

PLANNING BOARD AGENDA

Public Hearing Application #2

1357 Jackson Road

A.E. Hutteman Subdivision

Application #21P-0016

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

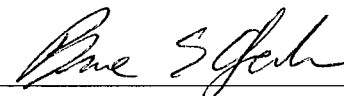
Project Name: A.E. HUTTEMAN SUBDIVISION
 Project Address: 1357 JACKSON ROAD
 City, State, ZIP: WEBSTER, NEW YORK 14580 [MAILING]

Project Description: THE CLIENT INTENDS TO SUBDIVIDE THE EXISTING PARCEL OF LAND INTO FOUR(4) LOTS, EACH HAVING A SINGLE-FAMILY HOME CONSTRUCTED.

Parcel Tax ID#: 94.04 - 1 - 21.11
 Zoning District: RR-1 RURAL RESIDENTIAL Project Size (acres): 7.189 TO R.O.W.

Owner(s) Name: GERBER HOMES & ADDITIONS LLC
 Mailing Address: 1260 RIDGE ROAD ONTARIO, NEW YORK 14519
 Email: _____
 Phone: _____

Applicant Name: BRUCE GERBER [GERBER HOMES]
 Address: 1260 RIDGE ROAD ONTARIO, NEW YORK 14519
 Email: Bruce@GERBERHOMES.COM
 Phone: 315-524-7890

Applicant Signature:  Date: 4/29/21

Agent/Engineer: ALFRED LARUE, PLS
 Company: McMahon LaRue Associates, P.C.
 Address: 822 HOLT ROAD WEBSTER, NEW YORK 14580
 Email: alarue@mcmahon-larue.com
 Phone: (585) 436-1080

APPLICATION FEES

Planning Review Fee	\$ 400.00
Engineering Review Fee	\$ 500.00
Check #	Total \$ 900.00

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

FOR OFFICE USE ONLY

Application # 21P-0016 Date Received: 04/30/2021



Engineers & Surveyors

April 30, 2021

Planning Board
Town of Penfield
3100 Atlantic Avenue
Penfield, New York 14526

Attn: Douglas Sangster, Planner

Re: Letter of Intent (LOI)
A.E. Hutteman Site/Subdivision
1357 Jackson Road

Dear Mr. Chairman and Members of the Board,

I have prepared this letter to notify the Board our client, Gerber Homes & Additions LLC, intends to subdivide the existing parcel into four (4) residential lots with access from a private drive, fronting along Jackson Road (C.R. 20).

We have previously been approved for a cluster layout configuration per Town Law 278 exemption for the minimum lot area and width on Lot 1, which we feel is congruent with the surrounding residences', located within the RR-1 Zoning District. The remaining lots are in compliance with the zoning code and no variances will be required to proceed.

The property is not located within a special flood hazard area, nor a protected wetland per inventory mapping provided by the regulating agencies. After reviewing the Town Environmental Protection Overlay Districts (EPODs), we have determined that a portion of the parcel is located within the Woodland Protection Overlay District (EPOD3). We intend to prepare an EPOD development permit to outline the proposed activities.

The proposed residences will be served by public water, electric, cable and gas. On-site waste water treatment systems will be utilized. We will require approvals from the following agencies: Monroe County Water Authority for watermain extension, Monroe County Department of Health for on-site septic, and Monroe County Department of Transportation for highway access and utility crossing.

Construction will proceed upon your approval and filing of the subdivision plat.

Should you have any questions or require additional information, please contact me at your convenience.

Respectfully,

A handwritten signature in blue ink, appearing to read "Bryan J. White", with a long horizontal flourish extending to the right.

Bryan J. White, LSIT

xc: Gerber Homes & Additions LLC

