUSTION WITH A DUCT, DAMPER ETC. & SHALL COMPLY WITH CODE SECTION R1001-R1066 AS APPLICABLE.

(11.) SETTING THE BUILDING ELEVATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL COMPLY WITH R403.1.7.3 OF THE CODE.

(12.) THE CONTRACTOR SHALL INSTALL 4" HIGH NUMBERS ON THE FRONT OF THIS BUILDING TO IDENTIFY THE SITE ADDRESS. (SEE SECTION R319.)

(13.) GLAZING IN DOORS, STORM DOORS, SIDELIGHTS, SHOWER SPACES, AND TUB ENCLOSURES IS DEEMED TO BE HAZARDOUS PER SECTION R308.4 OF THE 2020 CODE AND SHALL BE IDENTIFIED AS SUCH IN COMPLIANCE WITH SECTION R 308.1.
DECORATIVE GLASS IS EXEMPT IN SWINGING DOORS AND SIDELIGHTS (SEE SECTION R308.4 FOR ADDITIONAL HAZARDOUS LOCATIONS).

(14.) DESIGN CRITERIA:
- A.) ROOMS OTHER THAN SLEEPING = 40 PSF LIVE LOAD
- B.) SLEEPING ROOMS = 30 PSF LIVE LOAD
- C.) GROUND SNOW LOAD = 40 PSF (FIG R301.2(6))
- D.) WIND SPEED - 90 MPH, EXPOSURE B
- E.) SEISMIC DESIGN CATEGORY - A OR B - R301.2(2)
- F.) WEATHERING - SEVERE
- G.) FROST LINE DEPTH - 42"
- H.) TERMITE DAMAGE - CONTACT LOCAL JURISDICTION
- I.) DECAY DAMAGE - NONE TO SLIGHT
- J.) WINTER DESIGN TEMPERATURE - (1) DEGREE
- K.) ICE BARRIER IS REQUIRED
- L.) ROOF TIE-DOWN REQUIREMENTS - R802.11 (BASED UPON SPECIFIC ROOF DESIGN)
- M.) ENERGY COMPLIANCE DETAILS AND PATH - N1101.13

(15.) FOOTINGS TO BEAR ON FIRM, LEVEL, UNDISTURBED NATURAL SOIL, FREE FROM FROST OR LOOSE MATERIAL

(16.) DRAWING ALTERATION:
THE FOLLOWING IS AN EXCERPT FROM THE N.Y.S. EDUCATION LAW ARTICLE 145. SECTION 7209 AND APPLIES TO THESE DRAWINGS. "IT IS A VIOLATION OF THIS LAW FOR ANY PERSON, UNLESS HE/SHE IS ACTING UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER OR ARCHITECT IS ALTERED, THE ALTERING ENGINEER OR ARCHITECT SHALL AFFIX TO THE ITEM HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

(17.) WHERE LOCAL EXHAUST OR WHOLE-HOUSE MECHANICAL VENTILATION IS PROVIDED, THE EQUIPMENT SHALL BE DESIGNED IN ACCORDANCE WITH SECTION M1507 OF THE CODE.

(18.) "CODE" SHALL MEAN THE 2020 RESIDENTIAL CODE OF NEW YORK STATE. "ENERGY CONSERVATION CODE" OR "ENERGY CODE" SHALL MEAN CHAPTER 11 OF THE CODE.

(19.) TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CODE.

ENERGY CONSERVATION, CHAPTER 11, ENERGY EFFICIENCY

1. A MINIMUM OF 90 PERCENT OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICACY LAMPS PER SECTION N1104
2. RECESSED LUMINARIES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES PER SECTION N1102.4.5
3. CONTRACTOR TO PROVIDE A PROGRAMMABLE THERMOSTAT TO CONTROL THE HVAC SYSTEM PER SECTION N1103.1.1
4. ALL DUCTS, AIR HANDLERS, FILTER BOXES SHALL BE SEALED PER SECTION N1103.3.2.
5. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO AT LEAST R-3. CIRCULATING HOT WATER SYSTEMS SHALL INCLUDE AN AUTOMATIC OR READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. PER SECTION N1103.5
6. ATTIC ACCESS SHALL BE INSULATED WITH THE SAME R-VALUE AS THE ATTIC, WEATHER-STRIPPED AND LATCHED PER SECTION N1102.2.4
7. AIR TIGHTNESS AND INSULATION INSTALLATION SHALL BE PER MANUFACTURERS INSTRUCTIONS AND CRITERIA LISTED IN SECTIONS N1102.4.1 THROUGH N1102.4.6.
8. THE STRUCTURE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE NOT EXCEEDING 3 AIR CHANGES PER HOUR. CONDUCT TEST ACCORDING TO ASTM E779 OR ASTM E1827 OR NET/ICC 380 AND REPORTED AT A PRESSURE OF 0.2 INCH W.G. COMPLY WITH N1102.4.1.2.
9. THE CONTRACTORS AND SUB-CONTRACTORS SHALL BE FAMILIAR WITH THE ENERGY CODE AND EXPERIENCED IN PERFORMING WORK THAT COMPLIES WITH ALL ASPECTS OF THE ENERGY CODE. THESE NOTES ARE NOT INTENDED TO BE ALL INCLUSIVE.

ENERGY CODE COMPLIANCE PATH:

THIS PROJECT IS DESIGNED TO COMPLY WITH THE "PRESCRIPTIVE" ENERGY CODE COMPLIANCE REQUIREMENTS. CONTRACTOR SHALL PROVIDE AND INSTALL ALL MATERIALS AND COMPONENTS, NECESSARY AND IN A MANNER TO COMPLY WITH THE "PRESCRIPTIVE" REQUIREMENTS SECTION N1102 OF THE 2020 ENERGY CODE.

CLIMATE ZONE 5A MINIMUM R - MAXIMUM U VALUES FROM TABLE N1102.1.2

FENESTRATION	MAX U VALUE = 0.30
SKYLIGHTS	MAX U VALUE = 0.55
CEILING	MIN R VALUE = 49
WOOD FRAMED WALLS	MIN R VALUE = 20
FLOOR	MIN R VALUE = 30
BASEMENT WALLS	MIN R VALUE = 15 (CONTINUOUS)

CLIMATE ZONE 5A EQUIVALENT U-FACTORS FROM TABLE N1102.1.4

CEILING U-FACTOR = .026 OR MIN R VALUE = 38

U-VALUE & R-VALUE CONVERSION (U=1/R) AND (R=1/U)

N1102.2.1 CEILINGS WITH ATTIC SPACES.
WHERE SECTION N1102.1.2 WOULD REQUIRE R-49 INSULATION IN THE CEILING, INSTALLING R-38 OVER 100 PERCENT OF THE CEILING AREA REQUIRING INSULATION SHALL BE DEEMED TO SATISFY THE REQUIREMENT FOR R-49 INSULATION WHEREVER THE FULL HEIGHT OF UNCOMPRESSED R-38 INSULATION EXTENDS OVER THE WALL TOP PLATE AT EAVES. THIS REDUCTION SHALL NOT APPLY TO THE U-FACTOR ALTERNATIVE APPROACH IN SECTION N1102.1.4 AND THE TOTAL UA ALTERNATIVE IN SECTION N1102.1.5.

TABLE N1102.4.1.1 (402.4.1.1) AIR BARRIER AND INSULATION INSTALLATION

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
General requirements	A continuous air barrier shall be installed in the building envelope. The exterior thermal envelope contains a continuous air barrier. Breaks or joints in the air barrier shall be sealed.	Air-permeable insulation shall not be used as a sealing material.
Ceiling/attic	The air barrier in any dropped ceiling/soffit shall be aligned with the insulation and any gaps in the air barrier sealed. Access openings, drop down stairs or knee wall doors to unconditioned attic spaces shall be sealed.	The insulation in any dropped ceiling/soffit shall be aligned with the air barrier.
Walls	The junction of the foundation and sill plate shall be sealed. The junction of the top plate and the top of exterior walls shall be sealed. Knee walls shall be sealed.	Cavities within corners and headers of frame walls shall be insulated by completely filling the cavity with a material having a thermal resistance of R-3 per inch minimum. Exterior thermal envelope insulation for framed walls shall be installed in substantial contact and continuous alignment with the air barrier.
Windows, skylights and doors	The space between window/door jambs and framing, and skylights and framing shall be sealed.	
Rim joists	Rim joists shall include the air barrier.	Rim joists shall be insulated.
Floors (including above garage and cantilevered floors)	The air barrier shall be installed at any exposed edge of insulation.	Floor framing cavity insulation shall be installed to maintain permanent contact with the underside of subfloor decking, or floor framing cavity insulation shall be permitted to be in contact with the top side of sheathing, or continuous insulation installed on the underside of floor framing; and extends from the bottom to the top of all perimeter floor framing members.
Crawl space walls	Exposed earth in unvented crawl spaces shall be covered with a Class I vapor retarder with overlapping joints taped.	Where provided instead of floor insulation, insulation shall be permanently attached to the crawl space walls.
Shafts, penetrations	Duct shafts, utility penetrations, and flue shafts opening to exterior or unconditioned space shall be sealed.	
Narrow cavities		Batts in narrow cavities shall be cut to fit, or narrow cavities shall be filled by insulation that on installation readily conforms to the available cavity space.
Garage separation	Air sealing shall be provided between the garage and conditioned spaces.	
Recessed lighting	Recessed light fixtures installed in the building thermal envelope shall be sealed to the drywall.	Recessed light fixtures installed in the building thermal envelope shall be air tight and IC rated.
Plumbing and wiring		Batt insulation shall be cut neatly to fit around wiring and plumbing in exterior walls, or insulation that on installation readily conforms to available space shall extend behind piping and wiring.
Shower/tub on exterior wall	The air barrier installed at exterior walls adjacent to showers and tubs shall separate them from the showers and tubs.	Exterior walls adjacent to showers and tubs shall be insulated.
Electrical/phone box on exterior walls	The air barrier shall be installed behind electrical or communication boxes or air-sealed boxes shall be installed.	
HVAC register boots	HVAC register boots that penetrate building thermal envelope shall be sealed to the subfloor or drywall.	
Concealed sprinklers	When required to be sealed, concealed fire sprinklers shall only be sealed in a manner that is recommended by the manufacturer. Caulking or other adhesive sealants shall not be used to fill voids between fire sprinkler cover plates and walls or ceilings.	

a. In addition, inspection of log walls shall be in accordance with the provisions of ICC 400.

SYMBOLS

WALL SECTIONS — (1 / 8): WALL SECTION NO.; DIRECTION THAT SECTION IS TAKEN; SHEET ON WHICH SECTION IS DRAWN

CROSS SECTIONS — (A / 7): WALL SECTION NO.; DIRECTION THAT SECTION IS TAKEN; SHEET ON WHICH SECTION IS DRAWN

DETAILS — (A / A2): DETAIL NO.; SHEET ON WHICH DETAIL IS DRAWN

ELEVATIONS — (1 / A1): ELEVATION NO.; DIRECTION THAT ELEVATION IS TAKEN; SHEET ON WHICH ELEVATION IS DRAWN

CONTROLLED HGT. — TOP OF PLATE

ROOMS — (5): ROOM NO. (SEE ROOM FINISH SCHEDULE)

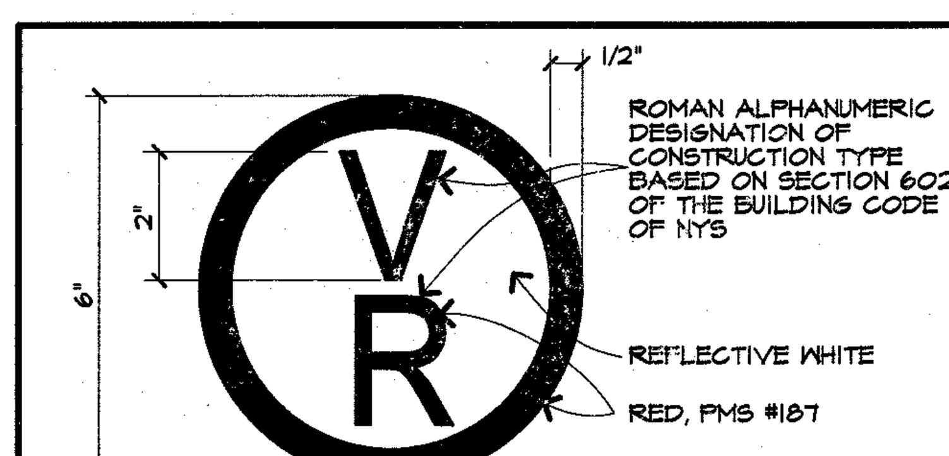
DOORS — (2 / B): DOOR NO.; HARDWARE GROUP (SEE DOOR SCHEDULE)

WINDOWS — (A): WINDOW NO. (SEE WINDOW SCHEDULE)

REVISIONS — (A): POINTS TO ITEM REVISED; REVISION NO. (SEE REVISION CHART ON THIS SHEET)

ABBREVIATIONS

APPROX	-APPROXIMATE	FT (')	-FOOT	OPNG	-OPENING
&	-AND	FTG	-FOOTING	O/A	-OVERALL
@	-AT	FDN	-FOUNDATION	O.H.D	-OVERHEAD DOOR
BM	-BEAM	GYP	-GYPSUM	O/ HANG	-OVERHANG
BLK	-BLOCK	HND'CP	-HANDICAP	O/	-OVER
BD	-BOARD	HGT	-HEIGHT	OPT	-OPTIONAL
BLDG	-BUILDING	HW	-HOT WATER	P.D.R	-POWDER ROOM
BTR	-BETTER	HDR	-HEADER	PSF	-POUNDS PER SQ. FT.
CLG	-CEILING	IN (")	-INCH	PSI	-POUNDS PER SQ. IN.
CL	-CENTERLINE	INCL	-INCLUDE	P.T.	-PRESSURE TREATED
COL	-COLUMN	INFO	-INFORMATION	PLY'WD	-PLYWOOD
CONC	-CONCRETE	ID	-INSIDE DIAMETER	REQ'D	-REQUIRED
CONT	-CONTINUOUS	INSUL	-INSULATION	RM	-ROOM
COMM	-COMMERCIAL	INT	-INTERIOR	RES	-RESIDENTIAL
CRS	-COURSES	IECC	-INTERNATIONAL ENERGY CONSERVATION CODE	R'S	-RISERS
DL	-DEAD LOAD	JT	-JOINT	RD & SH	-ROD & SHELF
DIA	-DIAMETER	JSTS	-JOISTS	S	-SOUTH
DBL	-DOUBLE	LT	-LIGHT	SKY'LT	-SKYLIGHT
DN	-DOWN	LL	-LIVE LOAD	SH	-SHELF
DWG	-DRAWING	MFR	-MANUFACTURER	SH'S	-SHELVES
DIM	-DIMENSION	MAX	-MAXIMUM	STOR	-STORAGE
ELEC	-ELECTRIC	MECH	-MECHANICAL	STL	-STEEL
EXP	-EXPANSION	MTL	-METAL	SUSP	-SUSPENDED
EXT	-EXTERIOR	MIN	-MINIMUM	SYN	-SYNTHETIC
FT (')	-FEET	MISC	-MISCELLANEOUS	T'S	-TREADS
FIN	-FINISH	N	-NORTH	(TYP)	-TYPICAL
FLR	-FLOOR	NTS	-NOT TO SCALE	T&G	-TONGUE & GROOVE
1 ST	-FIRST	NO	-NUMBER	W/	-WITH
FLUOR	-FLUORESCENT			W/O	-WITHOUT



TRUSS IDENTIFICATION PLACARD

(AFFIX ADJACENT TO ELECTRICAL METER AT EXTERIOR OF STRUCTURE)

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Revisions: REVISE ADDRESS 5/20/22 - TJM

Project: RESIDENTIAL CARRIAGE HOUSE

Client: SAM FANTAUZZO

Job Location: 1651 EMPIRE BLVD. PENFIELD, NEW YORK

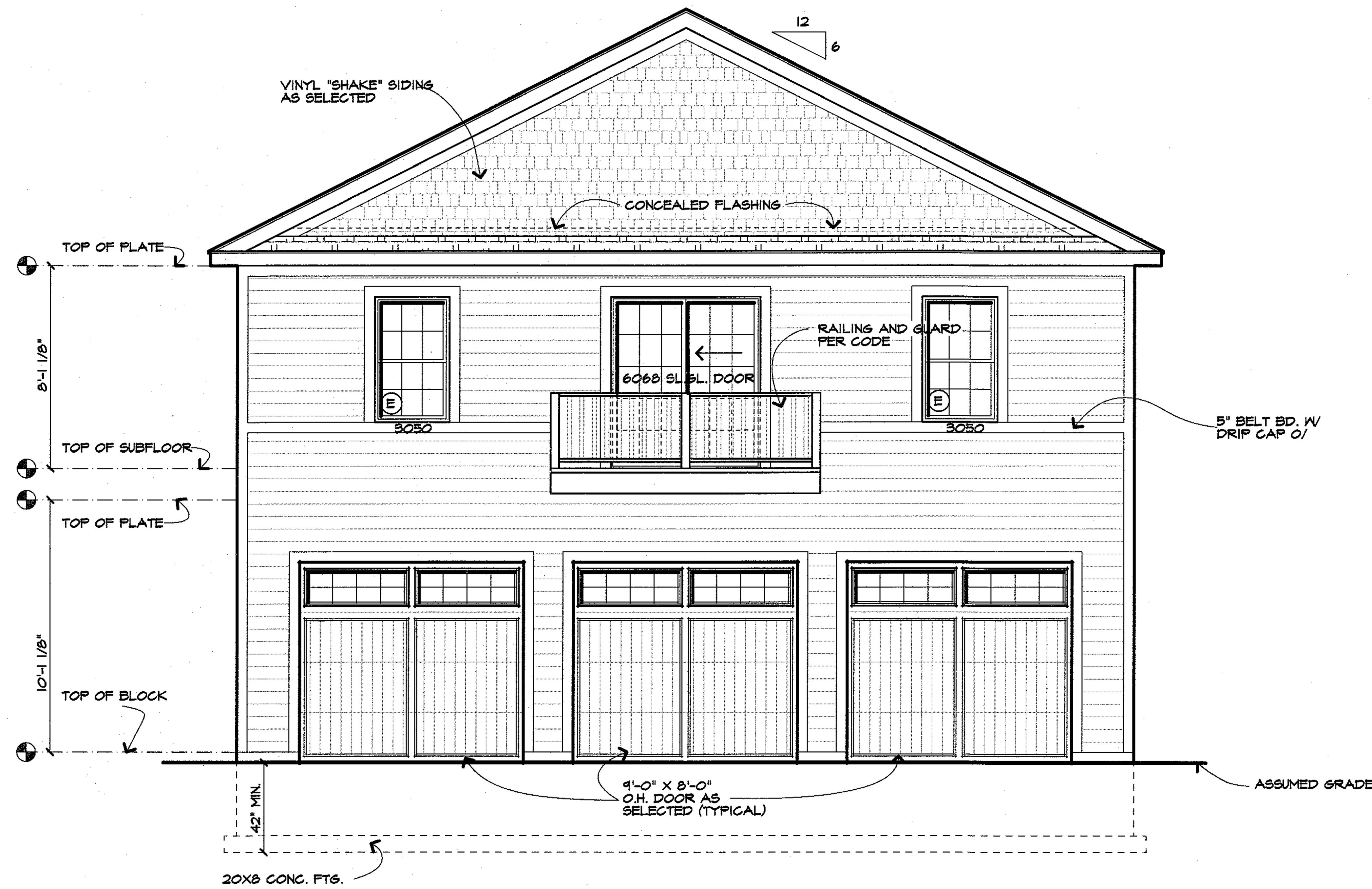
Drawing Title: COVER SHEET & NOTES

Drawn: TDO | Checked By: SLC

Date: OCTOBER, 2021

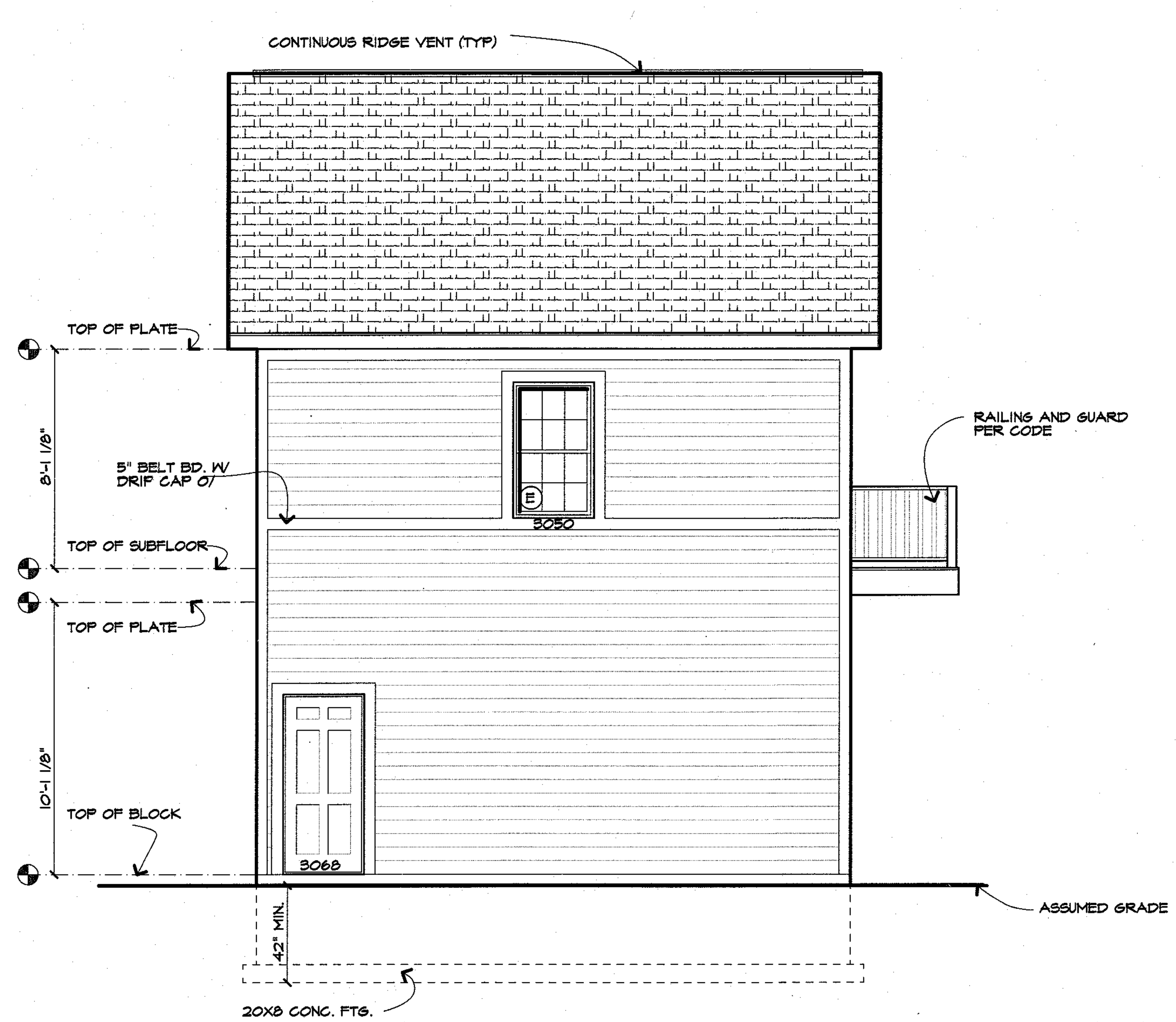
Job No. 38543

Sheet 1 of 8



FRONT ELEVATION

SCALE: 1/4" = 1'-0"
TOTAL FLOOR AREA = 1547 SQ. FEET



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

(E) — WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA: CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 5.7 SQ. FT OR GREATER.
THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR

UNLESS OTHERWISE NOTED

ROOFING: ASPHALT / FIBERGLASS SHINGLES AS SEL'TD
ROOF VENTING: ONE SQ.FT NET PER 300 SQ. FT. ATTIC SPACE (PER EXCEPTION IN R806.2 OF THE CODE.)

FACIA:	ALUM WRAP 2X6
FRIEZEBOARDS:	6"
CORNERBOARDS:	6"
CASINGS:	6"
SIDING:	VINYL AS SEL'TD
EAVE O/HANGS:	1'-0"
RAKE O/HANGS:	1'-0""
FOOTING DEPTH:	3'-6" BELOW GRADE
PLATE HEIGHT :	
FIRST FLOOR:	10'-1 1/8"
SECOND FLOOR:	8'-1 1/8"
WINDOW R.O. HEIGHT:	
FIRST FLOOR:	6'-10"ABV. TOP BLOCK
SECOND FLOOR:	6'-10 1/2" ABV. SUBFLOOR
WINDOW MFR:	" ANDERSEN 200 TW " LOW E

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Revisions:
REVISE ADDRESS 5/20/22 - TJM

Project:
RESIDENTIAL CARRIAGE HOUSE

Client:
SAM FANTAUZZO

Job Location:
1651 EMPIRE BLVD.
PENFIELD, NEW YORK

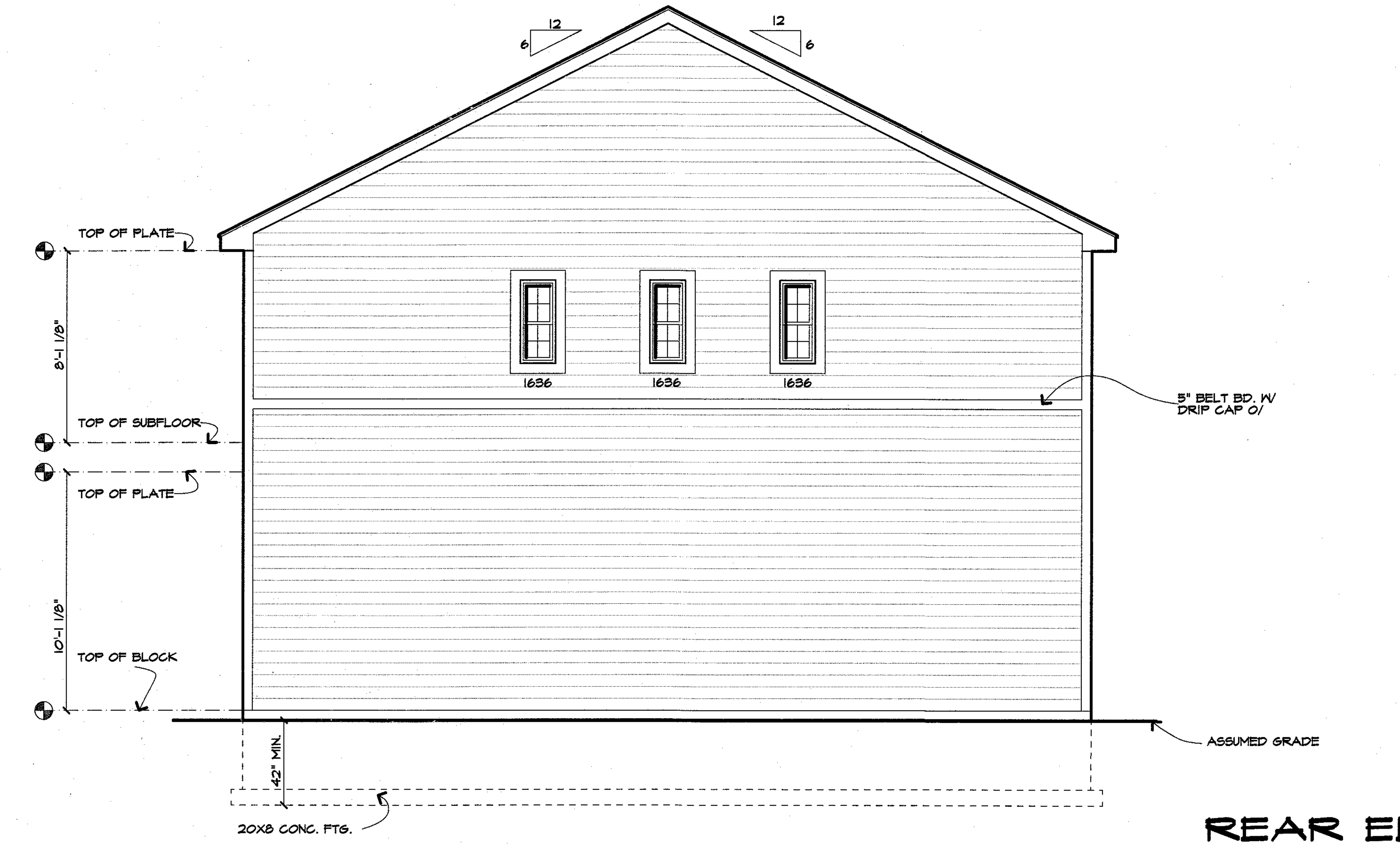
Drawing Title:
ELEVATIONS

Drawn: TDO
Checked By: SLC

Date: OCTOBER, 2021

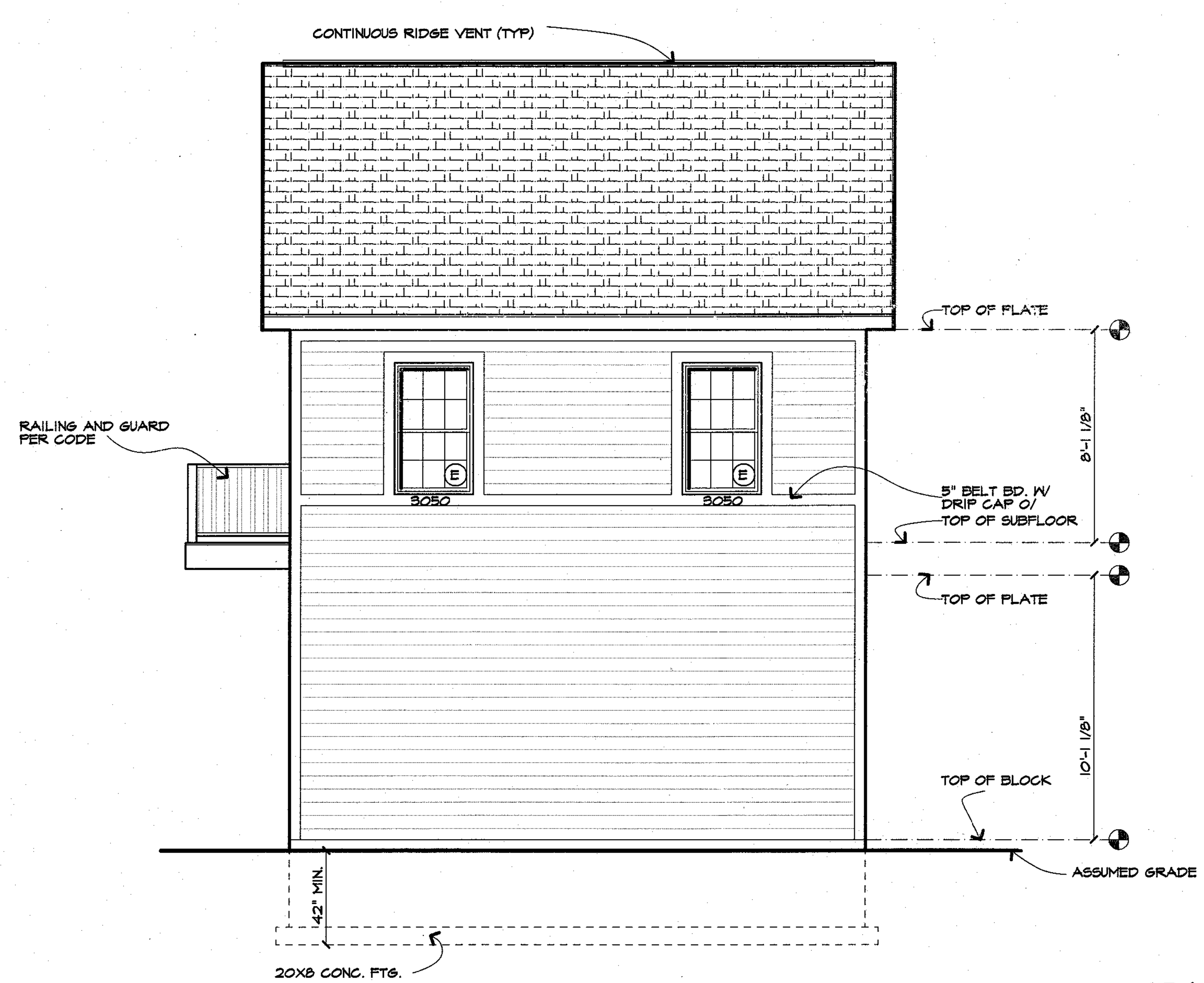
Job No. 38543

Sheet: 2 of 8



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

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LICENSE No. 062037

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Client:
SAM FANTAUZZO

Job Location:
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PENFIELD, NEW YORK

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ELEVATIONS

Drawn: TDO | Checked By: SLC

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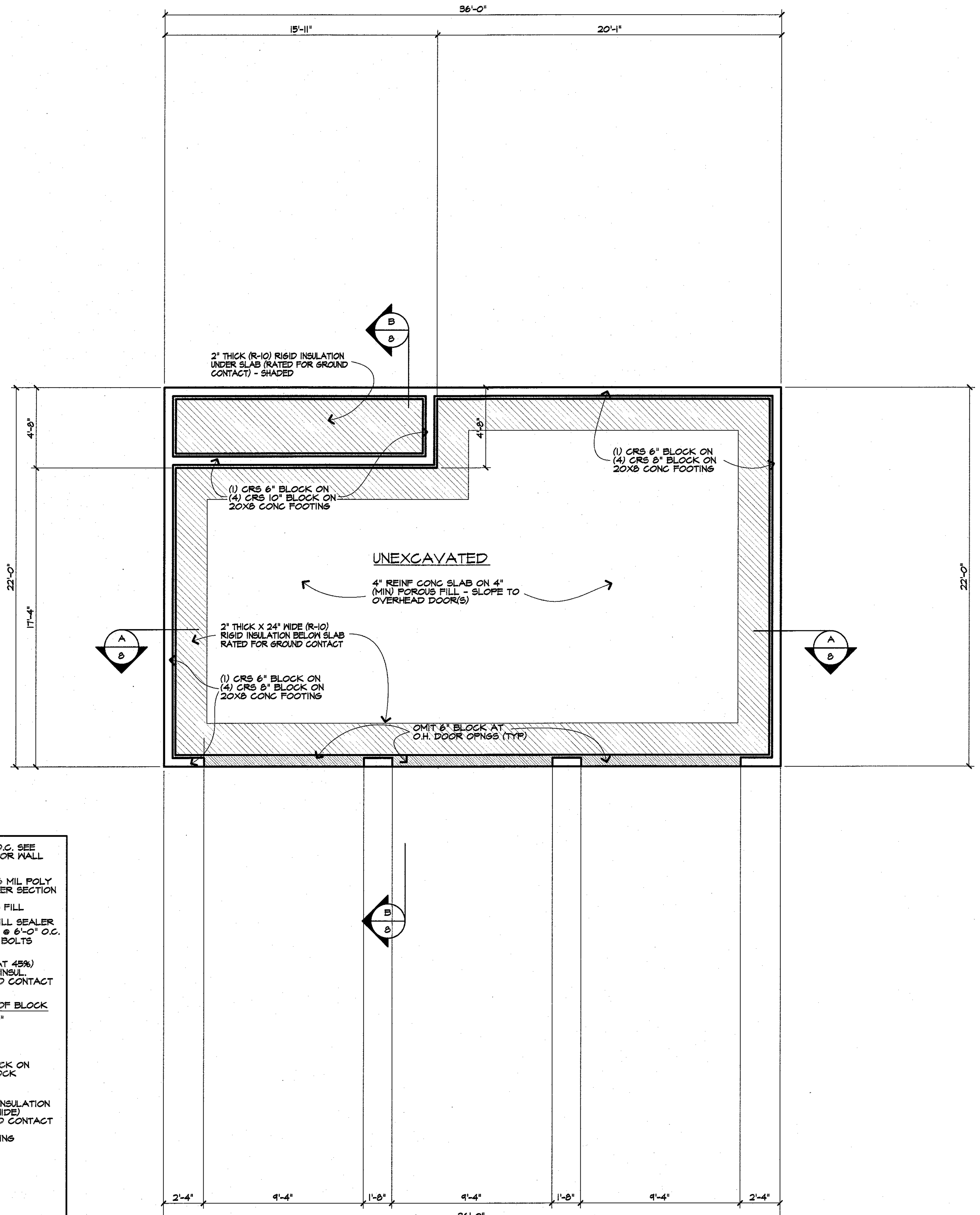
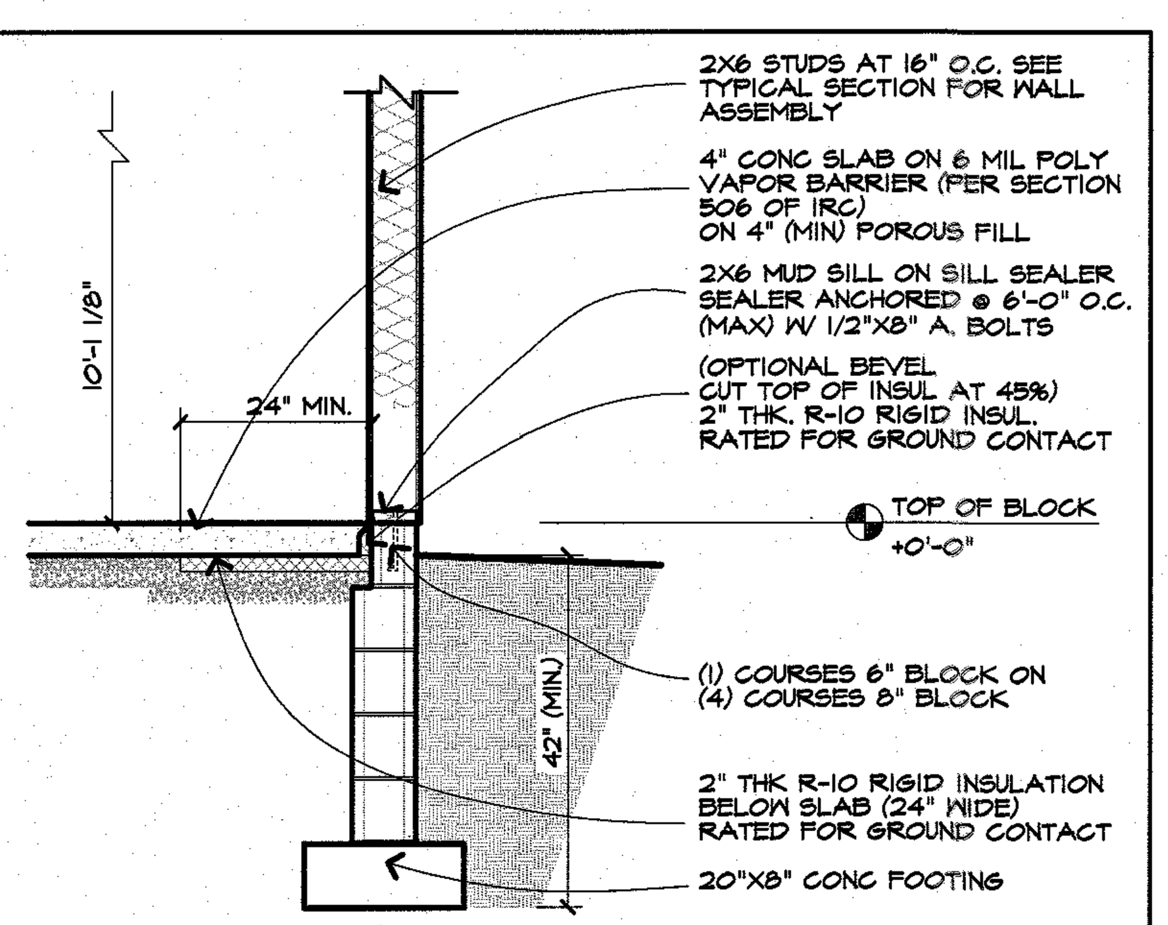


FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

(5) BLOCK COURSE BASEMENT



(FOYER / GARAGE)

W4 DETAIL AT GRADE

SCALE: 1/2" = 1'-0"

OMIT BOTTOM PLATE AT DOOR OPENINGS. PROVIDE 1/2" DIA. A-BOLTS WITHIN 12" OF EACH SIDE OF OPENING.

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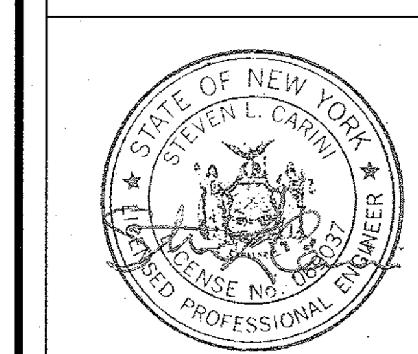


Revisions:
REVISE ADDRESS 5/20/22 - TJM

Project:
RESIDENTIAL CARRIAGE HOUSE

Client:
SAM FANTAUZZO

Job Location:
1651 EMPIRE BLVD.
PENFIELD, NEW YORK

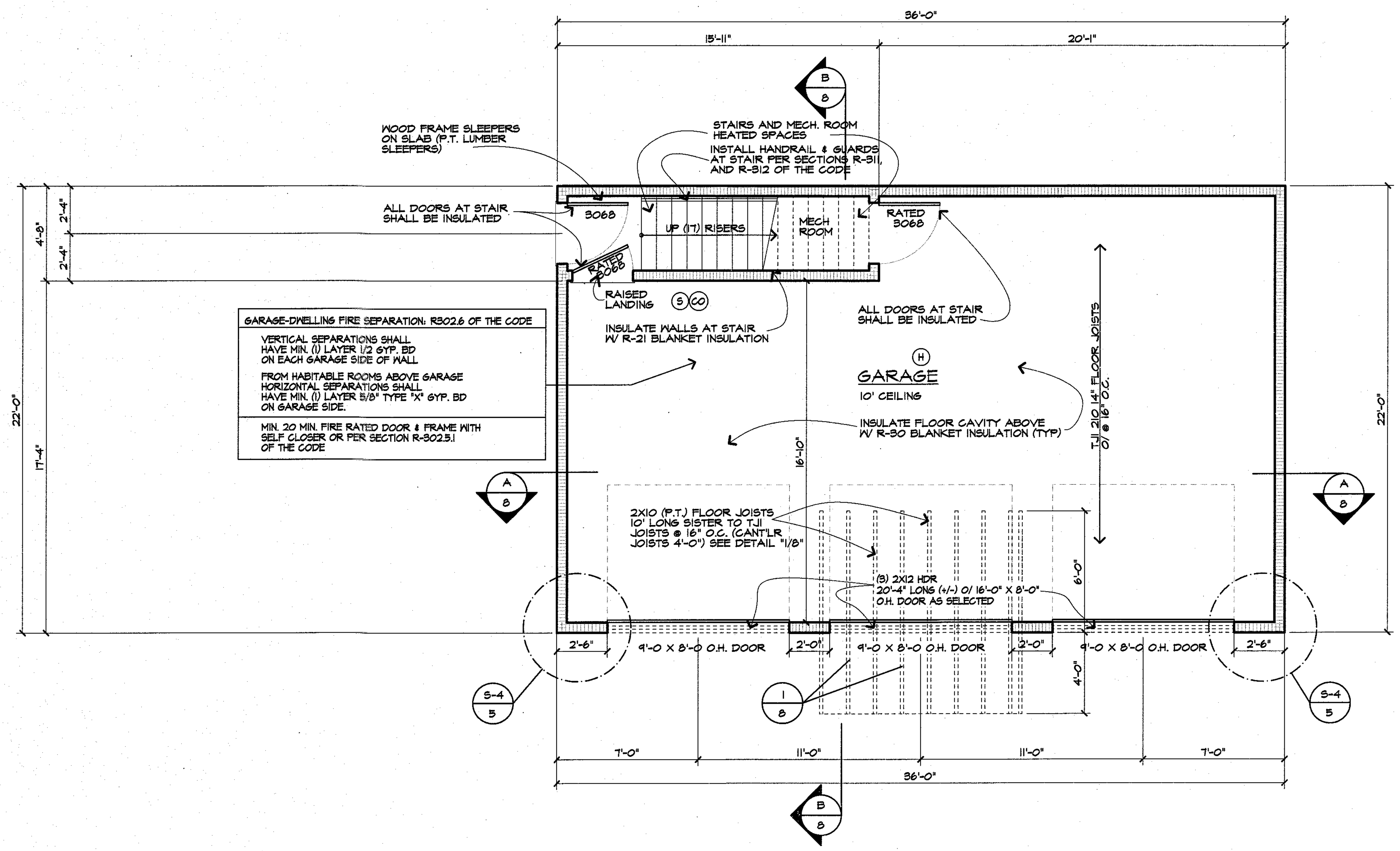
Drawing Title:
BASEMENT PLAN

Drawn	Checked By
TDO	SLC

Date: OCTOBER, 2021

Job No. 38543

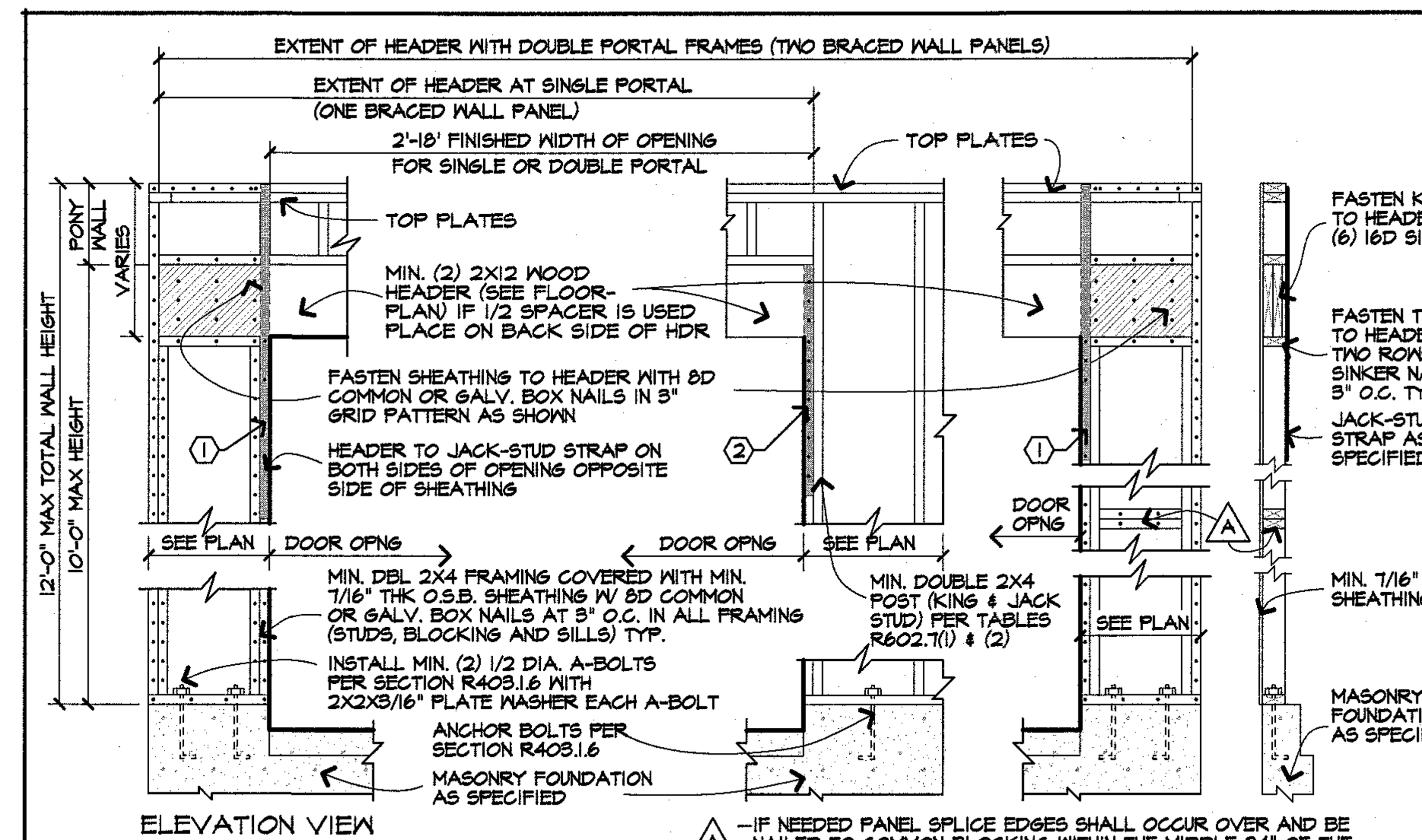
Sheet 4 of 8



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREA = 792 SQ. FEET



A — IF NEEDED PANEL SPLICE EDGES SHALL OCCUR OVER AND BE NAILED TO COMMON BLOCKING WITHIN THE MIDDLE 24" OF THE PORTAL LEG HEIGHT. ONE ROW OF 3" O.C. NAILING IS REQUIRED IN EACH PANEL EDGE

S-4 GARAGE SHEAR WALL DETAIL

SCALE: 1/2" = 1'-0"

JACK-STUD STRAP
(1) - 1 1/2" WIDE X 60" LONG (NOT TO SCALE)
(2) - 1 1/2" WIDE X 36" LONG
NAIL TO FRAMING W/ 10D NAILS AT 1 1/4" SPACING

R602.10.6.4 OF THE CODE

○ CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

(S) : SMOKE DETECTOR

(H) : HEAT DETECTOR

(CO) : CARBON MONOXIDE DETECTOR

R314.2 HEAT DETECTOR SHALL BE LOCATED CENTRALLY IN THE ATTACHED GARAGE.

R314.3 SMOKE DETECTOR LOCATION
SMOKE DETECTORS REQUIRED IN EVERY BEDROOM AND OUTSIDE EACH SEPARATE SLEEPING AREA AND AT LEAST ONE ON EACH STORY INCLUDING THE BASEMENT.

R314.4 INTERCONNECTION - EXCEPTION:
INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT THE REMOVAL OF INTERIOR FINISHES

R315.3 CARBON MONOXIDE ALARM LOCATIONS
OUTSIDE EA. SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS. WHERE A FUEL-BURNING APPLIANCE IS LOCATED WITHIN A BEDROOM OR ITS ATTACHED BATHROOM, A CARBON MONOXIDE ALARM SHALL BE INSTALLED WITHIN THE BEDROOM

R315.4 & 315.6.4 COMBINATION ALARMS; COMBINATION CARBON MONOXIDE AND SMOKE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE OR CARBON MONOXIDE ALARMS.

HEADER SCHEDULE

UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0	(3) 2X8	(2) 2X8
6'-0	(3) 2X10	(2) 2X10
7'-0	(3) 2X10	(2) 2X10
8'-0	(3) 2X12	(2) 2X12

NOTE:
PROVIDE (2) 1/2" PLY'WD GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" PLY'WD GUSSET-2X4 WALL

WALL LEGEND
-2X4 STUDS AT 16" O.C.
-2X6 STUDS AT 16" O.C.

■ — PROVIDE (3) STUDS SOLID WHERE SHOWN

○ UNLESS OTHERWISE NOTED ON PLAN, FIRST FLOOR PLATE HEIGHT SHALL BE 10'-1 1/8" ABOVE TOP BLOCK ELEV-0'-0"

○ CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES

○ INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.7.8-R311.12.2 AND R-312 OF THE CODE

○ LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)

○ 8 1/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE CODE & 7 3/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE CODE

○ PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY

CARINI ENGINEERING DESIGNS, P.C.

STEVEN L. CARINI, P.E.

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SUITE #560
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Revisions:
REVISE ADDRESS 5/20/22 - TJM

Project:
RESIDENTIAL CARRIAGE HOUSE

Client:
SAM FANTAUZZO

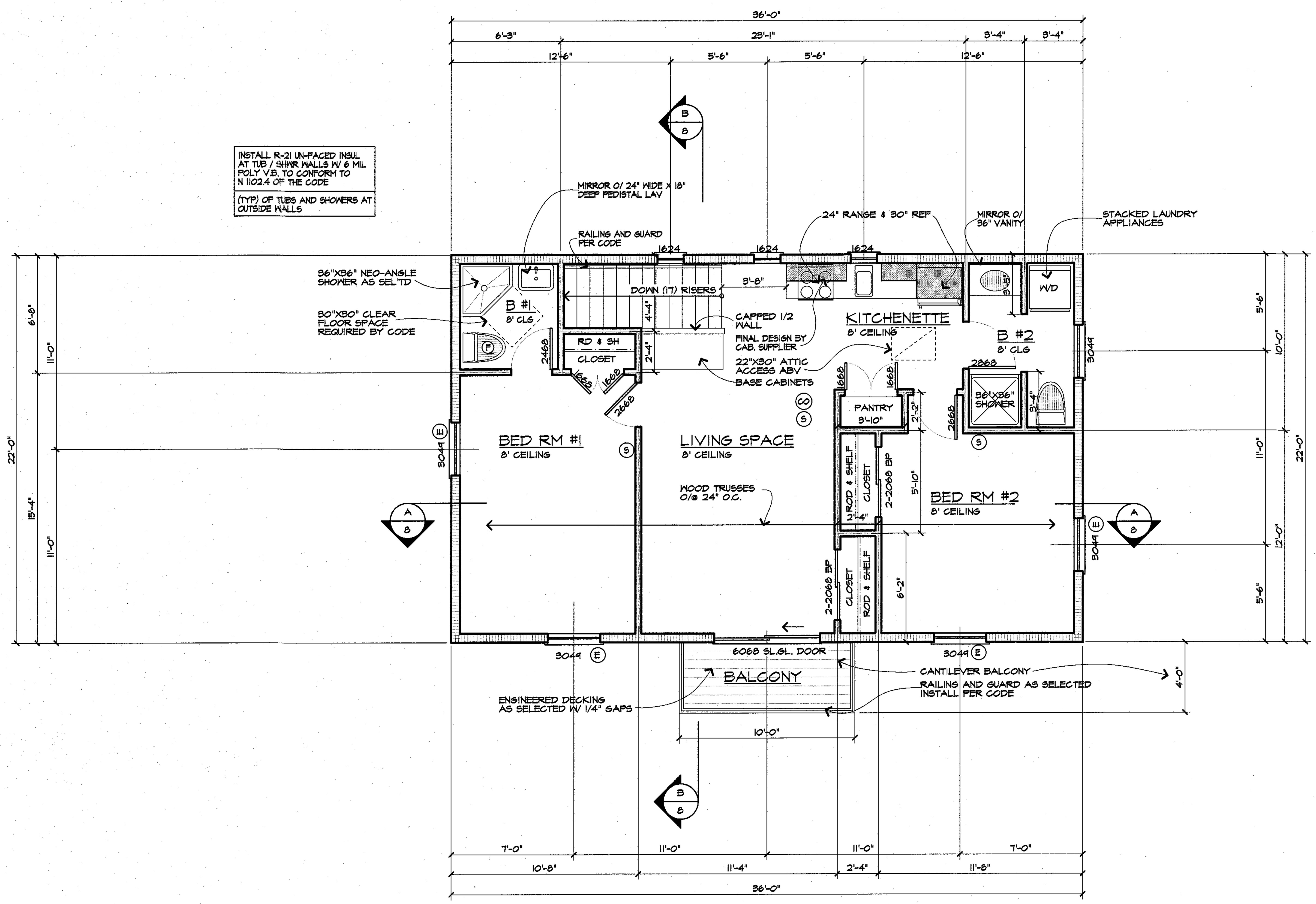
Job Location:
1651 EMPIRE BLVD.
PENFIELD, NEW YORK

Drawing Title:
FLOOR PLANS & ELEVATIONS

Drawn	Checked By
TDO	SLC

Date: OCTOBER, 2021

Job No. 38543



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR AREA = 755 SQ. FEET

NOTICE:
INSULATE FLOOR CAVITY BELOW SECOND FLOOR WITH R-30 INSULATION (TYPICAL)

NOTE:
THIS PROJECT IS DESIGNED AS A RESIDENTIAL CARRIGE HOUSE AND CONFORMS TO THE 2020 RESIDENTIAL BUILDING CODE.

(F) – DENOTES 50 CFM EXHAUST FAN DUCTED TO EXTERIOR PER SECTION M1506-M1507 CHAPTER 15 OF THE CODE

(E) – WINDOW SUPPLIER TO VERIFY WINDOW WILL MEET THE FOLLOWING CRITERIA: CLEAR OPENING WIDTH SHALL BE 20" OR GREATER, CLEAR OPENING HEIGHT SHALL BE 24" OR GREATER, AND NET CLEAR OPENING SHALL BE 5.7 SQ. FT OR GREATER.
THE BOTTOM EDGE OF THE CLEAR OPENING SHALL BE NOT GREATER THAN 44" MEASURED FROM THE FLOOR

- UNLESS OTHERWISE NOTED ON PLAN, SECOND FLOOR PLATE HEIGHT SHALL BE 8'-1 1/8" ABOVE TOP OF SUBFLOOR.
- DOUBLE FLOOR JOISTS UNDER ALL PARALLEL WALLS 48" OR LONGER
- CONTRACTOR SHALL INSTALL SMOKE, HEAT AND CARBON MONOXIDE DETECTORS TO COMPLY WITH CURRENT NYS CODES
- ALL EXTERIOR FLOOR CANTILEVERS SHALL RECEIVE 1/2" DURAPLY (OR EQUAL) FINISH AT UNDERSIDE, FULL DEPTH RIM JOIST, AND SOLID BLOCKING AT SUPPORT WALL.
- INSTALL MID-SPAN CROSS BRIDGING AT FLOOR JOIST SPANS UP TO 14'-0" & INSTALL CROSS BRIDGING AT 1/3 POINTS FOR SPANS OVER 14'-0"
- INSTALL HANDRAIL & GUARDS AT STAIR PER SECTIONS R311.7.8-R311.12.2 AND R-312 OF THE CODE
- LVL AND TJI PRODUCTS, ACCESSORIES, AND CONNECTION DETAILS SHALL CONFORM TO MFR SPECIFICATIONS, AND PRODUCT LITERATURE. (DESIGN "E" = 2,000,000)
- 8 1/4" MAX STEP AT EGRESS DOOR(S) ON THE EXTERIOR SIDE FROM THE THRESHOLD TO THE LANDING OR FLOOR PROVIDED THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR PER EXCEPTION SECTION R311.3.1 OF THE IRC & 7 3/4" MAX STEP FROM THRESHOLD TO THE LANDING OR FLOOR ON ALL OTHER EXTERIOR DOORS PER SECTION R311.3.2 OF THE CODE
- PER R312 WINDOW FALL PROTECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTIONS R312.2.1 AND R312.2.2. WINDOW MANUFACTURER/SUPPLIER & CONTRACTOR SHALL BE RESPONSIBLE FOR CONFORMITY

HEADER SCHEDULE
UNLESS OTHERWISE NOTED

OPENING	2X6 WALL	2X4 WALL
UP TO 5'-0	(3) 2X8	(2) 2X8
6'-0	(3) 2X10	(2) 2X10
7'-0	(3) 2X10	(2) 2X10
8'-0	(3) 2X12	(2) 2X12

NOTE:
PROVIDE (2) 1/2" PLY'WD GUSSETS - 2X6 WALL
PROVIDE (1) 1/2" PLY'WD GUSSET-2X4 WALL

WALL LEGEND
-2X4 STUDS AT 16" O.C.
-2X6 STUDS AT 16" O.C.

■ — PROVIDE (3) STUDS SOLID WHERE SHOWN

- CONTRACTOR SHALL INSTALL SMOKE, HEAT & CARBON MONOXIDE ALARM / DETECTOR TO COMPLY WITH SECTIONS R314 & R315 OF THE CODE AND 915 OF THE FIRE CODE.

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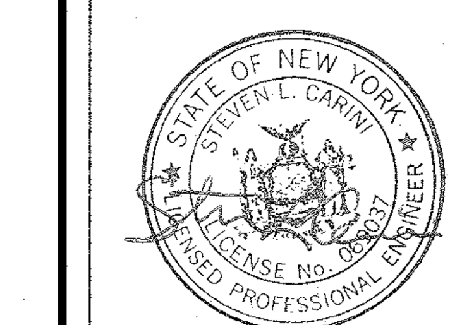


Revisions:
REVISE ADDRESS 5/20/22 - TJM

Project:
RESIDENTIAL CARRIAGE HOUSE

Client:
SAM FANTAUZZO

Job Location:
1651 EMPIRE BLVD.
PENFIELD, NEW YORK

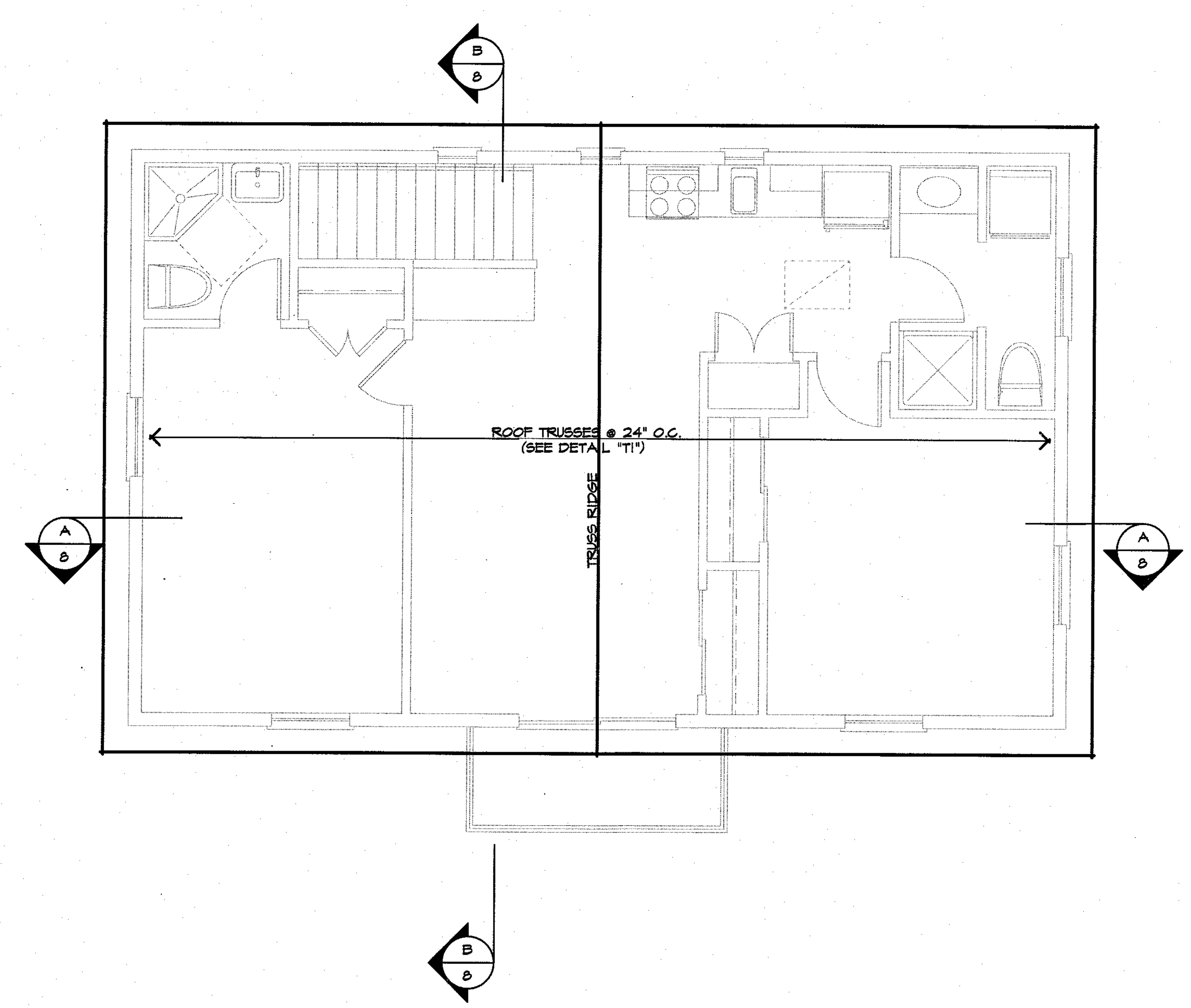
Drawing Title:
SECOND FLOOR PLAN

Drawn: TDO
Checked By: SLC

Date: OCTOBER, 2021

Job No. 38543

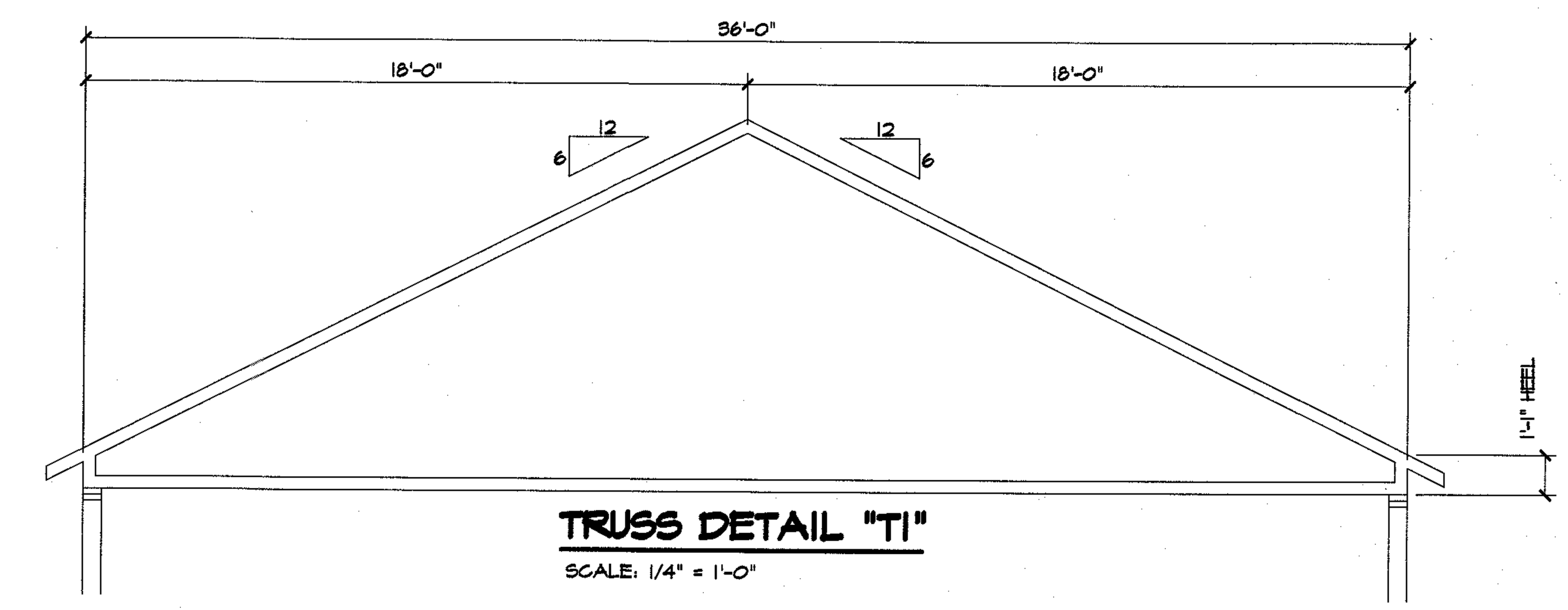
Sheet 6 of 8



ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"

"SIMPSON" H2.5A AT EVERY TRUSS / TOP PLATE CONNECTION
"SIMPSON" LGT 2. OR 3 OR 4 FOR 2 OR 3 OR 4 PLY GIRDER TRUSSES



TRUSS DETAIL "T1"

SCALE: 1/4" = 1'-0"

UNLESS NOTED OTHERWISE

EAVE OVERHANGS SHALL BE 1'-0"

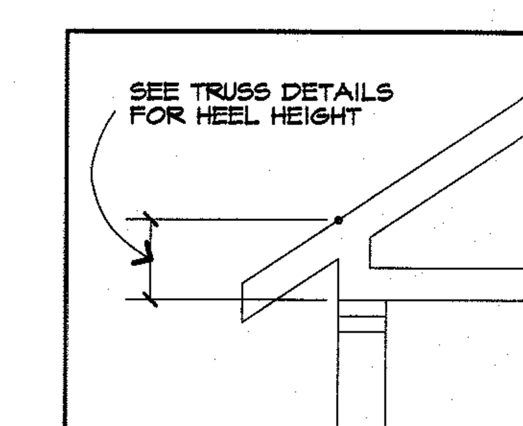
RAKE OVERHANGS SHALL BE 1'-0"

TRUSS LAYOUT, DESIGN, AND ENGINEERING TO BE PROVIDED BY TRUSS MFR

WOOD TRUSSES SHALL CONFORM TO R802.10 OF THE CODE

INSTALL ICE BARRIER ON ROOF TO COMPLY WITH SECTION R905.1.2 OF THE CODE

NOTICE:
TRUSS SUPPLIER SHALL VERIFY ALL TRUSS DIMENSIONS WITH FLOOR PLAN, ROOF PLAN AND TRUSS DETAILS AND SHALL REPORT ANY ERRORS OR OMISSIONS TO THE ENGINEER PRIOR TO MANUFACTURE



HEEL DETAIL @ TRUSS

NO SCALE

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STEVEN L. CARINI, P.E.

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SUITE #560
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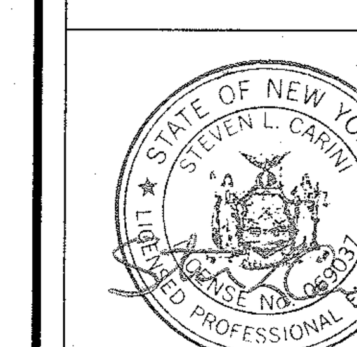


Revisions:
REVISE ADDRESS 5/20/22 - TJM

Project:
RESIDENTIAL
CARRIAGE HOUSE

Client:
SAM FANTAUZZO

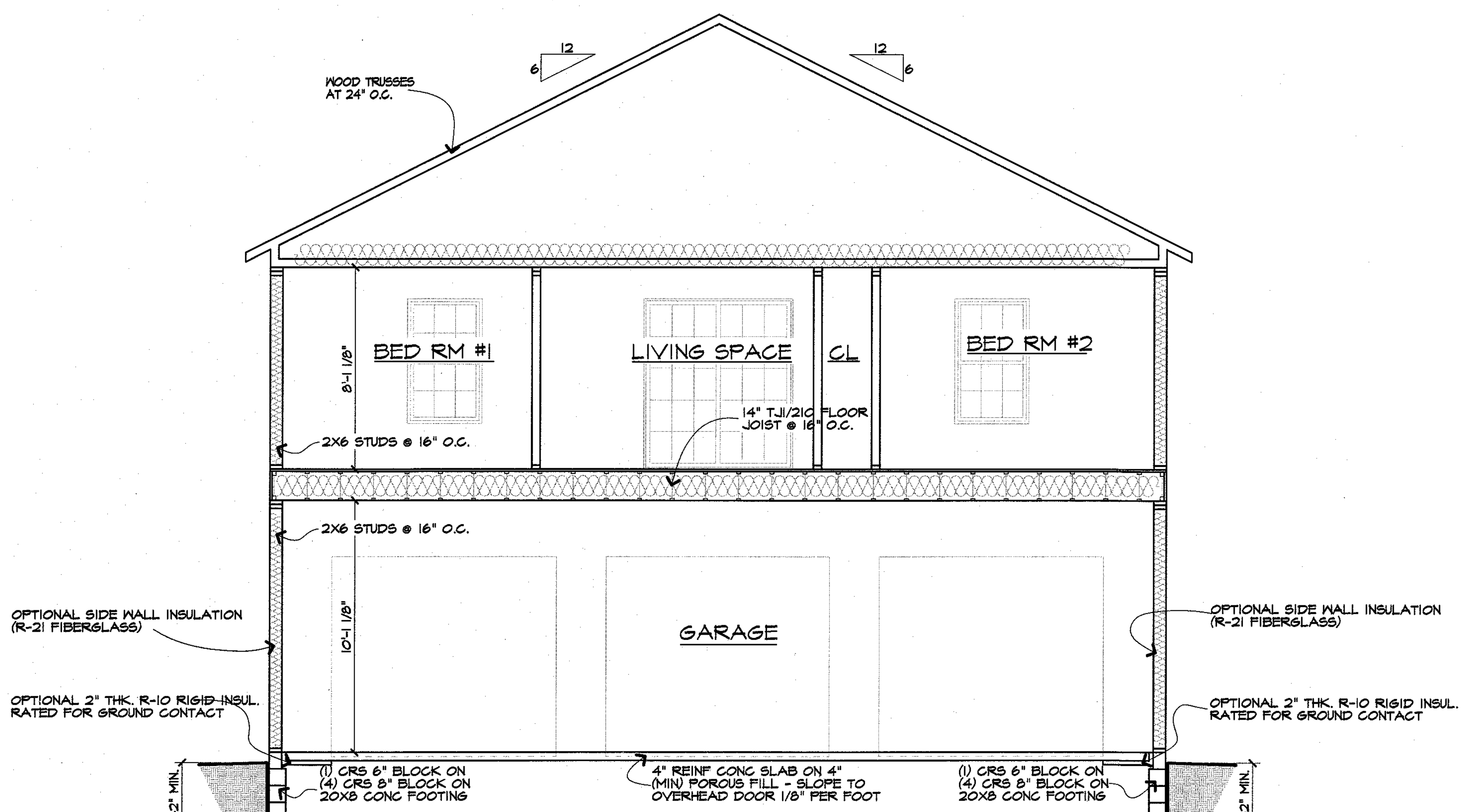
Job Location:
1651 EMPIRE BLVD.
PENFIELD, NEW YORK

Drawing Title:
ROOF FRAMING PLAN

Drawn	Checked By
TDO	SLC

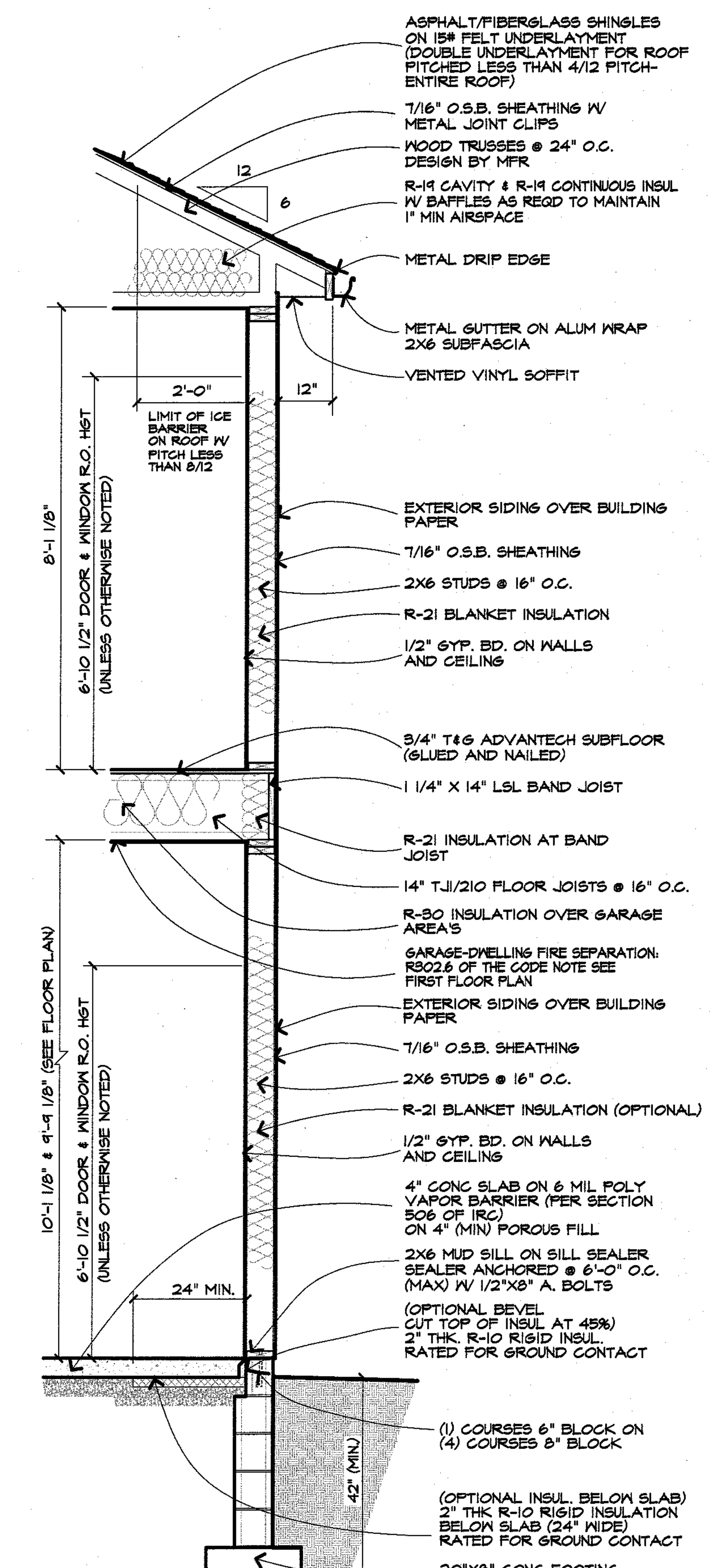
Date: OCTOBER, 2021

Job No. 38543



BUILDING SECTION "A"

SCALE: 1/4" = 1'-0"

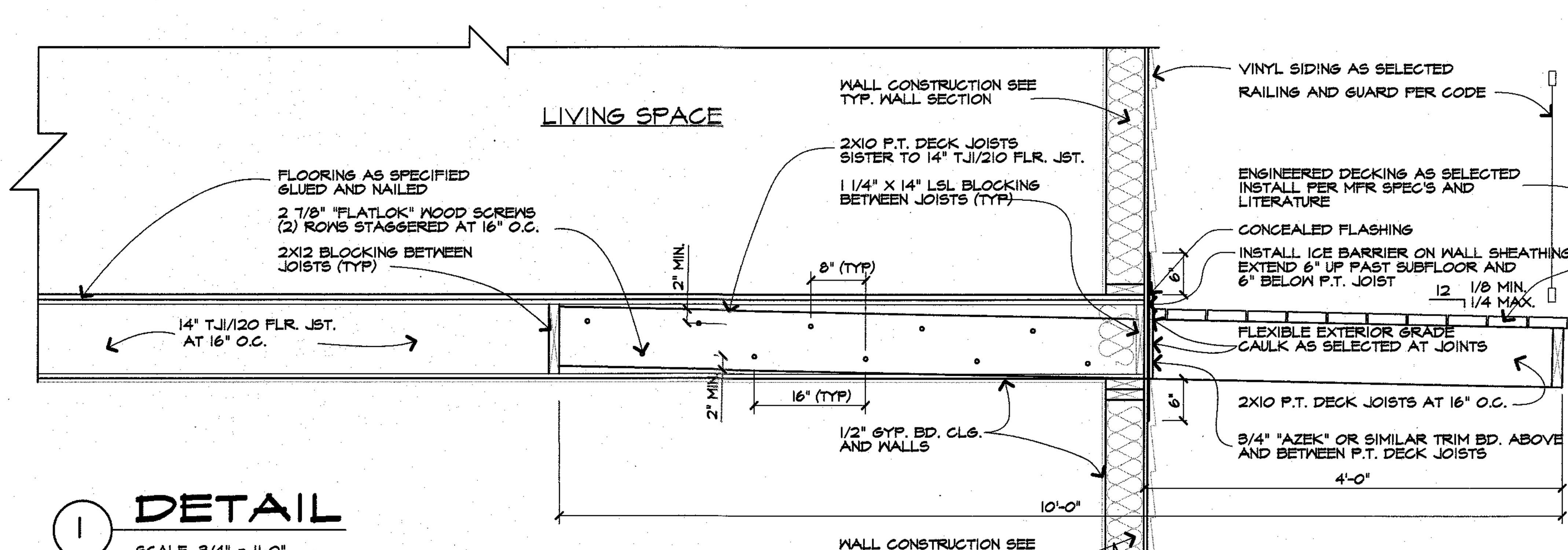


TYPICAL WALL SECTION

SCALE: 1/2" = 1'-0"

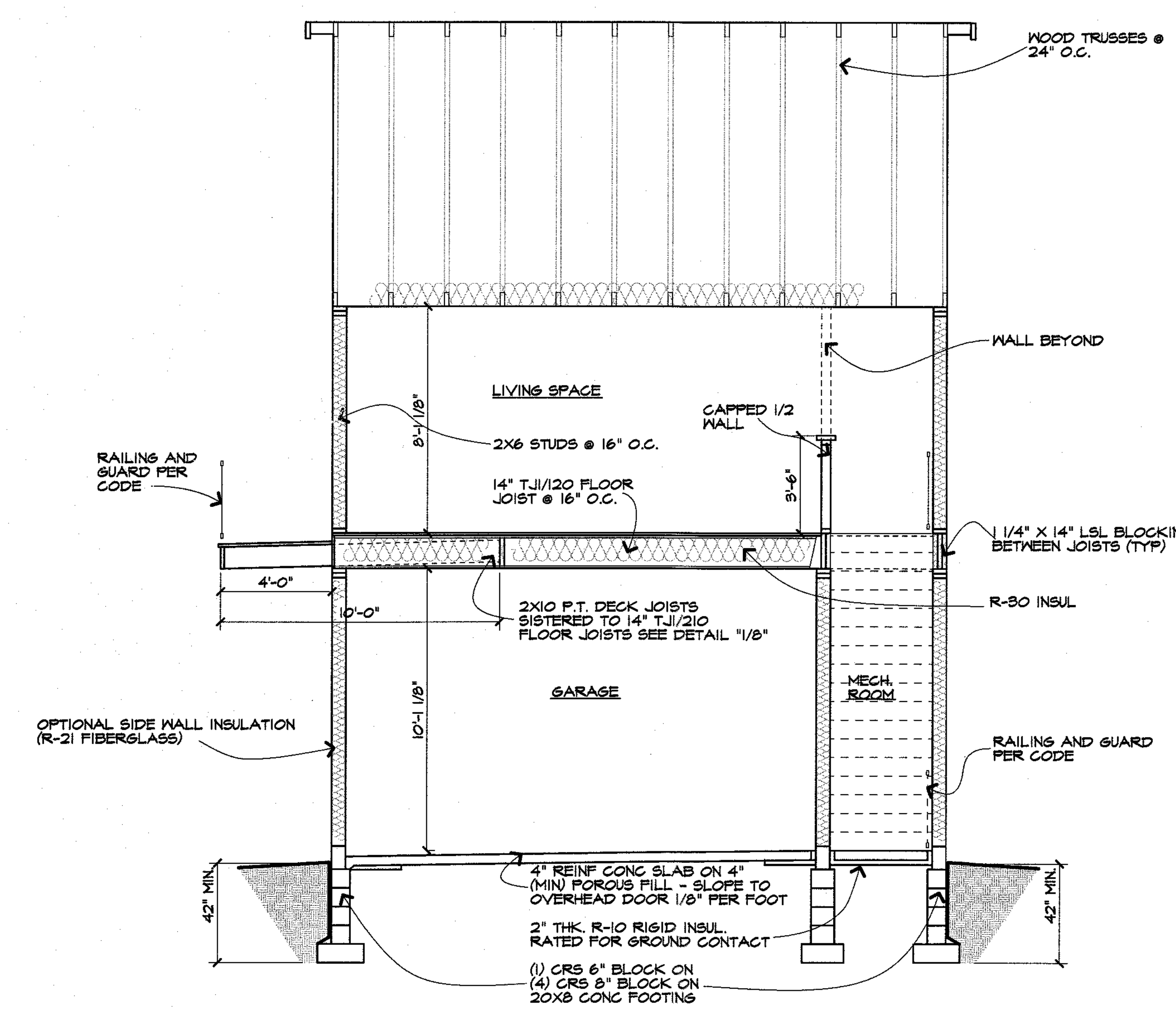
OMIT BOTTOM PLATE AT DOOR OPENINGS. PROVIDE 1/2" DIA. A-BOLTS WITHIN 12" OF EACH SIDE OF OPENING.

"SIMPSON" H2.5A AT EVERY TRUSS / TOP PLATE CONNECTION
"SIMPSON" LGT 2. OR 3 OR 4 FOR 2 OR 3 OR 4 PLY GIRDER TRUSSES



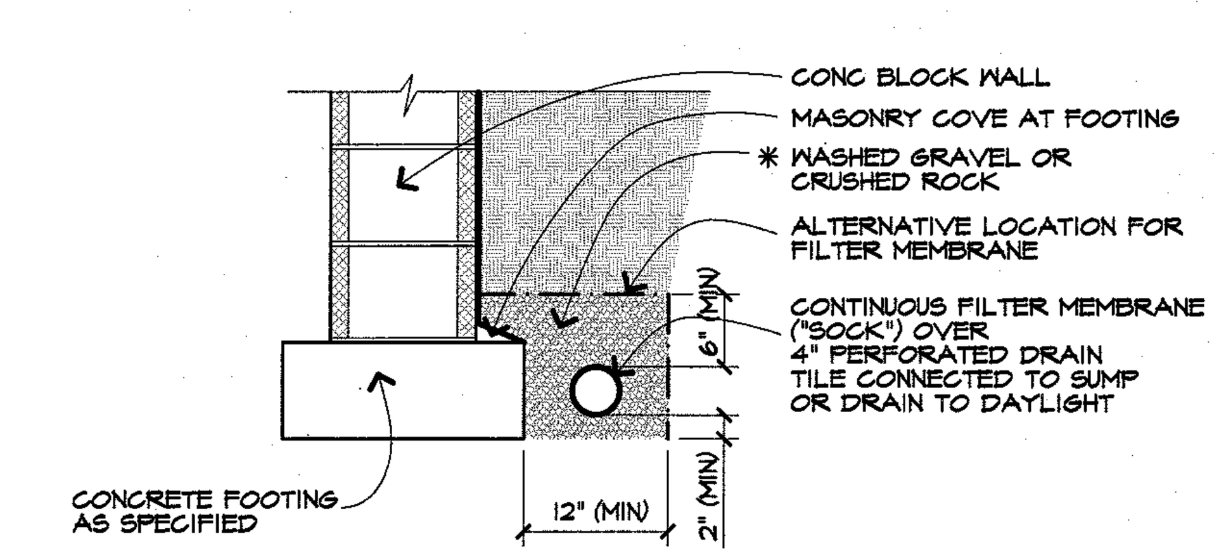
(1) DETAIL

SCALE: 3/4" = 1'-0"



BUILDING SECTION "B"

SCALE: 1/4" = 1'-0"



DRAIN TILE DETAIL

SCALE: 3/4" = 1'-0"

✳ WASHED GRAVEL OR CRUSHED ROCK SHALL NOT BE LESS THAN ONE SIEVE SIZE LARGER THAN THE TILE JOINT OPENING OR PERFORATION.

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Revisions:
REVISE ADDRESS 5/20/22 - TJM

Project:
RESIDENTIAL CARRIAGE HOUSE

Client:
SAM FANTAUZZO

Job Location:
1651 EMPIRE BLVD.
PENFIELD, NEW YORK

Drawing Title:
SECTIONS

Drawn	Checked By
TDO	SLC

Date: OCTOBER, 2021

Job No. 38543

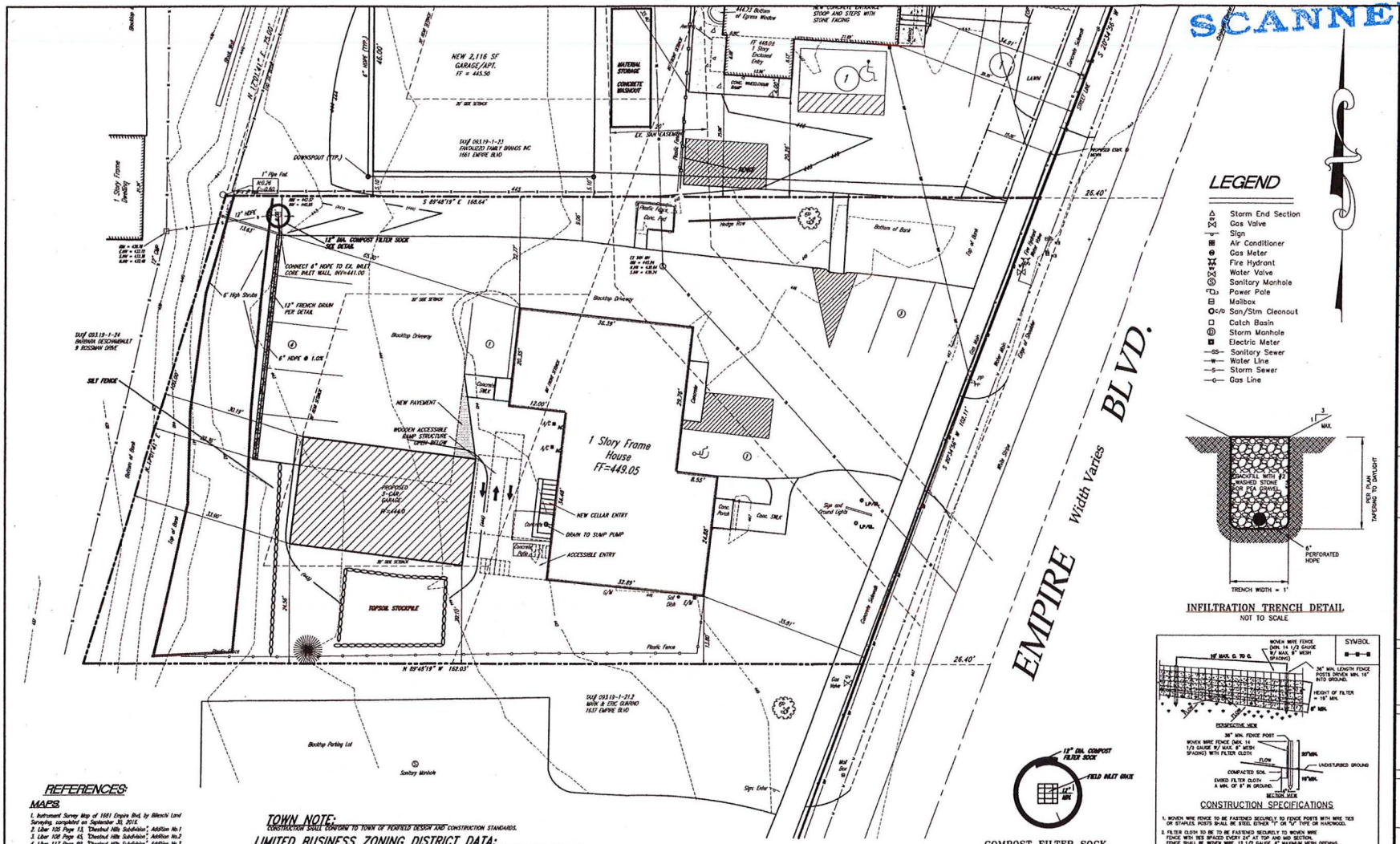
Sheet 8 of 8

ENTERED

322-0042

JUN -7 ENT'D

SCANNED



REFERENCES:

MAPS:

1. Instrument Survey Map of 1651 Empire Blvd, by Bilocchi Land Surveying, completed on September 30, 2016.
2. Liber 105 Page 13, "Chestnut Hills Subdivision", Addition No.1
3. Liber 108 Page 45, "Chestnut Hills Subdivision", Addition No.2
4. Liber 117 Page 98, "Chestnut Hills Subdivision", Addition No.3

DEEDS:

1. Liber 7068 Page 52
2. Liber 11744 Page 566

BEARING & ELEVATION REFERENCE:

SURVEY CONTROL NOTES:
New York State DOT Statewide CORS Network using NTRIP RTK

Equipment: ALTUS APS-3L GPS/Glonass

Projection to New York State Plane Grid Coordinates: NAD 1983-(2011) Monroe & Livingston Counties/NY West Zone Wayne & Ontario County/NY Central Zone

North arrow shown is referenced to N.Y.S. Grid North

Elevations are ground (within height): NAVD 88 using Geoid Model 2012B

0 10 20 30

TOWN NOTE:

CONSTRUCTION SHALL CONFORM TO TOWN OF PENFIELD DESIGN AND CONSTRUCTION STANDARDS.

LIMITED BUSINESS ZONING DISTRICT DATA:

CODE	EXISTING	PROPOSED
MINIMUM LOT AREA: NO MINIMUM	0.363 ACRES/15,825 SF	0.363 ACRES/15,825 SF
MINIMUM FRONT YARD SETBACK: 80'	35.81'	35.81'
MINIMUM SIDE SETBACK: 20'	SIDE SETBACK: 13.80' N, 32.77' E	SIDE SETBACK: 13.80' S, 32.77' N
MINIMUM REAR YARD SETBACK: 30'	REAR SETBACK: 65.30'	REAR SETBACK: 30.19' (GARAGE)
MAXIMUM BUILDING HEIGHT: 3 STORIES/40'	BUILDING HEIGHT: 1 STORY	BUILDING HEIGHT: 1 STORY
MAXIMUM LOT COVERAGE: 65%	LOT COVERAGE: 7,353 SF (45.7%)	LOT COVERAGE: 8,079 SF (51.0%)

PARKING REQUIREMENTS:

PARKING SPACE SIZE: 9' BY 18'.

NUMBER OF SPACES REQUIRED FOR BUSINESS USE: 5 SPACES PER 1000 SF = 5 X 850 SF = 5 SPACES

NUMBER OF SPACES REQUIRED FOR RESIDENTIAL BUILDINGS: 2 SPACES FOR EACH UNIT = 2 X 1 UNIT = 2 SPACES

TOTAL REQUIRED PARKING SPACES = 7 SPACES

SPACES PROVIDED = 8 SPACES
3 PARKING SPACES IN GARAGE
TOTAL NUMBER OF SPACES PROVIDED = 12 SPACES

ENGINEERING AND PLANNING		7/1/21 DATE
DIRECTOR OF PUBLIC WORKS		6/29/21 DATE
FIRE MARSHAL		7/1/21 DATE
TOWN CLERK	rmc/cmc	6/29/21 DATE

CERTIFICATION

I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on April 18, 2017.

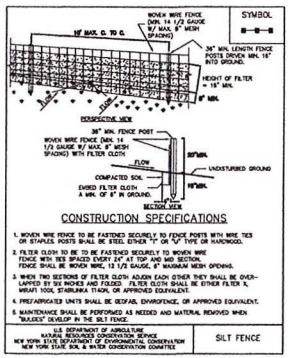
STATE OF NEW YORK ALFRED I. LaRUE 46558 LICENSED LAND SURVEYOR

Alfred I LaRue, N.Y.S.P.L.S # 046558

LEGEND

- Storm End Section
- Gas Valve
- Sign
- Air Conditioner
- Gas Meter
- Fire Hydrant
- Water Valve
- Sanitary Manhole
- Power Pole
- Mailbox
- San/Stm Cleanout
- Catch Basin
- Storm Manhole
- Electric Meter
- Sanitary Sewer
- Water Line
- Storm Sewer
- Gas Line

INFILTRATION TRENCH DETAIL
NOT TO SCALE



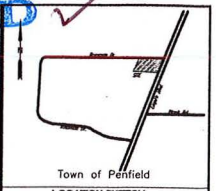
CONSTRUCTION SPECIFICATIONS

1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENINGS.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE
NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION
NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE

SILT FENCE

COMPOST FILTER SOCK
NOT TO SCALE



LOCATION SKETCH
NTS

DATE	REVISIONS	BY
6/30/21	ADDRESSED REC COMMENTS	GWM

STATE OF NEW YORK GREGORY W. McMAHON 83078 PROFESSIONAL ENGINEER

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING:

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McMahon LaRue Associates, P.C.
Engineers & Surveyors
822 Holt Road
Webster, NY 14580
(585) 436-1080
www.McMahon-LaRue.com

CLIENT:
FANTAUZZO FAMILY BRANDS
1651 EMPIRE BLVD.
WEBSTER, NY
14580

PROJECT:
1651 EMPIRE BLVD.
WEBSTER, NY

DRAWING:
SITE, UTILITY AND GRADING PLAN

PART OF TOWN LOT 2
TOWNSHIP 14, RANGE 7
PHELPS AND GORHAM PURCHASE
TOWN OF PENFIELD, MONROE COUNTY
STATE OF NEW YORK

DESIGNED BY	GWM
DRAWN BY	AB
CHECKED BY	AIL
B.B.L. #	083.19-1-22
PROJ. NO.	1344-02
DATE	01/21/21
SCALE	1"=10'
SHEET	1 OF 12
CADD FILE	1344Base

ENTERED

JUN _7 ENT'D

SCANNED

TOWN OF PENFIELD

3100 Atlantic Avenue, Penfield, NY 14526-9798

June 24, 2021

Regarding the application of McMahon-LaRue Associates. P.C. on behalf of Fantauzzo Family Brands, Inc. (the "Applicant"), request under Chapter 250, Article XII-12.2 of the Code of the Town of Penfield for Preliminary and Final Site Plan approval from the Authorized Official of the Planning Department regarding the construction of a new three (3) bay garage, basement access and a handicap access ramp at the rear of the structure located at 1651 Empire Blvd on 0.37 +/- acres. The property is now or formerly owned by Fantauzzo Family Brands, Inc., and zoned LB. Application #21P-0014, SBL #093.19-01-22.

WHEREAS, pursuant to Chapter 250, Article XII-12.2 of the Penfield Zoning Ordinance, the Planning Department has reviewed the above referenced proposal and finds that the project is a permitted use within the Limited Business LB Zoning District and that all applicable site design features have been considered; and

WHEREAS, the Planning Department has received and reviewed the submissions of the applicant, all as shown on Project No.1344-02, Drawing No. 1, entitled Site, Utility, and Grading Plan, as prepared by McMahon-LaRue Associates, P.C. and dated January 21, 2021, latest revision June 10, 2021.

NOW THEREFORE BE IT RESOLVED, pursuant to the requirements of the New York State Environmental Quality Review Act (SEQRA) this proposal is classified as an Unlisted Action. The proposed development will not have a significant effect on the environment. Therefore, the submission of a draft Environmental Impact Statement will not be required.

AND BE IT FURTHER RESOLVED, that the same is hereby APPROVED subject to the following conditions:

1. The final site plan shall be reviewed by, modified as required, approved by and shall contain the signatures of the following:
   a. Town Engineer
   b. Director of Public Works
   c. Town Clerk
   d. Fire Marshal
2. Compliance with or agreements reached on the recommendations of the Penfield Project Review Committee's memos dated April 27, 2021, June 07, 2021, and June 16, 2021 except as otherwise provided herein. Obtaining the signature of the Town Engineer indicates compliance with this requirement.

3. Compliance with the comments concerning this application from the Development Review Committee as contained in Monroe County Department of Planning's Referral #PN21013, dated May 21, 2021 except as otherwise provided herein.
4. Compliance with all requirements of the Town of Penfield Design and Construction Specifications.
5. All screening shall be similar in material and color and integrate with the proposed building materials and subject to the review and approval of the Planning Board. Obtaining the signature of the Director of Planning and Engineering on the final site plan indicates compliance with this requirement. This shall include, but not be limited to, dumpsters, mechanical equipment, transformers, meters, or RPZ vaults.
6. Submission of all easements to implement the approved plan. Easements shall be submitted in the Town's format and accompanied by the required filing fees prior to obtaining the signature of the Town Engineer on the final site plan. Easements shall include but not be limited to:
   a. Sidewalk easement, seven (7) feet in width, along the property frontage on Empire Blvd, in a location acceptable to the Town Engineer.
7. The applicant shall submit a Property Maintenance Agreement in recordable form, subject to review and approval of the Town Attorney, and accompanied by appropriate filing fees. The Agreement shall specifically address maintenance and care of lawn, landscaping, drainage channels, pipes and facilities, as well as roads and parking areas. Obtaining the signature of the Town Engineer shall indicate compliance with this requirement.
8. The applicant shall provide the Town of Penfield with a copy of all applicable permits, including copies of highway work permits and applications for MCDOT and NYSDOT.
9. The final grading plan shall contain a full schedule of erosion control implementation, temporary and permanent seeding details, topsoil stockpile areas, construction sequence, and other applicable measures deemed appropriate by the Town Engineer.
10. The finished ground level adjacent to each building foundation wall shall be graded in such a manner as to provide positive drainage away from the structure and shall be subject to the approval of the Town Engineer.
11. Compliance with the Town of Penfield's Sidewalk Policy. Specifically, the applicant shall install sidewalks along the property frontage on the west side of Empire Blvd. Obtaining the signature of the Town Engineer shall indicate compliance with this requirement.
12. Structures with walk-out basements or basements that are substantially exposed shall have siding compatible with the main structure installed to within 24" of ground level in order to provide an attractive appearance from all sides.

13. Ramps are to be installed for the handicapped, if required by law, on the concrete sidewalks surrounding the proposed building.
14. The applicant shall clearly identify and mark any trees to be removed as noted on the site plan. Remaining trees shall be protected during construction at the discretion of the Town Engineer. This work shall be covered in the letter of credit.
15. Furnishing the Town with a letter of credit, in an amount to be approved by the Town Engineer. Said letter of credit shall insure that all public improvements and such other items as may be deemed necessary are constructed in accordance with the approved plan and the standards and specifications of the Town of Penfield.
16. Any and all costs related to the relocation of utilities necessitated by this project shall be borne by the individual and/or the utility company requesting the relocation. All new utilities serving this project shall be installed underground.
17. Compliance with the Town's Highway Frontage Policy which limits the number of curb cuts onto major roads in the Town; specifically the sole access to this property shall be from Empire Blvd.
18. The applicant shall obtain a demolition permit from the Penfield Building Department, prior to any demolition work on the site.
19. The applicant shall pay a recreation fee for each proposed structure on the site at the time a building permit is issued. Said fee shall be determined by Town Board Resolution.
20. All site work is to be in compliance with the standards of Chapter 250, Article VIII of the Code.
21. Compliance with all requirements of any Federal, State, County or local agency.
22. Construction is to begin within one (1) year from the date of this resolution.
23. The approved Site Plan must be properly filed in the Town Clerk's Office prior to the issuance of a building permit.
24. This resolution of approval with conditions shall be printed in its entirety on the site plan.
25. Compliance with all of the requirements of the Town Engineer regarding this matter. Furthermore, the applicant, upon submission of plans for signatures, shall also submit a written summary of compliance with the above stated conditions to the Town Engineer.

The decision to APPROVE a determination of environmental non-significance is based on the following findings relating to the following:

1. Site Plan Approval Standards in Chapter 250, Article XII-12.3: Factors for Consideration
   a. Adequacy and arrangement of pedestrian traffic access and circulation, vehicular traffic, parking, walkway structures, control of intersections with vehicular traffic, pedestrian convenience, and appropriate provisions for handicapped persons. *The properties is a converted residential property in a commercial district. The property will maintain the existing circulation pattern and parking configuration. Access will be enhanced with the new handicap accessible ramp and upgraded basement access.*
   b. Location, arrangement, size, architectural feature and design of buildings, lighting and signs. As much as possible, consideration should be given to noise sources, privacy and outdoor waste disposal locations. *The new garage will be in keeping with the existing architecture. No adverse impacts are expected.*
   c. Adequacy, type and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise deterring buffer between these and adjoining properties. Site plans should also show existing stands of trees on site. *The owner has planted supplemental trees to enhance the existing buffer.*
   d. In the case of an apartment house or multiple dwelling, the adequacy of usable open space for playgrounds and informal recreation. *N/A*
   e. Adequacy of storm water, sanitary waste disposal, and public water facilities. *Stormwater will be directed to a rear yard inlet and into the existing Town and NYSDOT drainage system.*
   f. Protection of adjacent properties and the general public against noises, glare, and unsightliness, or other objectionable features. *No increase in noise or objectionable features are expected. The owner has planted supplemental trees to enhance the existing buffer.*
   g. The effect of the proposed development on environmentally sensitive areas such as but not limited to: wetlands, floodplains, woodlands, steep slopes and watercourses. *There are no EPODs on this property.*
   h. Compliance with this Ordinance, Master Plan, Design and Construction Specifications, SEQRA, IBP, LWRP and any others.

   The proposed project complies with the Town of Penfield Comprehensive Plan and a completed Short Environmental Assessment Form (EAF) has been prepared.
   i. Provisions for adequate drainage away from walls or structures. *Positive drainage from the existing and new structure will be maintained.*

   j. Maintenance agreements, easements and other required legal documentation shall be approved by the Town Attorney. *Any easement or agreement required will be provided.*
   k. The impact of the proposed use on adjacent land uses. *No adverse impacts to adjacent properties are expected.*
4. Submissions and oral testimony of the applicant and the public.
6. Penfield Project Review Committee memos dated April 27, 2021, June 07, 2021, and June 16, 2021.
7. Monroe County Department of Planning referral #PN21013, dated May 21, 2021.

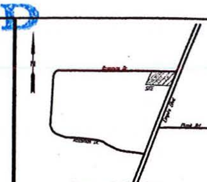
In accordance with Chapter 250, Article XII-11.2 of the Code of the Town of Penfield, the proposed administrative site plan approval for 1651 Empire Blvd is hereby APPROVED.

On behalf of the Planning Department,

Douglas Sangster
Town Planner
Town of Penfield

June 24, 2021

ENGINEERING AND PLANNING   7/9/21
DATE



Town of Penfield

LOCATION SKETCH
N.T.S

DATE	REVISIONS	BY:

STATE OF NEW YORK · GREGORY W. McMAHON · 53876 · LICENSED PROFESSIONAL ENGINEER

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PROJECT:
1651 EMPIRE BLVD.
WEBSTER, NY

DRAWING:
RESOLUTION

PART OF TOWN LOT 2
TOWNSHIP 14, RANGE 7
PHELPS AND GORHAM PURCHASE
TOWN OF PENFIELD, MONROE COUNTY
STATE OF NEW YORK

DESIGNED BY:	GWM
DRAWN BY:	GWM
CHECKED BY:	A/L
S.B.L. #:	093.19-1-22
PROJ. NO:	1344-02
DATE:	JULY 2021
SCALE:	NTS
SHEET 2 OF 2	CADD FILE: 1344Base