
Town of Penfield
Planning Board
3100 Atlantic Avenue
Penfield, NY 14526

August 28, 2020

RE: 3090 Atlantic Avenue Subdivision
Subdivision and Site Plan Preliminary/Final Approval

Board Members:

On behalf of the owner, Tree Image LLC, please accept the enclosed items and information as application to appear before you on your next meeting agenda. The owner is seeking approval of the enclosed subdivision and site plans of their proposed five (5) lot subdivision and site improvements on the +/-5.0-acre parcel on the northwest corner of the intersection of Atlantic Avenue and Jackson Road.

The owner intends to create five (5) lots from the existing residential parcel. There is an existing house and outbuildings which will remain on one lot at the corner lot. The remaining of the parcel will be divided into four (4) new residential lots, each nearly an acre each. The five lots conform to the current zoning district and adjacent lots. The four new lots will all have driveway access from Jackson Road along with their water and sanitary connections. The only exception is a lone water lateral for the flag lot which will come from the Atlantic Avenue right-of-way.

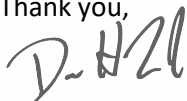
This project fits well within the local landscape and surrounding land uses. This project will appear to be a continuation of the existing homes along Jackson Road built from a previous developer when the later phases of Newbury Park were constructed. The new homes will be serviced by existing municipal water, sanitary, electric, telecom, and natural gas services along the adjacent rights-of-way. The location and proposed design layout would comply with local and state regulations for the site plan approval.

Enclosed for review are the following:

- Subdivision Plans,
- Sets of Site Plans,
- Short Form EAF,
- Factors of Consideration Form,
- Letter of Permission,
- Planning Board Application, and
- Application fee.

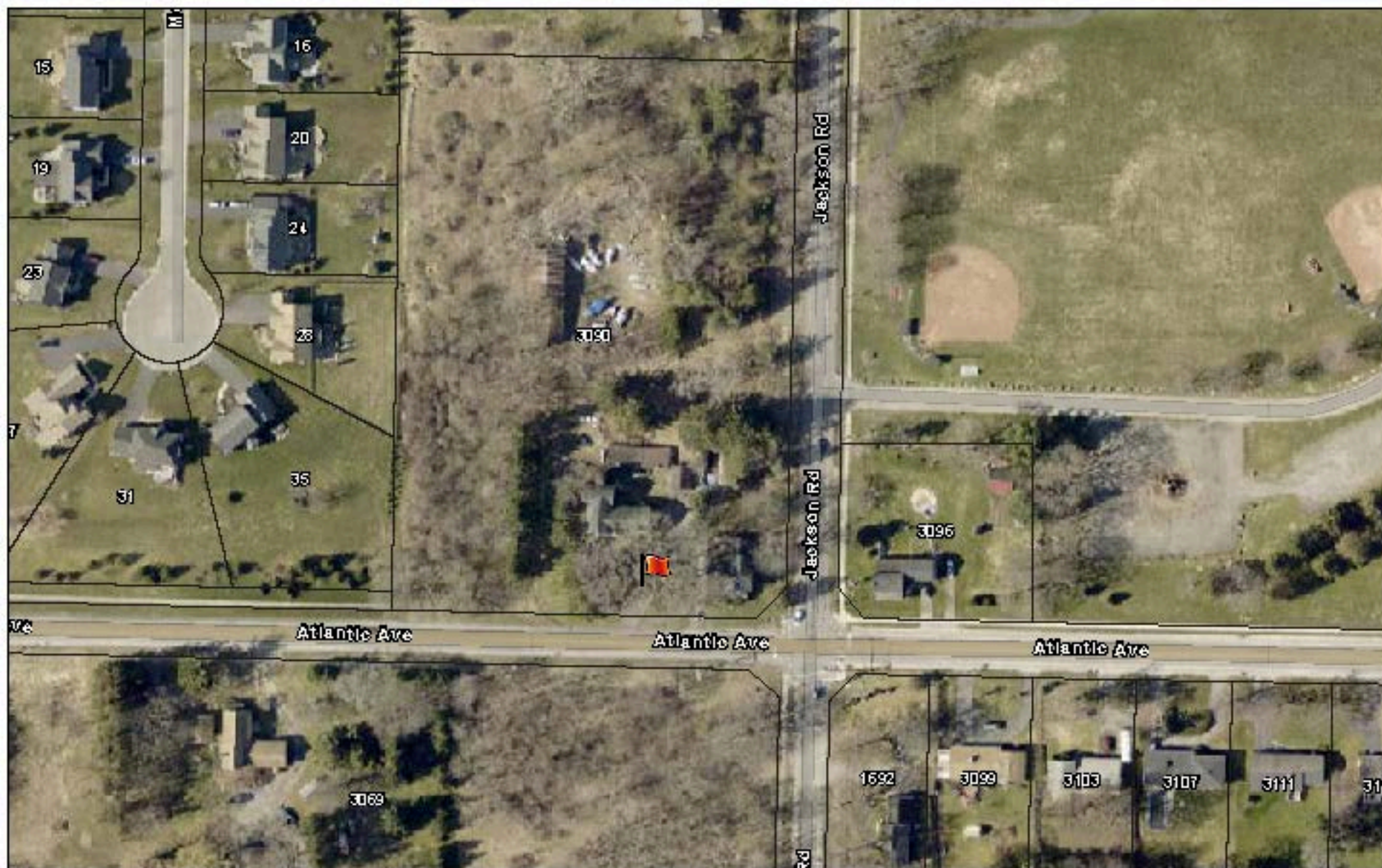
Please accept these items as application to appear before your board at the next scheduled meeting. Contact me with any questions or comments on the submitted items or if there is any additional information needed.

Thank you,

A handwritten signature in black ink, appearing to read "D. H. Lewis, Jr.", with a stylized flourish at the end.

Donald H. Lewis, Jr., PE
Project Engineer

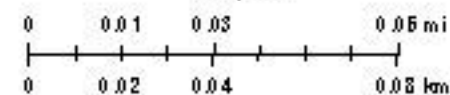
Town of Penfield GIS Map - 3090 Atlantic Ave, Pickering Signs LLC



9/9/2020, 3:19:09 PM

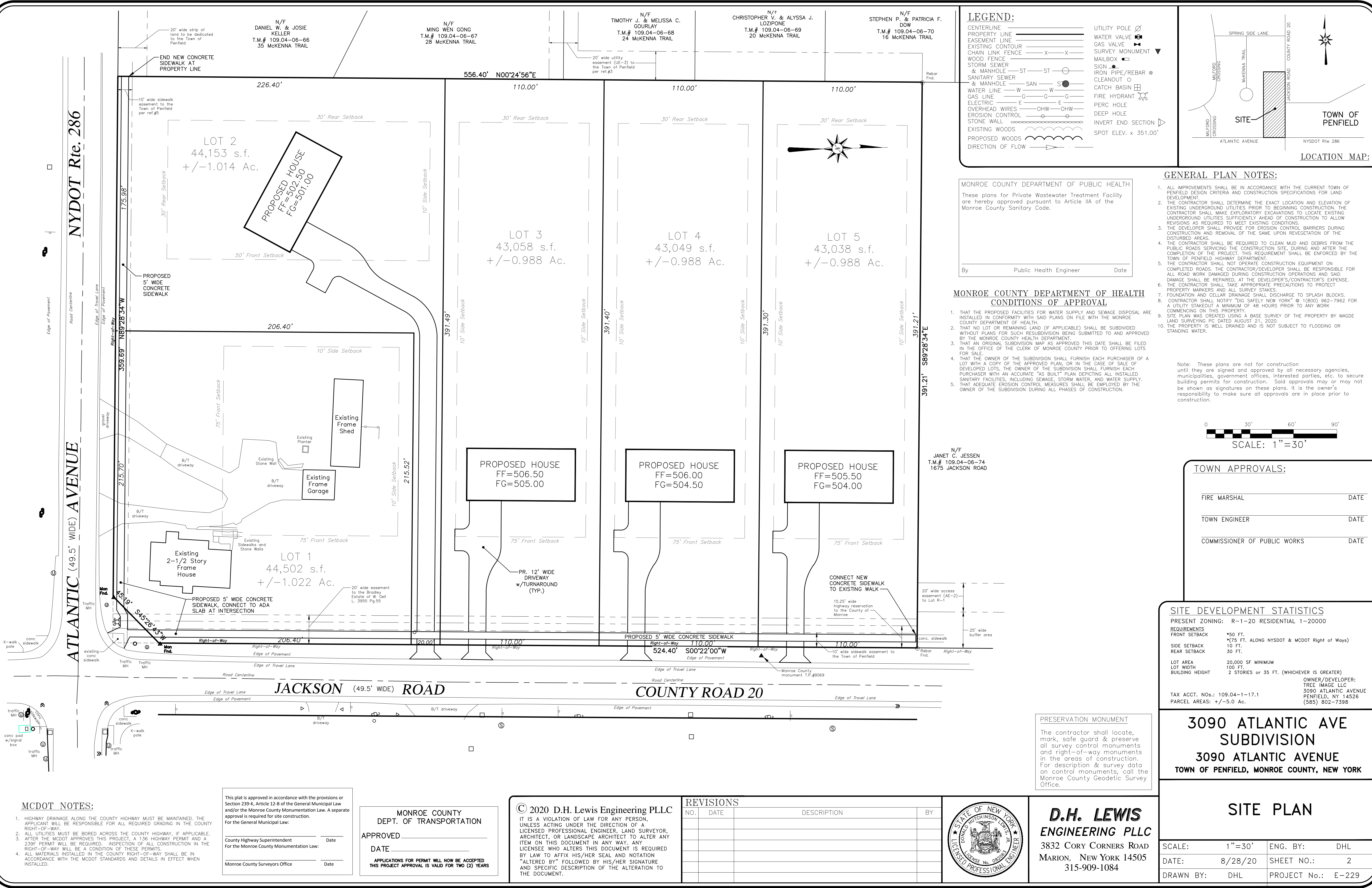
 Parcels

1:2,257



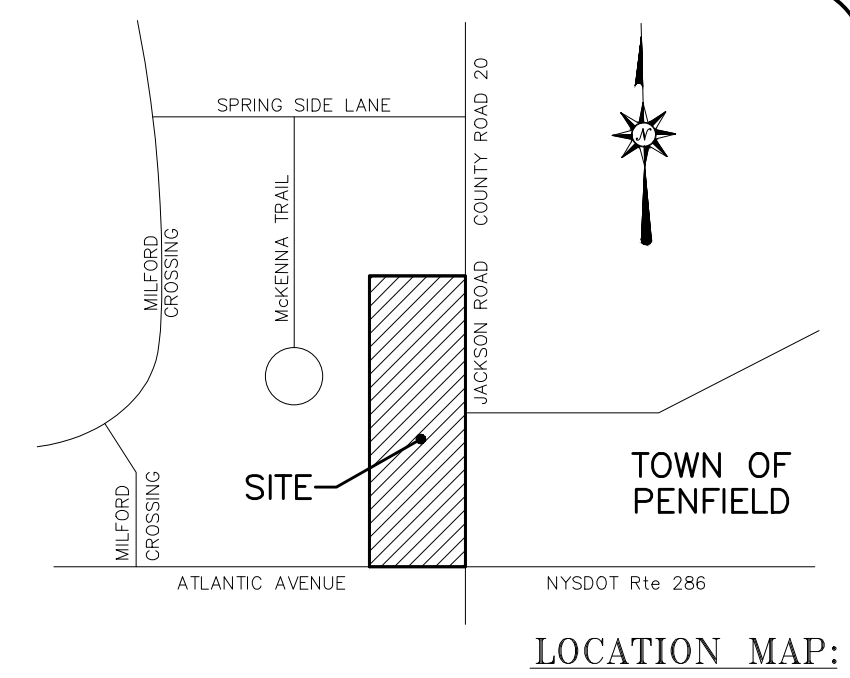
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Town of Penfield
2020, Town of Penfield



LEGEND:

| | |
|--------------------------|----------------------|
| CENTERLINE | UTILITY POLE |
| PROPERTY LINE | WATER VALVE |
| EASEMENT LINE | GAS VALVE |
| EXISTING CONTOUR | SURVEY MONUMENT |
| CHAIN LINK FENCE | MAILBOX |
| WOOD FENCE | IRON PIPE/REBAR |
| STORM SEWER & MANHOLE | CLEANOUT |
| SANITARY SEWER & MANHOLE | CATCH BASIN |
| WATER LINE | PERC HOLE |
| GAS LINE | DEEP HOLE |
| ELECTRIC | INVERT END SECTION |
| OVERHEAD WIRES | SPOT ELEV. x 351.00' |
| EROSION CONTROL | |
| STONE WALL | |
| EXISTING WOODS | |
| PROPOSED WOODS | |
| DIRECTION OF FLOW | |



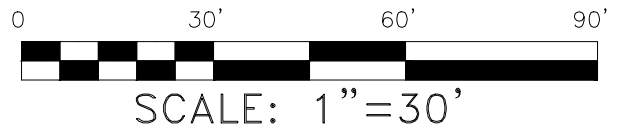
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

These plans for Private Wastewater Treatment Facility are hereby approved pursuant to Article IIA of the Monroe County Sanitary Code.

By _____ Public Health Engineer Date _____

- MONROE COUNTY DEPARTMENT OF HEALTH**
CONDITIONS OF APPROVAL
1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE INSTALLED IN CONFORMITY WITH SAID PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF HEALTH.
 2. THAT NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT.
 3. THAT AN ORIGINAL SUBDIVISION MAP AS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
 4. THAT THE OWNER OF THE 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 SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS BUILT" PLAN DEPICTING ALL INSTALLED SANITARY FACILITIES, INCLUDING SEWAGE, STORM WATER, AND WATER SUPPLY.
 5. THAT ADEQUATE EROSION CONTROL MEASURES SHALL BE EMPLOYED BY THE OWNER OF THE SUBDIVISION DURING ALL PHASES OF CONSTRUCTION.

- GENERAL PLAN NOTES:**
1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF PENFIELD DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT.
 2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL MAKE EXPLORATORY EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
 3. THE DEVELOPER SHALL PROVIDE FOR EROSION CONTROL BARRIERS DURING CONSTRUCTION AND REMOVAL OF THE SAME UPON REVEGETATION OF THE DISTURBED AREAS.
 4. THE CONTRACTOR SHALL BE REQUIRED TO CLEAN MUD AND DEBRIS FROM THE PUBLIC ROADS SERVING THE CONSTRUCTION SITE, DURING AND AFTER THE COMPLETION OF THE PROJECT. THIS REQUIREMENT SHALL BE ENFORCED BY THE TOWN OF PENFIELD HIGHWAY DEPARTMENT.
 5. THE CONTRACTOR SHALL NOT OPERATE CONSTRUCTION EQUIPMENT ON COMPLETED ROADS. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL ROAD WORK DAMAGED DURING CONSTRUCTION OPERATIONS AND SAID DAMAGE SHALL BE REPAIRED, AT THE DEVELOPER'S/CONTRACTOR'S EXPENSE.
 6. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
 7. FOUNDATION AND CELLAR DRAINAGE SHALL DISCHARGE TO SPLASH BLOCKS.
 8. CONTRACTOR SHALL NOTIFY "DIG SAFELY NEW YORK" @ (1600) 962-7962 FOR A UTILITY STAKEOUT A MINIMUM OF 48 HOURS PRIOR TO ANY WORK COMMENCING ON THIS PROPERTY.
 9. SITE PLAN WAS CREATED USING A BASE SURVEY OF THE PROPERTY BY MAGDE LAND SURVEYING PC DATED AUGUST 21, 2020.
 10. THE PROPERTY IS WELL DRAINED AND IS NOT SUBJECT TO FLOODING OR STANDING WATER.
- Note: These plans are not for construction until they are signed and approved by all necessary agencies, municipalities, government offices, interested parties, etc. to secure building permits for construction. Said approvals may or may not be shown as signatures on these plans. It is the owner's responsibility to make sure all approvals are in place prior to construction.



TOWN APPROVALS:

| | |
|------------------------------|------|
| FIRE MARSHAL | DATE |
| TOWN ENGINEER | DATE |
| COMMISSIONER OF PUBLIC WORKS | DATE |

SITE DEVELOPMENT STATISTICS

| | |
|------------------|--|
| PRESENT ZONING: | R-1-20 RESIDENTIAL 1-20000 |
| REQUIREMENTS | 450 FT. |
| FRONT SETBACK | 10 FT. |
| SIDE SETBACK | 10 FT. |
| REAR SETBACK | 30 FT. |
| LOT AREA | 20,000 SF MINIMUM |
| LOT WIDTH | 100 FT. |
| BUILDING HEIGHT | 2 STORIES or 35 FT. (WHICHEVER IS GREATER) |
| TAX ACCT. NOS.: | 109.04-1-17.1 |
| PARCEL AREAS: | +/-5.0 Ac. |
| OWNER/DEVELOPER: | TREE IMAGE LLC 3090 ATLANTIC AVENUE PENFIELD, NY 14526 (585) 802-7398 |

3090 ATLANTIC AVE
SUBDIVISION
3090 ATLANTIC AVENUE
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK

SITE PLAN

| | | | |
|-----------|---------|--------------|-------|
| SCALE: | 1"=30' | ENG. BY: | DHL |
| DATE: | 8/28/20 | SHEET NO.: | 2 |
| DRAWN BY: | DHL | PROJECT No.: | E-229 |

- MCDOT NOTES:**
1. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
 2. ALL UTILITIES MUST BE BORED ACROSS THE COUNTY HIGHWAY, IF APPLICABLE. AFTER THE MCDOT APPROVES THIS PROJECT, A 136 HIGHWAY PERMIT AND A 239F PERMIT WILL BE REQUIRED. INSPECTION OF ALL CONSTRUCTION IN THE RIGHT-OF-WAY WILL BE A CONDITION OF THESE PERMITS.
 3. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.

This plat is approved in accordance with the provisions of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.

For the General Municipal Law:

County Highway Superintendent _____ Date _____

For the Monroe County Monumentation Law:

Monroe County Surveyors Office _____ Date _____

MONROE COUNTY
DEPT. OF TRANSPORTATION

APPROVED _____

DATE _____

APPLICATIONS FOR PERMIT WILL NOW BE ACCEPTED
THIS PROJECT APPROVAL IS VALID FOR TWO (2) YEARS

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IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT, OR LANDSCAPE ARCHITECT TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

REVISIONS

| NO. | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
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PRESERVATION MONUMENT

The contractor shall locate, mark, safe guard & preserve all survey control monuments and right-of-way monuments in the areas of construction. For description & survey data on control monuments, call the Monroe County Geodetic Survey Office.

D.H. LEWIS
ENGINEERING PLLC
3832 CORY CORNERS ROAD
MARION, NEW YORK 14505
315-909-1084