

PLANNING BOARD AGENDA

Public Hearing Application #1

1700 Baird Road

Scorza Subdivision

Application #21P-0002

See Pages to Follow



TOWN OF PENFIELD

PLANNING DEPARTMENT APPLICATION FORM

APPLICATION TYPE

- Sketch Plan Administrative Site Plan
 Preliminary/Final Site Plan Conditional Use Permit
 Preliminary/Final Subdivision

Reviewed by:

- Planning Board
 Town Board
 Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name: Scorza Subdivision
 Project Address: 1700 Baird Road
 City, State, ZIP: Penfield, NY 14526
 Project Description: The client is proposing to create 5 additional lots for single-family homes on the western 3.3 +/- acres of their 19.3 +/- acre property; no site plan modifications are proposed for the remaining portion containing their existing home.

Parcel Tax ID#: 109.04-1-34.1
 Zoning District: R1-20 Residential Project Size (acres): 19.33

Owner(s) Name: Dan Scorza
 Mailing Address: _____
 Email: _____
 Phone: _____

Applicant Name: Same as owner
 Address: _____
 Email: _____
 Phone: _____

Applicant Signature: Daniel F. Scorza Date: 12/09/20

Agent/Engineer: Pete Gorman
 Company: Marathon Engineering
 Address: 39 Cascade Drive, Rochester NY 14614
 Email: pgorman@marathoneng.com
 Phone: 585-458-7770

APPLICATION FEES

Planning Review Fee	\$ 400.00
Engineering Review Fee	\$ 625.00
Check # _____	Total \$ 1,025.00

- See *Required Fees Table* for \$\$ Amounts

FOR OFFICE USE ONLY

Application # 21P-0002 Date Received: 12/22/2020



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

December 22, 2020

Mark Valentine
Town of Penfield Planning Board
3100 Atlantic Ave
Penfield NY 14526

Re: Subdivision Approval
Scorza Property – 1700 Baird Road
Town of Penfield, County of Monroe

Dear Mark,

On behalf of our clients, Dan and Carolann Scorza, we are submitting plans of the above referenced project for your review. We request that this project be placed on the agenda for the Planning Board meeting of January 14, 2021 for Subdivision Approval.

The client is proposing to create 5 additional lots for single-family homes on the western 3.3 +/- acres of their 19.3 +/- acre property; no site plan modifications are proposed for the remaining portion containing their existing home. The site and the surrounding areas are zoned R1-20: Residential; the proposed subdivision is an allowed use. Of the new lots, four are accessed from Baird Road, the fifth is accessed from the Baird Road Extension. No variances have been identified for this project.

The owner intends to obtain subdivision approval for all 5 new lots; as the individual parcels are sold, they will be filed with the county. This submission includes final approval for the southernmost new lot, which will contain a 3,200 +/- SF single-family home. Thus, the initial subdivision filing with the county will result in 3 parcels, one for the new SF home, one for the other four new lots, and one for lands remaining with the existing house.

Enclosed with this submission is the following information to aid in your review:

- 9 copies of this Letter of Intent
- 9 copies of the Planning Department Application Form
- 9 copies of the Short Environmental Assessment Form (SEAF)
- 9 copies of the Site Plan Set (full size)
- 2 copies of the Factors for Consideration – Subdivision and Site Plan
- 1 copy of the Owners Authorization Letter
- 1 cd with pdfs of the above material
- 1 check for the PB Application fee of \$1,025 [\$400 + (5*\$125)]

Going the distance for you.

Subdivision Approval
Scorza Property, 1700 Baird Road
12/22/2020

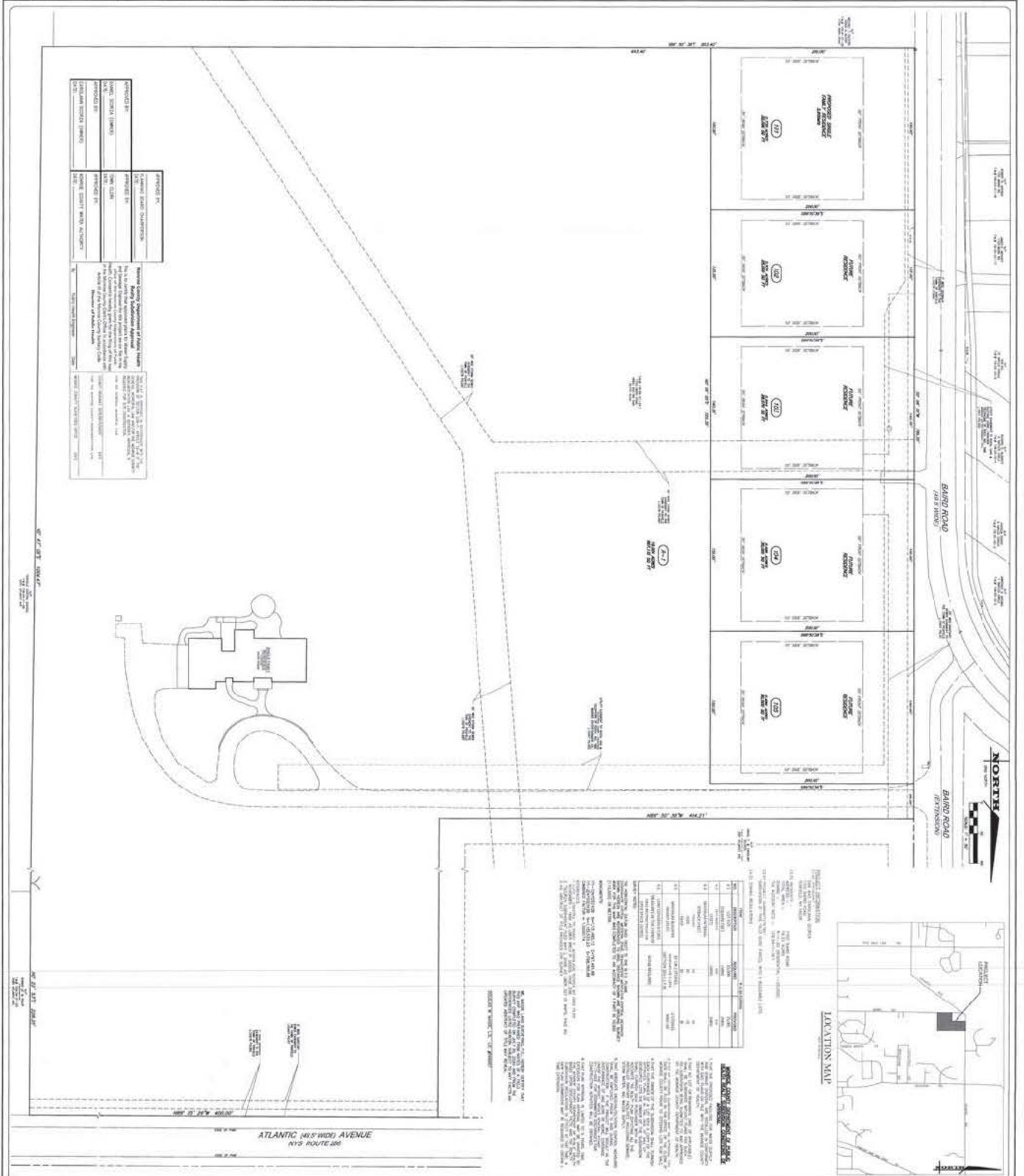
We look forward to presenting this project to the Planning Board on January 14th. If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Pete Gorman', with a long horizontal flourish extending to the right.

Pete Gorman
Marathon Engineering

cc: Dan & Carolann Scorza



PREPARED BY: DRAWN BY: CHECKED BY: DATE:	PROJECT NO.: SHEET NO.: TOTAL SHEETS:
PROJECT TITLE: SUBDIVISION: PLAN:	TOWN OF: COUNTY OF: STATE OF:

NO.	DESCRIPTION	AREA	PERCENTAGE
1	LOT 1	50,400.00	100.00%
2	LOT 2	50,400.00	100.00%
3	LOT 3	50,400.00	100.00%
4	LOT 4	50,400.00	100.00%
5	LOT 5	50,400.00	100.00%

NOTES:
 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. THE AREA OF THIS SUBDIVISION IS 504,000.00 SQUARE FEET.
 3. THE TOTAL AREA OF THIS SUBDIVISION IS 11.33 ACRES.
 4. THE TOTAL AREA OF THIS SUBDIVISION IS 11.33 ACRES.
 5. THE TOTAL AREA OF THIS SUBDIVISION IS 11.33 ACRES.

PROJECT TITLE:
 SUBDIVISION:
 PLAN:

TOWN OF:
 COUNTY OF:
 STATE OF:

SHEET NO.:
 TOTAL SHEETS:

DATE:

MAP OF
SCORZA RE-SUBDIVISION
 BEING A RE-SUBDIVISION OF THE SCORZA SUBDIVISION
 PART OF TOWN LOT 41, TOWNSHIP 14, RANGE 4 OF THE
 PHELPS AND GORHAM PURCHASE
 1700 BAIRD ROAD
 TOWN OF PENFIELD COUNTY OF MONROE COUNTY STATE OF NEW YORK

MARATHON
 ENGINEERING
 1700 BAIRD ROAD
 TOWN OF PENFIELD, NY 14526
 PHONE: 518-752-1111
 FAX: 518-752-1112
 WWW.MARATHONENGINEERING.COM