TOWN OF PENFIELD
3100 Atlantic Avenue, Penfield, NY 14526-9798

TOWN BOARD LEGISLATIVE AGENDA

Wednesday, May 3, 2017, 7:00 PM

Supervisor R. Anthony LaFountain, presiding

I. Call to Order - Pledge of Allegiance - Roll Call
II. Public Hearing #1 - To Consider a Conditional Use Permit to Allow a Valet/Shuttle Parking Lot at 1387 Empire Blvd, located in the LaSalle's Landing Development Zoning District

Public Hearing #2 - To Consider a Conditional Use Permit and Preliminary and Final Site Plan Approval to Allow a 2,034 Square Foot Dental Office at 1739 Penfield Road, located in the Four Corners Zoning District - Panorama Oral Surgery

Public Hearing #3 - To Consider the Draft Generic Environmental Impact Statement (DGEIS) and Impacts relating to the Creation of the Mixed Use Zoning District and the Mixed Use Manual

III. Communications and Announcements
IV. Public Participation
V. Additions and Deletions to Agenda
VI. Approval of Minutes – April 5, 2017
VII. Petitions
VIII. Resolutions by Function

Law and Finance

17T-105 2017 Budget Amendment - Recognition of Donation to DEAR Program

17T-106 Adoption of Local Law #2 of 2017 to Provide for No Real Property Tax Exemption Pursuant to NY Real Property Law Section 487 for Solar, Wind Energy and Farm Waste Energy Systems

17T-107 Setting a Public Hearing to Consider the Issuance of a Conditional Use Permit to Allow a Skin Care Salon at 1771 Penfield Road

17T-108 Authorization for Town Supervisor to Sign a Professional Service Contract with MRB Group for Town DPW Facility Feasibility Study

17T-109 Authorization for Easement Amendment

17T-110 Authorization for Supervisor to Sign a License and Hold Harmless Agreement to Allow a Wayfinding Sign within a Sanitary Sewer Easement at 2000 Empire Boulevard

17T-111 Approval of Out of District User Status for the Property at 1381 Sweets Corners Road

17T-112 Authorization for the Release of a Portion of a Utility Sewer Easement at 4 Crowne Pointe Drive

Public Works - None
Public Safety - None

Community Services

17T-113 Authorization for Supervisor to sign Recreation Contracts

IX. Old Business
X. New Business
XI. Public Participation
XII. Executive Session
XIII. Next Meeting: (May 17, 2017)
XIV. Adjournment

This meeting will be video recorded and broadcast live via the town’s website www.penfield.org and the Town’s Government Access Cable channel 12, digital 5.12. Question regarding video coverage contact Penfield TV at (585) 340-8661.
The Regular meeting of the Penfield Town Board was held on Wednesday, May 3, 2017 at 7:00 PM at the Penfield Town Hall, 3100 Atlantic Avenue, Penfield, New York.

Present: R. Anthony LaFountain  Supervisor
Linda Kohl    Councilwoman
Paula Metzler  Councilwoman
Andrew Moore  Councilman
Robert Quinn  Councilman

Also Present: Amy Steklof  Town Clerk
Richard Horwitz  Town Attorney
Jim Costello    Director of Developmental Services
Zachary Nersinger   Town Planner
Mark Valentine    Town Engineer

Supervisor LaFountain called the meeting to order – Pledge of Allegiance

Public Hearing #1 To Consider a Conditional Use Permit to Allow a Valet/Shuttle Parking Lot at 1387 Empire Blvd., located in the LaSalle’s Landing Development Zoning District – WITHDRAWN

Public Hearing #2 To Consider a Conditional Use Permit and Preliminary and Final Site Plan Approval to Allow a 2,034 Square Foot Dental Office at 1739 Penfield Road, located in the Four Corners Zoning District - Panorama Oral Surgery

The Town Clerk read the title of the above Public Hearing; said Notice was published in the Penfield Post on April 13, 2017 and was posted on the Town Website and Town Clerk Bulletin Board. 6 postcards were mailed. Town Attorney Horwitz confirmed that this Hearing is in order.

Garth Winterkorn from Costich Engineering recognized Jim Fahy, the architect for the project and applicant Dr. Mathew Smith. Mr. Winterkorn stated that it is the intent of Dr. Smith to construct a new dental office on the property located at 1739 Penfield Road. The site will be accessed from Linear Park Drive. The site improvements will include the demolition of the structures currently located at the site and the construction of the new facility will then be built on the site. Parking, sidewalk and landscaping are also proposed. Dr. Smith would like to maintain the property himself, and would like to add a shed in the back corner of the property. Dr. Smith would also like to remove the current sign located at the property and replace it with a large ornamental stone sign with the business name stenciled on it.

Jim Fahy, Fahy Design Associates, stated the building fits well with the homes in the area. The dental office will have a full basement to be used as utility space and an employee break room will also be located in the basement. High quality materials that are maintenance free will be used.

Supervisor LaFountain inquired about the square footage of the building.

Mr. Fahy stated there is 2,034 sq. ft. on the main floor and 600 sq. ft. of finished basement.

Councilman Quinn inquired about the front door location.

Mr. Fahy stated the front entry will be facing NYS RTE 441, with an additional service entry on the same side of the building.

Councilwoman Kohl asked if there will be an opportunity for growth?

Dr. Smith stated that at this point there will only be one doctor working in the building. Eventually, there may be another doctor practicing in that location. There will be plenty of parking.
Councilwoman Metzler asked how many patients does Dr. Smith see per day?

Dr. Smith stated approximately 15-20 patients a day.

Supervisor LaFountain asked how many employees are on site?

Dr. Smith stated, at the most, three (3) employees will be on site.

Councilwoman Metzler asked if the same type of materials and color used for the main structure will be used for the proposed shed.

Dr. Smith said yes.

Mr. Winterkorn stated a large amount of asphalt will be removed. A rain garden is proposed.

Jim Costello, Director of Developmental Services, stated that the Town’s Project Review Committee (PRC) has reviewed this application and comments will be made. A property maintenance agreement will be drawn up.

Councilwoman Metzler asked if this application needs to go before the Historic Preservation Board.

Mr. Costello said it does not. He also stated all concerns have been satisfactorily addressed.

Public Participation

Ed. Lindskoog, 40 Willow Pond Way, inquired whether the Town plans to extend Mott’s Lane to make it easier to get in and out of the property?

Supervisor LaFountain stated, not at this time.

Mr. Lindskoog asked if there are future plans to add sidewalks into Channing Philbrick Park.

Supervisor LaFountain stated, not at this time.

Dr. Smith stated the business hours will be 9:00 AM to 5:00 PM on weekdays, but periodically there may be times that it will be necessary to open the office for emergencies.

Hearing closed.

Public Hearing #3

To Consider the Draft Generic Environmental Impact Statement (DGEIS) and Impacts relating to the Creation of the Mixed Use Zoning District and the Mixed Use Manual

The Town Clerk read the title of the above Public Hearing; said Notice was published in the Penfield Post on April 13, 2017 and was posted on the Town Website and Town Clerk Bulletin Board. No postcards were mailed due to this being a Town wide action. Town Attorney Horwitz confirmed that this Hearing is in order.

Zachary Nersinger, Town Planner, stated the project began in 2012 after the Comprehensive Plan was completed. Mr. Nersinger went over the history of said proposal. Between 2013 and 2015 committees met to work on the creation of the mixed use manual which can be viewed on the website and guides the Town through the development of mixed use and to work with developers on what the Town envisions to be appropriate for these districts. A scoping document was also assembled to help outline the possible environmental impacts that could come with rezoning of mixed use for these areas. The manual was approved by the Town Board on September 7, 2016. The Town Board then gave direction to begin the
Penfield Town Board, May 3, 2017

(Public Hearing #3 – Continued)

creation of the Draft Generic Environmental Impact Statement (DGEIS). It has since been completed. The document includes several topics including traffic, utilities, infrastructure, visual and environmental impacts, wetlands, topography, soils, drainage and emergency services, as well as other topics. The document can be viewed on the Town’s website and is available in the Town Clerk’s office, Planning Department and Library. The public comment period began on April 6, 2017 and has been open ever since. The Town has not received any comments thus far. Tonight gives anyone in the community an opportunity to speak and provide thoughts and ideas that would be pertinent to this application.

Councilwoman Metzler stated that she believes the Town has not received public comments due to it being vetted so much. The committees were resident driven and they had the Town’s best interest in mind. All issues have been identified and addressed.

Mr. Nersinger stated that the comment period will remain open until May 26, 2017 at 5:00 PM.

Public Participation - None

Hearing closed.

Communications and Announcements

1. Assessment Grievance Day will be held on Tuesday, May 23, 2017 in the Town Hall Auditorium. The mobile DMV that is held on Tuesdays in the Town Hall Auditorium has been cancelled for that day.

2. The Town’s Annual Rabies Clinic is scheduled for Saturday, June 3, 2017 from 10:00 AM to Noon at the Penfield Public Works Garage.

3. Penfield Recreation is still accepting entries for the Town’s 2017 Memorial Day Essay Contest. Entries must be delivered by May 12, 2017 to the Recreation Department. You may also mail your essay to “Memorial Day Essay Contest” c/o Penfield Recreation, 1985 Baird Road, Penfield, NY 14526. Complete contest information can be found at www.penfieldrec.org.

4. The Town of Penfield’s Spring Drop-off will run Friday, May 19, 2017 from 7:30 AM to 5:00 PM and Saturday, May 20, 2017 from 9:00 AM to 3:00 PM at the Public Works Complex, 1607 Jackson Road. For more information please visit www.penfield.org.

5. The annual Terry Rothfuss Memorial Good Neighbor Day will be held on Saturday, May 20, 2017 at the Rothfuss Farm, 1865 Salt Road. For more information please contact Sabrina at Penfield Recreation 340-8651.

6. Many inquiries have been received regarding the Town Clock, in the Four Corners of Penfield, displaying the wrong time. The clock’s electronic computer system was damaged during the March windstorm. We hope to receive the parts to repair the clock in the coming weeks. We apologize for any confusion.

7. It is critical to keep storm water flowing into catch basins to relieve neighborhoods from flooding. Please help by keeping drains, swales and catch basins free from debris.

8. Monday, May 29, 2017, the Town will hold its annual Memorial Day Ceremony at the Penfield Amphitheater beginning at 10:30 AM. For more information please contact Sabrina of Penfield Recreation at 340-8651 or visit www.penfieldrec.org.
9. The Penfield Amphitheater Music Series will kick off on Friday, June 2, 2017 at 4:30 PM with the annual music and Food Truck Rodeo at the Amphitheater and Kiwanis Stage located in Veteran’s Memorial Park. For more information please go to www.penfieldrec.org.

10. Councilwoman Kohl’s next Community Chat will be held on Tuesday, May 16, 2017 from 5:30 PM to 7:00 PM at the Penfield Library, 1985 Baird Road.

Public Participation

Ed Lindskoog, 40 Willow Pond Way stated that due to high water on Irondequoit Creek, the Trails Committee’s annual boat excursion will be rescheduled from May to sometime in July. For more information please contact Linanne Conroy at Penfield Recreation.

Mr. Lindskoog asked if there is an update on the street lights that are out.

Supervisor LaFountain stated he has given the information to Jim Kreckman, Foreman Building Maintenance, Cleaner and Security, and hopes to hear a report from Mr. Kreckman by the end of May.

Additions and Deletions to Agenda - None

Approval of Minutes

Councilwoman Kohl moved to approve the Minutes of April 5, 2017 Councilman Quinn seconded and all voted “Aye.”

Petitions - None

Resolutions by Function

Law and Finance

#17T-105 2017 Budget Amendment - Recognition of Donation to DEAR Program by Moore

WHEREAS, in January, March and April, the Recreations Department received donations to the Daytime Education At Recreation (DEAR) Program totaling $450, as detailed:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carol Vito</td>
<td>$100</td>
</tr>
<tr>
<td>Margaret Brennan &amp; Seymour Shenkman</td>
<td>$100</td>
</tr>
<tr>
<td>James Van Meter</td>
<td>$250</td>
</tr>
</tbody>
</table>

AND WHEREAS, the Town Board desires to have an up-to-date budget in relation to current income and expenditures,

BE IT RESOLVED, that the following 2017 Budget Amendment be approved as follows:

General Fund Revenue:

<table>
<thead>
<tr>
<th>Description</th>
<th>Increase Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>DEAR Program</td>
<td>$450</td>
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<tr>
<td>6772-60-0001</td>
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</tr>
</tbody>
</table>

General Fund Appropriations:

<table>
<thead>
<tr>
<th>Description</th>
<th>Increase Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Daytime Education at Recreation</td>
<td>$450</td>
</tr>
<tr>
<td>6772-60-0004-4042</td>
<td></td>
</tr>
</tbody>
</table>
(Resolution #17T-105 – Continued)

Moved: Moore
Seconded: Kohl

Vote: Kohl Aye LaFountain Aye
Metzler Aye Moore Aye
Quinn Aye

Adopted

#17T-106 Adoption of Local Law #2 of 2017 to Provide for No Real Property Tax Exemption Pursuant to NY Real Property Law Section 487 for Solar, Wind Energy and Farm Waste Energy Systems by Moore

WHEREAS a Public Hearing was held the 5th of April, 2017 by the Town Board of the Town of Penfield, Notice of which was given as required by the Municipal Home Rule Law, the Open Meetings Law and the Town Law of the State of New York; and

WHEREAS at said Public Hearing the Town Board considered the enactment of proposed Local Law No. 2 of 2017, entitled A LOCAL LAW TO PROVIDE FOR NO REAL PROPERTY TAX EXEMPTION PURSUANT TO NY REAL PROPERTY LAW SECTION 487 FOR SOLAR, WIND ENERGY AND FARM WASTE ENERGY SYSTEMS, and

WHEREAS all interested persons were given an opportunity to be heard with respect to the enactment of said Local Law;

NOW, THEREFORE, BE IT RESOLVED, that Local Law No. 2 of 2017 be enacted as attached and shall take effect immediately upon adoption of this resolution.

Moved: Moore
Seconded: Quinn

Vote: Kohl Aye LaFountain Aye
Metzler Aye Moore Aye
Quinn Aye

Adopted

See Attachment at end of Minutes

#17T-107 Setting a Public Hearing to Consider the Issuance of a Conditional Use Permit to Allow a Skin Care Salon by Moore

WHEREAS, an application has been received by the Penfield Town Board for the issuance of a Conditional Use Permit pursuant to §250-5.10. D (17) of the Code to allow a skin care salon at 1771 Penfield Road, located in the Four Corners (FC) zoning district;

NOW, THEREFORE, BE IT RESOLVED, that the Penfield Town Board is best suited to act as “lead agency” within the meaning of the State Environmental Quality Review Act (SEQRA) and thus does hereby designate itself as “lead agency” pursuant to SEQRA; and be it further

RESOLVED, that the subject application is determined to be a Type II action pursuant to the State Environmental Quality Review Act (SEQRA); and be it further

RESOLVED, that the Town Board of the said Town of Penfield shall hold a Public Hearing at the Penfield Town Hall, 3100 Atlantic Avenue, in the Town of Penfield, New York on June 7, 2017 at 7:00 PM on said date, to consider the said application and to hear all persons interested on the question of the issuance of a Conditional Use Permit to allow a skin care salon at 1771 Penfield Road, in the Four Corners (FC) zoning district; and be it further
RESOLVED, that a copy of this Resolution, certified by the Town Clerk, shall be published at least once in the official newspaper of the Town, the first publication thereof to be not less than ten (10) nor more than twenty (20) days before the date set for said Hearing as aforesaid. A copy of this Resolution shall be posted on the official signboard of the Town as prescribed by Law.

Moved: Moore  
Seconded: Metzler  

Vote:  
Kohl Aye  
LaFountain Aye  
Metzler Aye  
Moore Aye  
Quinn Aye  

Adopted

#17T-108 Authorization for Town Supervisor to Sign a Professional Service Contract with MRB Group for Town DPW Facility Feasibility Study by Moore  

BE IT RESOLVED, that the Supervisor is hereby authorized to sign a Contract, not to exceed $9,500.00, for services with MRB Group, 145 Culver Road, Suite 160, Rochester, NY to provide a Town DPW Facility Programming and Site Feasibility Study. Contract to be reviewed and approved by the Town Attorney.

Moved: Moore  
Seconded: Kohl  

Vote:  
Kohl Aye  
LaFountain Aye  
Metzler Aye  
Moore Aye  
Quinn Aye  

Adopted

#17T-109 Authorization for Easement Amendment by Moore  

BE IT RESOLVED that the Penfield Town Supervisor be and is hereby authorized to execute any and all documents and take all actions as may be reasonably necessary or required to amend the Conservation Easement heretofore entered into by the Town of Penfield and Dana D. Willmes dated March 12, 2002, to establish a Farmstead Area which is described in Schedule A attached hereto. All such documents shall be subject to the approval of the Town Attorney.

Moved: Moore  
Seconded: Quinn  

Vote:  
Kohl Aye  
LaFountain Aye  
Metzler Aye  
Moore Aye  
Quinn Aye  

Adopted

See Schedule "A" at end of Minutes

#17T-110 Authorization for Supervisor to Sign a License and Hold Harmless Agreement to Allow a Wayfinding Sign within a Sanitary Sewer Easement at 2000 Empire Blvd. by Moore  

BE IT RESOLVED, that the Town Board of the Town of Penfield hereby authorizes the Supervisor to sign a License and Hold Harmless Agreement with Laureland Inc., owner of property of 2000 Empire Boulevard, to permit a wayfinding sign to encroach into a sanitary sewer easement to the Town of Penfield, located at 2000 Empire Boulevard as shown on the attached site plan, and in a form and substance acceptable to the Town Attorney.
Penfield Town Board, May 3, 2017

(Resolution #17T-110 – Continued)

Moved: Moore
Seconded: Metzler

Vote: Kohl Aye LaFountain Aye
       Metzler Aye Moore Aye
       Quinn Aye

See Attachment at End of Minutes

Adopted

#17T-111 Approval of Out of District User Status for the Property at 1381 Sweets Corners Road by Moore

WHEREAS, Christian Krapf, owner of property located at #1381 Sweets Corners Road, in the Town of Penfield, have requested Out of District user status for sanitary sewer service; and

WHEREAS, this parcel is not presently within a sanitary sewer district or extension thereof; and

NOW THEREFORE, BE IT RESOLVED, that an Agreement, as provided in the Town Board’s Resolution No. 83 of 1982 be executed between said property owners and the Town Board of the Town of Penfield providing for Out of District User status for the property located at #1381 Sweets Corners Road.

Moved: Moore
Seconded: Kohl

Vote: Kohl Aye LaFountain Aye
       Metzler Aye Moore Aye
       Quinn Aye

Adopted

#17T-112 Authorization for the Release of a Portion of a Utility Sewer Easement at 4 Crowne Pointe Drive by Moore

WHEREAS, Plank Road Development LLC, the owner of the property at 4 Crowne Pointe Drive has requested that the Town of Penfield release a portion of the 30 foot wide utility easement on said properties; and

WHEREAS, the original utility easement was recorded in the Monroe County Clerk’s Office in Liber 10293 of Deeds, page 445, on May 8, 2006; and

WHEREAS, a portion of the existing 30 foot wide utility easement is no longer useful to the Town of Penfield, as described on Schedule “A”; and

NOW THEREFORE, BE IT RESOLVED, that the Town Board of the Town of Penfield hereby authorizes the Supervisor to sign a Release of Easement with the owners of properties located at 4 Crowne Pointe Drive, to permit the release of a portion of an existing utility easement as shown on a map entitled “Easement Map for Lot R-101” prepared by Magde Surveying, attached hereto; and

BE IT FURTHER RESOLVED that the Release of Easement shall be in the Town’s format and shall be recorded at the Monroe County Clerk’s Office with a certified copy of this Resolution.
Penfield Town Board, May 3, 2017

(Resolution #17T-112 – Continued)

Moved: Moore  Seconded: Quinn

Vote: Kohl Aye  LaFountain Aye
      Metzler Aye  Moore Aye
      Quinn Aye

See Schedule "A" at end of Minutes

Adopted

Public Works - None
Public Safety - None
Community Services

#17T-113 Authorization for Supervisor to Sign Recreation Contracts
By Kohl

BE IT RESOLVED, that the Town Board authorizes the Town Supervisor to sign the following Recreation Contracts:

Dorothy Brenneis, 28 Woodside Drive, Penfield, NY 14526, instructor for Nature Adventure Club, 7/17 – 7/21/17, for a fee of 70% of total program revenues. Voucher to be submitted 7/19/17.

Miroslava Dimitrova, 71 Commodore Parkway, Brighton, NY 14625, instructor for Rainbow Ribbons, 7/6 – 8/19/17, for a fee of 70% of total program revenues. Voucher to be submitted 8/16/17.

Lisa Magliato, 8 Oatsfield Circle, Penfield, NY 14526, instructor for Super Tot Sports, 7/31 – 8/9/17, for a fee of 70% of total program revenues. Voucher to be submitted 8/16/17.

Rochester Fencing Club, 3335 Brighton-Henrietta Town Line Road, Rochester, NY 14623, instructor for Youth Olympic Fencing, 8/14 – 8/18/17, for a fee of 70% of total program revenues. Voucher to be submitted 8/16/17.

Soccer Shots, 82 Cornhill Place, Rochester, NY 14608, instructor for Soccer Shots, 7/10 – 8/21/17, for a fee of 70% of total program revenues. Voucher to be submitted 9/6/17.

Mike Fusare, 6 Chamberlain Road, Honeoye Falls, NY 14472, Youth Volleyball, 1/28/17 – 2/18/17 and 3/11/17 – 4/1/17, for a fee of 75% of the total program revenue after all other program expenses are deducted. Voucher to be submitted 5/19/17

Moved: Kohl  Seconded: Quinn

Vote: Kohl Aye  LaFountain Aye
      Metzler Aye  Moore Aye
      Quinn Aye

Adopted

Old Business – None
New Business – None
Public Participation – None
Executive Session - None

Next Meeting - May 17, 2017

Adjournment

Supervisor LaFountain moved to adjourn the meeting at 7:54 PM.

Amy Steklof, RMC/CMC
Town Clerk
SOLAR, WIND ENERGY AND FARM WASTE ENERGY SYSTEMS

Be it enacted by the Town Board of the Town of Penfield as follows:

Section I. This Local Law shall be entitled Solar, Wind Energy and Farm Waste Energy Systems.

Section 2. This Local Law is adopted pursuant to the Authority of New York Real Property Tax Law Section 487.

Section 3. Exemptions from taxation to the extent of any increase in assessed value due to the construction of such systems set forth above shall not apply to any such systems constructed within the Town of Penfield after the effective date of this Local Law.

Section 4. This Local Law shall take effect immediately.
"Schedule A."

2476

GDB

11/2/16

Proposed Description of a Farmstead Area

ALL THAT TRACT OR PARCEL OF LAND containing 0.747 acres or less, situated in the Phelps and Genham Purchase, Township 13, Range 4, Town Lot 16, Town of Penfield, County of Monroe, and State of New York, as shown on the drawing entitled "Oak and Apple Culery, Farmstead Area Plan," prepared by BME Associates, having drawing number 2476-11, last revised November 3, 2016, being more particularly bounded and described as follows:

Commencing at the intersection of the southerly right-of-way line of Sweets Corners Road (66° Right-of-Way) with the westerly boundary line of lands now or formerly of Peter P. Bumna (T.A. No. 125.01-01-12); thence

A. S 00°38'12" W, a distance of 610.78 feet to a point; thence

B. N 89°21'48" W, a distance of 206.29 feet to the Point of Beginning; thence

1. S 00°00'00" W, a distance of 152.49 feet to a point; thence

2. S 88°31'12" W, a distance of 211.56 feet to a point; thence

3. N 00°46'56" E, a distance of 156.94 feet to a point; thence

4. S 89°56'40" E, a distance of 209.37 feet to the Point of Beginning.
Attachment for Resolution #17T-112
PROPOSED ABANDONMENT OF UTILITY EASEMENT – A PORTION OF L 10293 PG 445
LOT R101 – CROWNE POINTE SUBDIVISION – SECTION 1

ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Penfield, County of Monroe and State of
New York, more particularly described as follows:

BEGINNING at a point being the southwesterly corner of Lot R-101 as shown on a map entitled "RE-
SUBDIVISION PLAT MAP FOR LOTS 101, 117 & PARCEL A – CROWNE POINTE SUBDIVISION –
SECTION 1" filed in the Monroe County Clerk’s office 12/7/2005 as index 329 of maps page 79; thence,

1. North 4°27’35’’ East, along the westerly line of said lot R-101, a distance of 100.56 feet to a point
   thence.
2. North 69°31’42’’ East, a distance of 30.11 feet to a point thence,
3. South 4°37’33’’ West, a distance of 100.17 feet to a point thence,
4. South 85°1’14’’ West, along the southerly line of said lot R-101, a distance of 30.11 feet to the
   PLACE AND POINT OF BEGINNING.
PROPOSED SANITARY SEWER EASEMENT
LOT R101 – CROWNE POINTE SUBDIVISION – SECTION 1

ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Penfield, County of Monroe and State of New York, more particularly described as follows:

COMMENCING at a point being the northwesterly corner of Lot R-101 as shown on a map entitled "RE-SUBDIVISION PLAT MAP FOR LOTS 101, 117 & PARCEL A – CROWNE POINTE SUBDIVISION – SECTION 1" filed in the Monroe County Clerk's office 12/7/2005 as Liber 329 of maps page 79; (monoe, A) South 4°27'33" West, along the westerly line of said lot R-101, a distance of 22.33 feet to the point of BEGINNING, thence:

1. North 69°31'42" East, a distance of 180.39 feet to a point; thence,
2. Southeasterly, along the westerly highway boundary of Crowne Pointe Drive, along a curve to the right, having a radius of 50.00 feet, (chord= 536°29'10"E, 22.04) an arc distance of 25.21 feet to a point; thence,
3. South 89°01'42" West, a distance of 108.73 feet to a point; thence,
4. North 0°7'33" East, along the westerly line of said lot R-101, a distance of 20.07 feet to the PLACE AND POINT OF BEGINNING.
PROPOSED 7 FOOT SIDEWALK EASEMENT
LOT R101 – CROWNE POINTE SUBDIVISION – SECTION 1

ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Penfield, County of Monroe and State of New York, more particularly described as follows:

COMMENCING at a point being the northwesterly corner of Lot R-101 as shown on a map entitled "RE-SUBDIVISION PLAT MAP FOR LOTS 101, 117 & PARCEL A – CROWNE POINTE SUBDIVISION – SECTION 1" filed in the Monroe County Clerk’s office 12/7/2005 as index 329 of map page 79, (monza, A) South 4°27’33" West, along the westerly line of said lot R-101, a distance of 15.31 feet to the point of BEGINNING, thence:

1. North 69°31’42" East, a distance of 180.86 feet to a point, thence,
2. Southwesterly, along the westerly highway boundary of Crowne Point Drive, along a curve to the right, having a radius of 30.00 feet. (chord= 576.82/10°E, 20.44") an arc distance of 20.07 feet to a point, thence,
3. South 89°01’42" West, a distance of 183.29 feet to a point, thence,
4. North 4°27’33" East, along the westerly line of said lot R-101, a distance of 7.02 feet to the PLACE AND POINT OF BEGINNING.