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March 4, 2022

**BY HAND DELIVERY**

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

Attention: Douglas Sangster, Town Planner ([planning@penfield.org](mailto:planning@penfield.org))  
Andy Suveges, Zoning Administrator ([zoning@penfield.org](mailto:zoning@penfield.org))

**RE: Application by Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless for site plan approval and conditional use permit from the Planning Board, as well as use and area variances from the Zoning Board of Appeals to construct and operate a 124±' wireless telecommunications facility (with additional 4' lightning rod) at 1838 Penfield Road (Tax Map No. 139.06-2-49.1) in the Town of Penfield, New York (Verizon Wireless' "Penfield DT") cell site)**

Dear Members of the Planning Board and Zoning Board of Appeals:

Bell Atlantic Mobile Systems, LLC d/b/a Verizon Wireless ("Verizon Wireless") is a public utility and wireless telecommunications licensee of the Federal Communications Commission ("FCC"). To remedy service inadequacies in the four corners of the Town of Penfield and the surrounding areas, Verizon Wireless proposes to construct and operate a wireless telecommunications facility (the "Project") on property owned by the Penfield Fire District (the "District") at 1838 Penfield Road (Tax Parcel No. 139.06-2-49.1) in the Town of Penfield (the "Site").

The Site, which consists of approximately 880 sq. ft. of land leased from the District, whose entire parcel is approximately 2.88± acres, as well as a 30' wide easement for ingress, egress and utilities, is located in the Town's Four Corners ("FC") zoning district. The Project will consist of a 124' monopole (with additional 4' lightning rod), three (3) wireless telecommunication antenna arrays with three (3) antennas per array, and an approximately 12' x 20' wooden/roofed pavilion, together with other associated improvements all as shown on the enclosed site plan prepared by Costich Engineering P.C. (the "Site Plan").

The Planning Board has already reviewed the Project as part of a sketch plan review, which took place at the Planning Board's February 10, 2022 meeting. Following the discussion at that meeting, as set forth in a letter dated February 10, 2022 from the Town, the Planning Board offered the following comments for consideration regarding the Project (the Planning

Board's comments are listed below in bold-italicized type followed by Verizon Wireless' response in regular type):

- 1. Provide a complete set of stamped engineered site plans that meet the requirements of the Town for a preliminary/final subdivision and site plan application.***

See Exhibit O.

- 2. Wireless communication facilities are prohibited within the Four Corners Zoning District; therefore, the Applicant must apply for a Use variance from the Zoning Board of Appeals. The Applicant shall provide any available research that was completed to evaluate the colocation possibilities on existing towers in the area, the availability of land in a zoning district where wireless communication facilities are permitted, as well as a list of all other locations previously under consideration.***

See Exhibit F and Exhibit G; there are no options for co-location.

- 3. Landscaping shall be added to the site plans to provide an acceptable buffer from any utilities installed at the ground level.***

Verizon Wireless will discuss landscaping with the Planning Board.

- 4. The Applicant shall provide the Board with RF propagation maps.***

See Exhibit F.

- 5. The Applicant shall provide the Board with any available information about security measures that are used to prevent trespassing and damages to the facility. The site plan indicated fencing is to be eight (8) feet in height; a variance will be required for the height of the fence.***

It appears that § 250-7.1(H) of the Code authorizes 8' fences for utility uses subject to approval of the Planning Board.

- 6. The Applicant shall provide the Board with any information on any proposed backup generator, including fuel type, noise levels, screening, hours of scheduled testing, and confirm if the generator will have the capacity to support the equipment of multiple carriers.***

No generator is proposed.

- 7. A Conditional Use Permit Application will be required with a future submission.***

This application includes a request for a conditional use permit.

8. *An area variance will be required for setbacks from the adjacent properties. Follow up with the Building Department regarding the required variances.*

This application includes a request for any setback variances required to permit Verizon Wireless to construct and operate the facility as proposed.

9. *Provide a new letter of intent with a summary of updates and identify any changes to the project.*

See the cover letter.

In addition to the foregoing, the Planning Board requested photos and simulations of the view of the proposed tower. The requested photos/simulations, including a monopole, monopine and painted monopole are enclosed as Exhibit N.

Based on the foregoing, please accept this letter and the following exhibits and enclosures as Verizon Wireless' application for the required use and area variances from the Zoning Board of Appeals, as well as site plan approval, as well as a conditional use permit from the Planning Board:

- Exhibit A: Completed Town-supplied application forms;
- Exhibit B: Project description;
- Exhibit C: Applicable legal standards;
- Exhibit D: Compliance with Town requirements for site plan approval;
- Exhibit E: Compliance with the Town's area variance standards;
- Exhibit F: Radio frequency ("RF") narrative
- Exhibit G: Site selection analysis;
- Exhibit H: Full environmental assessment form ("EAF") and visual EAF addendum;
- Exhibit I: Copies of Verizon Wireless' FCC licenses;
- Exhibit J: Verizon Wireless' co-location policy;
- Exhibit K: Tower and equipment removal letter;
- Exhibit L: Copy of the lease demonstrating the District's consent to this application;
- Exhibit M: Structural certification of the proposed tower;
- Exhibit N: Photosimulation report;

Exhibit O: 11" x 17" copy of the Project Site Plan; and

Exhibit P: Proof of notice to FAA.

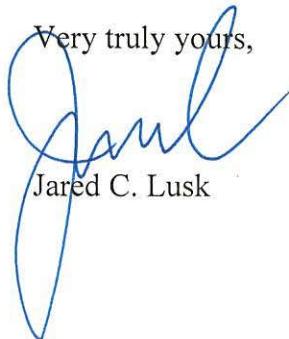
- One (1) original and four (4) copies of this application book;
- Five (5) full-size and seven (7) 11" x 17" copies of the Site Plan;
- A digital copy of this Application was submitted to both the Planning Department and Building Department via email;
- A check payable to the Town of Penfield in the amount of \$610.00 for the Town's Planning Board fee (\$500), as well as use variance and area variance application fees (\$110); and
- Once the Town determines the amount of the engineering fee, kindly let us know and we will forward same to the Town.

Because the Site is within 500 feet of both NYS Route 441 and Five Mile Line Road, the Project must be referred to the Monroe County Planning Department ("County Planning"), as required under New York General Municipal Law § 239-m. We ask that the Town refer the application to County Planning as soon as possible to allow County Planning sufficient time to review the Project prior to the Project being placed on the agendas for the Town's board meetings. The requested additional copies of this application booklet and site plan package have been supplied for that purpose.

Accordingly, Verizon Wireless requests that this application be placed on the agendas for the April 14, 2022 Planning Board meeting and the April 21, 2022 Zoning Board of Appeals meeting. If additional fees are required, please inform us and we will supply them promptly.

If you have any questions or require further information, please do not hesitate to contact me. Thank you.

Very truly yours,



Jared C. Lusk

Enclosures

cc: Kathy Pomponio  
Jackie Bartolotta

## EXHIBIT O



BELL ATLANTIC MOBILE SYSTEMS LLC  
d/b/a



SITE NAME:  
**PENFIELD DT**  
**ZONING DRAWINGS**

PROJECT NUMBER: 20191970952

LOCATION CODE: 317894

**verizon**✓

1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



**COSTICH  
ENGINEERING**

• CIVIL  
ENGINEERING  
• LAND  
SURVEYING  
• LANDSCAPE  
ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

NO.	DATE	COMMENTS
0	03/18/2016	ISSUED PRELIMINARY FOR APPROVAL
1	10/26/2021	REVISED PER CONSTRUCTION MANAGER REQ. RE-ISSUED PRELIM
2	11/03/2021	REVISED COMPOUND LAYOUT. RE-ISSUED PRELIMINARY
3	11/04/2021	ADDED LEGAL DESCRIPTIONS. RE-ISSUED PRELIMINARY
4	12/02/2021	ADD EASEMENT PER 2021 TITLE UPDATE, REVISED UTILITY ROUTING. ISSUED FINAL
5	01/25/2022	UPDATED PER PLANNING BOARD COMMENTS; RE-ISSUED FINAL
6		
7		
8		
9		
10		



VICINITY MAP SCALE 1" = 1,000'

**DIRECTIONS**

DIRECTIONS TO SITE FROM 1275 JOHN STREET, WEST HENRIETTA: HEAD SOUTHWEST ON JOHN ST TOWARD LEHIGH STATION RD. TURN LEFT ONTO LEHIGH STATION RD. TURN LEFT ONTO I-390 N. TAKE EXIT 15 MERGE ONTO I-590 N TOWARD DOWNTOWN/ROCHESTER. TAKE EXIT 5 TO MERGE ONTO I-490 E TOWARD VICTOR. TAKE EXIT 23 FOR NY-441/LINDEN AVE. TURN LEFT ONTO NY-441/LINDEN AVE. DESTINATION WILL BE ON THE LEFT AT 1838 PENFIELD ROAD

SITE ADDRESS:	1838 PENFIELD ROAD PENFIELD, NY 14526
MUNICIPALITY:	TOWN OF PENFIELD
COUNTY:	MONROE
TAX MAP NUMBER:	139.06-2-49.1 (2.88± ACRES)
ZONING DISTRICT:	FC - FOUR CORNERS
PROPERTY SETBACKS:	FRONT - 30.0' REAR - 30.0' SIDE - 20.0' TOWER - (VARIANCE REQUIRED)
STRUCTURE COORDINATES:	N 43° 07' 55.04" W 77° 28' 28.19" } PER MAP REF. # 1
GROUND ELEVATION:	433.3± AMSL
PROPERTY OWNER:	PENFIELD FIRE DISTRICT 1838 PENFIELD RD. PENFIELD, NY 14526
APPLICANT/STRUCTURE OWNER:	BELL ATLANTIC MOBILE SYSTEMS LLC d/b/a VERIZON WIRELESS 1275 JOHN STREET, SUITE 100 WEST HENRIETTA, NY 14586
CONTACT PERSON:	KATHY POMPONIO
CONTACT PHONE:	(585) 943-2623

**PROJECT SUMMARY**

**PROJECT DESCRIPTION**

THE PROPOSED WORK CONSISTS OF THE CONSTRUCTION AND INSTALLATION OF AN UNMANNED WIRELESS FACILITY WITH ASSOCIATED UTILITIES

SHT NO	DESCRIPTION	REV NO	REVISION DATE
GA001	TITLE SHEET	5	01/25/2022
GA002	GENERAL NOTES	5	01/25/2022
VA100	SURVEY PLAN	5	01/25/2022
VA110	SURVEY NOTES	5	01/25/2022
VA120	SURVEY NOTES	5	01/25/2022
CA100	SITE/UTILITY PLAN	5	01/25/2022
CA110	DETAILED SITE PLAN	5	01/25/2022
CA120	DETAILED GROUND SPACE PLAN, ELEVATIONS & DETAILS	5	01/25/2022
CA500	TOWER ELEVATION, ORIENTATION PLAN & RF INFO	5	01/25/2022
CA501	DETAILS	5	01/25/2022

**SHEET INDEX**

THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION DOCUMENTS UNTIL ALL ITEMS OF CONCERN HAVE BEEN ADDRESSED AND EACH OF THE DRAWINGS HAS BEEN REVISED AND ISSUED "FOR CONSTRUCTION".

UTILITY PROVIDERS	
ELECTRIC:	RG&E - 1 (800) 743-2110
ESR#	TBD
PLANNER:	TBD
PHONE:	TBD
FIBER:	TBD

**DIG SAFELY - NEW YORK**

Before You Dig, Drill Or Blast!

**Call 811**  
before you dig

**Dig Safely New York**  
UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION  
CALL US TOLL FREE 1-800-962-7962  
NY industrial code size 753 requires no less than two working days notice, but not more than ten days notice.

**DO NOT SCALE DRAWINGS**

THESE DRAWINGS ARE FORMATTED FOR 22"x34" FULL SIZE AND 11"x17" HALF SIZE. OTHER SIZED VERSIONS ARE NOT PRINTED TO THE SCALE SHOWN. CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.



PROJECT MANAGER

D.A.W.

DRAWN BY

B.P.K.

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COSTICH ENGINEERING, D.P.C.

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 THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

**PENFIELD DT**  
RE P/N: #20191970952  
LOCATION CODE: 317894

TOWN OF PENFIELD  
COUNTY OF MONROE  
STATE OF NEW YORK

SHEET TITLE

TITLE SHEET

C.E. JOB NUMBER SHEET NUMBER  
5954 GA001  
SHEET 01 OF 10

**LEGEND**

	SECTION/PARCEL BOUNDARY
	MIN. BUILDING SETBACK
	CENTER LINE
	EXIST. RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE.
	EXIST. CONCRETE CURB
	EXIST. EDGE OF PAVEMENT
	EXIST. EDGE OF GRAVEL
	EXISTING WATER MAIN, VALVE, & HYDRANT.
	EXISTING SANITARY SEWER, & MANHOLE.
	EXISTING DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
	EXISTING OVERHEAD UTILITIES
	EXISTING TELEPHONE
	EXISTING UNDERGROUND UTILITIES
	EXISTING GAS
	EXISTING ELECTRIC
	EXISTING WATER LINE
	EXISTING ELEC & TELE
	EXISTING CABLE TV
	EXISTING FIBER
	EXISTING LIGHT CONTROL
	EXISTING GUARD RAIL
	TREE, HEDGE, EDGE OF WOODS
	EXISTING SWALE
	BARBED WIRE, STOCKADE, CHAIN LINKED FENCE
	EXISTING CONTOUR
	EXISTING SPOT ELEVATION @ X SOIL TYPE
	CONCRETE PAD/ CONCRETE SIDEWALK
	PROPOSED EASEMENT LINE.
	PROPOSED CONCRETE CURB
	PROPOSED WATER MAIN, VALVE, & HYDRANT.
	PROPOSED SANITARY SEWER, & MANHOLE.
	PROPOSED DRAINAGE SEWER, FIELD INLET, INLET MANHOLE, MANHOLE, & END SECTION.
	PROPOSED OVERHEAD UTILITIES
	PROPOSED TELEPHONE
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED GAS SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED ELEC & TELE
	PROPOSED SILT FENCE
	PROPOSED ORANGE CONSTRUCTION FENCE
	PROPOSED LIMITS OF DISTURBANCE
	PROPOSED COMPOST FILTER SOCK
	PROPOSED GUARD RAILING

**SITE NOTES**

- ALL SITE WORK SHALL BE AS INDICATED ON THE DRAWINGS.
- RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY.
- THE SITE SHALL BE GRADED TO CAUSE SURFACE WATER TO FLOW AWAY FROM THE PROPOSED PLATFORM.
- NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUND. FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACED IN ANY FILL OR EMBANKMENT.
- THE SUBGRADE SHALL BE COMPACTED AND BROUGHT TO A SMOOTH UNIFORM GRADE PRIOR TO FINISHED SURFACE APPLICATION.
- ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES WHERE ENCOUNTERED IN THE WORK, SHALL BE PROTECTED AT ALL TIMES, AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE CONTRACTOR WHEN EXCAVATING OR PIER DRILLING AROUND OR NEAR UTILITIES.
- ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED AND/OR CAPPED, PLUGGED OR OTHERWISE DISCONTINUED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, SUBJECT TO THE APPROVAL OF THE ENGINEER.
- THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK SHALL BE GRADED TO A UNIFORM SLOPE, FERTILIZED, SEEDED, AND COVERED WITH MULCH.
- CONTRACTOR SHALL MINIMIZE DISTURBANCE TO EXISTING SITE DURING CONSTRUCTION. EROSION CONTROL MEASURES, IF REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE STATE GUIDELINES AND ANY LOCAL REGULATIONS.
- ALL RESTORATION ISSUES SHALL BE COMPLETED WITHIN 72 HOURS OF THE COMPLETION OF THE WORK ACTIVITY OR WITHIN A REASONABLE AMOUNT OF TIME AS DIRECTED BY CONSTRUCTION MANAGER/ENGINEER.
- CARE SHALL BE TAKEN TO RETAIN NATURAL GROWTH AND PREVENT DAMAGE TO TREES WITHIN AND OUTSIDE THE LIMITS OF CONSTRUCTION AND SPECIFIED WORK AREAS CAUSED BY EQUIPMENT AND MATERIALS. ANY DAMAGE TO THIS NATURAL GROWTH SHALL BE RESTORED AT THE EXPENSE OF THE CONTRACTOR.
- ALL AREAS DISTURBED BY THE CONTRACTOR WITHOUT AUTHORIZATION SHALL BE RESTORED BY THE CONTRACTOR.
- IN THE EVENT THE CONTRACTOR DAMAGES AN EXISTING UTILITY SERVICE CAUSING AN INTERRUPTION IN SAID SERVICE, HE SHALL IMMEDIATELY COMMENCE WORK TO RESTORE SERVICE AND MAY NOT CONTINUE HIS WORK OPERATION UNTIL SERVICE IS RESTORED.

**STRUCTURAL NOTES:**

- PROPOSED TOWER AND FOUNDATION TO BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
- THE VERIFICATION OF STRUCTURAL ADEQUACY AND DESIGN OF THE ATTACHMENTS MUST BE PERFORMED, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF NEW YORK.
- ALL WORK SHALL CONFORM TO THE CURRENT STANDARD (ANSI/TIA-222-G "STRUCTURAL STANDARD STANDARD FOR ANTENNA SUPPORTING STRUCTURES AND ANTENNAS", NEW YORK STATE BUILDING CODE, AND ALL OTHER APPLICABLE LOCAL, STATE, AND FEDERAL CODES.

**REFERENCES:**

- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING, D.P.C. ON 05/27/2015. HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NGS "OPUS".
- BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING. BOUNDARY SHOWN HEREON IS APPROXIMATE AND DETERMINED BY LIMITED FIELD LOCATION OF BOUNDARY EVIDENCE, REVIEW OF TITLE COMMITMENT, IF PROVIDED, AND OVERLAY OF COUNTY TAX MAPS AND/OR COUNTY GIS MAPPING.
- PER STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 182467, DATED 9/15/2021 AND THE REFERENCED COMMITMENT OF TITLE NO. 275713-L, DATED SEPTEMBER 3, 2015.
- PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
- PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
- PER THE ERSI/FFMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
- PER CONSTRUCTION DRAWINGS ENTITLED "PENFIELD FIRE HALL #1 ADDITIONS AND RENOVATIONS", PREPARED BY SWBR ARCHITECTS, P.C. WITH PROJECT #96598, DATED 04/29/1998.

**EROSION & SEDIMENT CONTROL MEASURES**

**TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES**

- GENERAL MEASURES:**
- AS MUCH AS IS PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED, FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITIES IN ANY PORTION OF THE SITE. PERMANENT VEGETATION SHALL BE ESTABLISHED ON ALL EXPOSED SOILS.
  - SITE PREPARATION ACTIVITIES SHALL BE PLANNED TO MINIMIZE THE SCOPE AND DURATION OF SOIL DISRUPTION.
- PARTICULAR MEASURES:**
- DRAINAGE DITCH SEDIMENT FILTERS: DITCHES, SHALL RECEIVE CHECK DAMS WITH 2-9 INCH STONE MEETING NYS-DOT LIGHT STONE FILL REQUIREMENTS SO AS TO EFFECTIVELY TRAP SEDIMENT AND MINIMIZE ITS RELEASE OFF-SITE. CHECK DAMS SHALL HAVE A 9" MINIMUM WEIR AND BE CONSTRUCTED WITHIN EACH DITCH BEGINNING AT ITS DOWNSTREAM TERMINUS. CHECK DAMS SHALL BE PLACED WITHIN THE CHANNEL SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM.
  - SILT FENCES AND COMPOST FILTER SOCKS SHALL BE CONSTRUCTED AROUND ALL STOCKPILES OF FILL, TOPSOIL AND EXCAVATED OVERBURDEN THAT ARE TO REMAIN FOR PERIODS LESS THAN 30 DAYS. SILT FENCES AND COMPOST FILTER SOCKS SHALL BE ANCHORED AND MAINTAINED IN GOOD CONDITION UNTIL SUCH TIME AS STOCKPILES ARE REMOVED AND STOCKPILING AREAS ARE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED.
  - TOPSOIL AND FILL THAT IS TO REMAIN STOCKPILED ON-SITE FOR PERIODS GREATER THAN 30 DAYS SHALL BE STABILIZED BY SEEDING, PRIOR TO THE SEEDING OPERATION, THE STOCKPILED MATERIAL SHALL BE GRADED AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION AND MULCH ANCHORING.
  - IN NO CASE SHALL ERODIBLE MATERIALS BE STOCKPILED WITH 25 FEET OF ANY DITCH, STREAM, OR OTHER SURFACE WATER BODY.

**PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES**

- PERMANENT AND TEMPORARY VEGETATIVE COVER: IMMEDIATELY FOLLOWING THE COMPLETION OF CONSTRUCTION ACTIVITY OR WHERE WORK IS DELAYED AND WILL NOT BE DISTURBED FOR 21 DAYS OR MORE IN ANY PORTION OF THE SITE, PERMANENT OR TEMPORARY VEGETATION SHALL BE ESTABLISHED WITHIN 14 DAYS ON ALL EXPOSED SOILS. ALL DISTURBED AREAS SHALL BE SEEDING AND MULCHED AS SOON AS PRACTICAL FOLLOWING DISTURBANCE TO STABILIZE BARE SOIL AND PROMOTE THE PROMPT RE-ESTABLISHMENT OF VEGETATION.
  - A. AN ADEQUATE SEEDBED SHALL BE PREPARED BY SCARIFYING COMPACTED SOIL AND REMOVING SURFACE DEBRIS AND OBSTACLES.
  - B. LIME SHALL BE APPLIED SUFFICIENTLY TO ATTAIN A SOIL ACIDITY pH OF 6.0 TO 7.0.
  - C. FERTILIZER (5-10-10 MIXTURE OR EQUIVALENT) SHALL BE APPLIED PER SOIL TEST RESULTS OR AT A RATE OF 800 LBS PER ACRE.
  - D. DISTURBED AREAS WHICH WILL REMAIN TEMPORARILY FALLOW FOR PERIODS GREATER THAN 14 DAYS SHALL BE SEED AT THE FOLLOWING RATE TO PRODUCE TEMPORARY GROUND COVER: 30 LBS RYEGRASS (ANNUAL OR PERENNIAL) PER ACRE. DURING THE WINTER, USE 100 LBS CERTIFIED "AROSTOCK" WINTER RYE (CERERAL RYE) PER ACRE.
  - E. PERMANENT SEEDING SHALL BE APPLIED ON 4" MIN. TOPSOIL AT THE FOLLOWING RATE FOR ROUGH OR OCCASIONAL MOWING AREAS: 8 LBS EMPIRE BIRDFOOT TIREFOIL OR COMMON WHITE CLOVER PER ACRE. 20 LBS TALL FESCUE PER ACRE PLUS 2 LBS REDTOP OR 5 LBS RYEGRASS (PERENNIAL) PER ACRE.

FOR MOWED AREAS:  
 65 LBS KENTUCKY BLUEGRASS PER ACRE  
 85 LBS RYEGRASS (PERENNIAL) PER ACRE
- ALL SEEDING SHALL BE PERFORMED USING THE BROADCAST METHOD OR HYDROSEEDING, UNLESS OTHERWISE APPROVED.
- ALL DISTURBED AREAS SHALL BE STABILIZED SUBSEQUENT TO SEEDING BY APPLYING 2 TONS OF STRAW MULCH PER ACRE. STRAW MULCH SHALL BE ANCHORED BY APPLYING 750 LBS OF WOOD FIBER MULCH PER ACRE WITH A HYDROSEEDER, OR TUCKING THE MULCH WITH SMOOTH DISCS OR OTHER MULCH ANCHORING TOOLS TO A DEPTH OF 3". MULCH ANCHORING TOOLS SHALL BE PULLED ACROSS SLOPES ALONG TOPOGRAPHIC CONTOURS.

**MAINTENANCE OF EROSION AND SEDIMENT CONTROL MEASURES:**

- THE CONTRACTOR SHALL ON A DAILY BASIS INSPECT AND MAINTAIN THE INTEGRITY AND FUNCTION OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROCESS.
- TO ASSURE PROPER FUNCTION, SILTATION BARRIERS SHALL BE MAINTAINED IN GOOD CONDITION AND REINFORCED, EXTENDED, REPAIRED OR REPLACED AS NECESSARY. WASHOUTS SHALL BE IMMEDIATELY REPAIRED, RE-SEEDDED AND PROTECTED FROM FURTHER EROSION.
- SEDIMENT SHALL BE REMOVED FROM BEHIND THE SEDIMENT FENCE WHEN IT BECOMES ABOUT 0.5 FEET DEEP AT THE FENCE AND FROM BEHIND THE COMPOST FILTER SOCKS ONCE IT REACHES 1/2 THE FILTER SOCK HEIGHT. THE SEDIMENT FENCE AND COMPOST FILTER SOCKS SHALL BE REPAIRED AS NECESSARY TO MAINTAIN BARRIER.
- ALL SEEDDED AREAS SHALL BE FERTILIZED, RESEEDDED AS NECESSARY, AND MULCHED ACCORDING TO SPECIFICATIONS IN THE VEGETATIVE PLAN IN ORDER TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

**SOIL AND EROSION CONTROL NOTES**

- TEMPORARY SEDIMENTATION ENTRAPMENT AREAS SHALL BE PROVIDED AT KEY LOCATIONS TO INTERCEPT AND CLARIFY SILT LADEN RUNOFF FROM THE SITE.
- SILT THAT LEAVES THE SITE IN SPITE OF THE REQUIRED PRECAUTIONS SHALL BE COLLECTED AND REMOVED AS DIRECTED BY APPROPRIATE MUNICIPAL AUTHORITIES.
- AT THE COMPLETION OF THE PROJECT, ALL TEMPORARY SILTATION DEVICES SHALL BE REMOVED AND THE AFFECTED AREAS REGRADED, OR TREATED IN ACCORDANCE WITH THE APPROVED SITE PLANS.
- ALL SEDIMENTATION ENTRAPMENT STRUCTURES WILL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS.
- CONTRACTOR TO INSTALL EROSION CONTROL MEASURES (SILT FENCE AND/ OR COMPOST FILTER SOCKS) AROUND AREAS BEING DISTURBED DURING CONSTRUCTION AND AS NECESSARY.
- CONTRACTOR TO INSTALL SILT FENCE OR COMPOST FILTER SOCKS DOWNSLOPE OF ALL UTILITY TRENCHES.
- DISTANCES SHOWN FROM THE WETLANDS IF ANY ON THE CONSTRUCTION PLANS AND SOIL EROSION AND SEDIMENT CONTROL PLANS ESTABLISH THE MINIMUM SEPARATION PERMITTED BETWEEN THE PROPOSED CONSTRUCTION ACTIVITIES AND BOUNDARY OF THE WETLANDS.
  - 7.1. AREA OF DISTURBANCE LINES SHALL BE CLEARLY DELINEATED IN THE FIELD BY INSTALLING ORANGE CONSTRUCTION FENCING AROUND THE ENTIRE PROPOSED CONSTRUCTION AREA. EXCEPT AS NECESSARY TO PROVIDE MITIGATION PLANTINGS, NO ENCROACHMENT BEYOND THESE LIMITS BY WORKERS OR MACHINERY SHALL BE PERMITTED.
  - 7.2. GRADING AND CLEARING AND OTHER CONSTRUCTION-RELATED ACTIVITIES SHALL TAKE PLACE ONLY WITHIN THE DELINEATED AREA OF DISTURBANCE LINES. THESE AREAS OF DISTURBANCE LINES REPRESENT THE MAXIMUM LIMITS OF CONSTRUCTION ACTIVITIES. EVERY ATTEMPT SHALL BE MADE TO FURTHER REDUCE GRADING AND CLEARING ACTIVITIES WITHIN THE AREA OF DISTURBANCE LINES BY MAINTAINING NATURAL VEGETATION AND TOPOGRAPHY WHEREVER PRACTICABLE.
  - 7.3. ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES OCCURRING ON THIS SITE SHALL COMPLY WITH THE STANDARDS AND RECOMMENDATIONS OF THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
  - 7.4. PRIOR TO THE COMMENCEMENT OF ANY SITE WORK, THE APPLICANT SHALL STAKE THE LOCATION OF THE CONSTRUCTION ACTIVITY FOR INSPECTION AND APPROVAL BY THE TOWN ENGINEER (IF REQUIRED).
  - 7.5. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHOWN ON THIS PLAN SHALL BE IN PLACE PRIOR TO THE START OF ANY SITE WORK. THE TOWN ENGINEER SHALL HAVE INSPECTED THE INSTALLATION OF ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROL MEASURES PRIOR TO THE AUTHORIZATION TO PROCEED WITH ANY PHASE OF THE SITE WORK (IF REQUIRED).
  - 7.6. THROUGHOUT THE CONSTRUCTION PERIOD, A QUALIFIED PROFESSIONAL RETAINED BY THE APPLICANT SHALL, ON AT LEAST A WEEKLY BASIS, PRIOR TO ANY PREDICTED RAIN EVENT AND AFTER RUNOFF-PRODUCING RAIN EVENT, INSPECT THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO ENSURE THEIR PROPER FUNCTIONING.
  - 7.7. ALL DRAINAGE STRUCTURES AND ANY OTHER REQUIRED UTILITY APPURTENANCES SHALL BE INSTALLED AS REQUIRED BY TOWN SPECIFICATIONS AND AS SHOWN ON THESE PLANS.
  - 7.8. IF THE APPLICANT, DURING THE COURSE OF CONSTRUCTION, ENCOUNTERS SUCH CONDITIONS AS FLOOD AREAS, UNDERGROUND WATER, SOFT OR SILTY AREAS, IMPROPER DRAINAGE, OR OTHER UNUSUAL CIRCUMSTANCES OR CONDITIONS THAT WERE NOT FORESEEN IN THE ORIGINAL PLANNING, THEY SHALL REPORT SUCH CONDITIONS IMMEDIATELY TO THE TOWN ENGINEER. THE APPLICANT MAY SUBMIT, IF THEY SO DESIRE, THEIR RECOMMENDATIONS AS THE SPECIAL TREATMENT TO BE GIVEN SUCH AREAS TO SECURE ADEQUATE, PERMANENT AND SATISFACTORY CONSTRUCTION. THE TOWN ENGINEER, WITHOUT UNNECESSARY DELAY, SHALL INVESTIGATE THE CONDITION OR CONDITIONS, AND SHALL EITHER APPROVE THE APPLICANT'S RECOMMENDATION TO CORRECT THE CONDITIONS, ORDER A MODIFICATION THEREOF, OR ISSUE THEIR OWN SPECIFICATION FOR THE CORRECTION OF THE CONDITIONS. IN THE EVENT OF THE APPLICANT'S DISAGREEMENT WITH THE DECISION OF THE TOWN ENGINEER, OR IN THE EVENT OF A SIGNIFICANT CHANGE RESULTING TO THE SITE PLAN OR ANY CHANGE THAT INVOLVES WETLAND REGULATED AREAS, THE MATTER SHALL BE DECIDED BY THE PLANNING BOARD. ANY SUCH CONDITIONS OBSERVED BY THE PLANNING BOARD OR ITS AGENTS SHALL BE SIMILARLY TREATED.

**verizon**  
 1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586



NO.	DATE	COMMENTS
0	03/18/2016	ISSUED PRELIMINARY FOR APPROVAL
1	10/26/2021	REVISED PER CONSTRUCTION MANAGER REQ. RE-ISSUED PRELIM
2	11/03/2021	REVISED COMPOUND LAYOUT, RE-ISSUED PRELIMINARY
3	11/04/2021	ADDED LEGAL DESCRIPTIONS, RE-ISSUED PRELIMINARY
4	12/02/2021	ADD EASEMENT PER 2021 TITLE UPDATE, REVISED UTILITY ROUTING ISSUED FINAL
5	01/25/2022	UPDATED PER PLANNING BOARD COMMENTS, RE-ISSUED FINAL
6		
7		
8		
9		
10		

PROJECT MANAGER  
**D.A.W.**  
 DRAWN BY  
**B.P.K.**

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SITE INFORMATION  
**PENFIELD DT**  
 RE P/N: #20191970952  
 LOCATION CODE: 317894

TOWN OF PENFIELD  
 COUNTY OF MONROE  
 STATE OF NEW YORK  
 SHEET TITLE

**GENERAL NOTES**

C.E. JOB NUMBER	SHEET NUMBER
<b>5954</b>	<b>GA002</b>
	SHEET 02 OF 10





1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE

217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

NO.	DATE	COMMENTS
0	03/18/2018	ISSUED PRELIMINARY FOR APPROVAL
1	10/26/2021	REVISED PER CONSTRUCTION MANAGER REQ. RE-ISSUED PRELIM.
2	11/03/2021	REVISED COMPOUND LAYOUT; RE-ISSUED PRELIMINARY
3	11/04/2021	ADDED LEGAL DESCRIPTIONS; RE-ISSUED PRELIMINARY
4	12/02/2021	ADD EASEMENT PER 2021 TITLE UPDATE, REVISED UTILITY ROUTING ISSUED FINAL
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6		
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PROJECT MANAGER  
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DRAWN BY  
**B.P.K.**

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SITE INFORMATION

**PENFIELD DT**  
RE P/N: #20191970952  
LOCATION CODE: 317894

TOWN OF PENFIELD  
COUNTY OF MONROE  
STATE OF NEW YORK

SHEET TITLE

**SURVEY PLAN**

C.E. JOB NUMBER  
**5954**

SHEET NUMBER  
**VA100**

SHEET 03 OF 10

### NORTH ORIENTATION

- NORTH ORIENTATION ESTABLISHED BY G.P.S.. A SITE SURVEY PERFORMED BY COSTICH ENGINEERING, D.P.C. ON 10/20/2015.
- DECLINATION OBTAINED FROM THE NATIONAL CENTERS FOR ENVIRONMENTAL INFORMATION DURING THE MONTH OF NOVEMBER, 2015.



- TOPOGRAPHY SHOWN FROM A FIELD SURVEY BY COSTICH ENGINEERING, D.P.C. ON 10/20/2015. HORIZONTAL AND VERTICAL DATA OBTAINED THROUGH NGS "OPUS", REFERENCED TO THE FOLLOWING N.G.S. MONUMENTS:
  - PITTSFORD CORS ARP (PID-DI0614)  
LATITUDE: 43-05-35.48461 (N)  
LONGITUDE: 077-31-31.11244 (W)  
ELLIP HEIGHT: 113.481 METERS
  - NYBT BATAVIA CORS ARP (PID-DI0444)  
LATITUDE: 42-59-17.98010 (N)  
LONGITUDE: 076-07-20.37524 (W)  
ELLIP HEIGHT: 262.231 METERS
  - WATERLOO CORS ARP (PID-DI0626)  
LATITUDE: 42-53-35.22722 (N)  
LONGITUDE: 076-51-07.30235 (W)  
ELLIP HEIGHT: 109.956 METERS
- BOUNDARY SURVEY HAS NOT BEEN PERFORMED BY COSTICH ENGINEERING. BOUNDARY SHOWN HEREON IS APPROXIMATE AND DETERMINED BY LIMITED FIELD LOCATION OF BOUNDARY EVIDENCE, REVIEW OF TITLE COMMITMENT, IF PROVIDED, AND OVERLAY OF COUNTY TAX MAPS AND/OR COUNTY GIS MAPPING.
- PER STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 182467, DATED 9/15/2021 AND THE REFERENCED COMMITMENT OF TITLE NO. 275713-L, DATED SEPTEMBER 3, 2015.
- PER THE NYSDEC FRESHWATER WETLANDS MAP, THERE ARE NO STATE WETLANDS IN PROJECT AREA.
- PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
- PER THE ERSIFEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NO 100 YR. FLOOD PLAIN IN THE PROJECT AREA.
- PER CONSTRUCTION DRAWINGS ENTITLED "PENFIELD FIRE HALL #1 ADDITIONS AND RENOVATIONS", PREPARED BY SWBR ARCHITECTS, P.C. WITH PROJECT #96598, DATED 04/29/1998.

### MAP REFERENCES

**SITE PLAN APPROVAL**

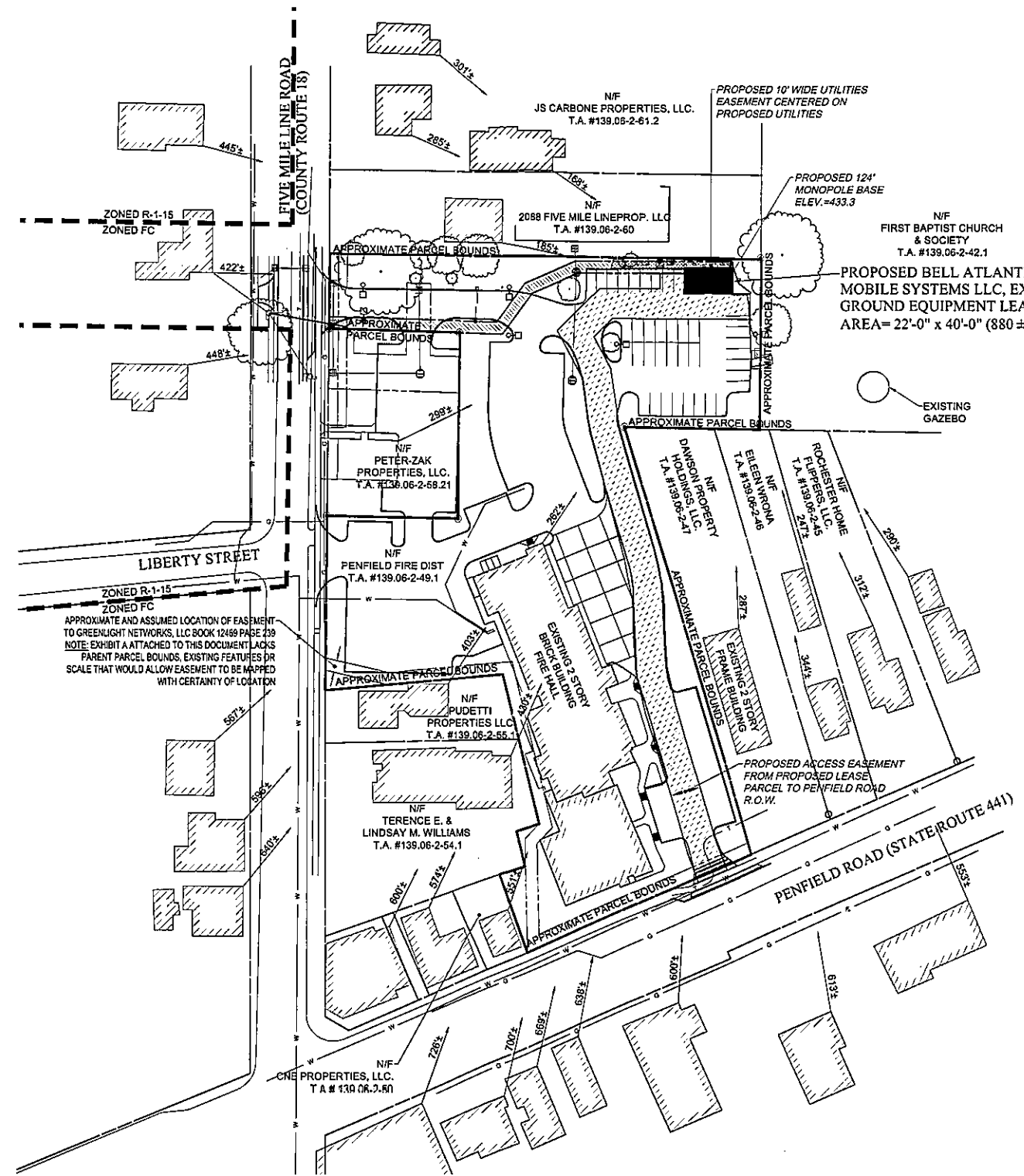
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
ENGINEERING & PLANNING

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS

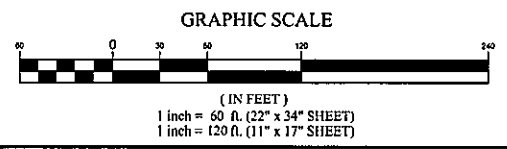
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
TOWN CLERK

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
FIRE MARSHAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING BOARD CHAIRPERSON



**1 SURVEY PLAN**  
SCALE: 1" = 60' (22 x 34 SHEET)  
1" = 120' (11 x 17 SHEET)



(IN FEET)  
1 inch = 60 ft. (22" x 34" SHEET)  
1 inch = 120 ft. (11" x 17" SHEET)



**GENERAL NOTES**

- HORIZONTAL DATUM IS REFERENCED TO NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, NAD 83 PER GPS OBSERVATIONS ON 10/20/2015  
VERTICAL DATUM IS REFERENCED TO NAVD 88 PER GPS OBSERVATIONS ON 10/20/2015
- BOUNDARY SURVEY OR SEARCH OF DEEDS, OTHER THAN REFERENCES SHOWN HEREON, WAS NOT PERFORMED. APPROXIMATE PROPERTY LINES SHOWN HEREON FROM COUNTY TAX MAPS/GIS, FIELD LOCATIONS OF PROPERTY CORNERS AND PROPERTY LINE OCCUPATION.
- UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, AND NOT VISIBLE AT TIME OF SURVEY ARE NOT SHOWN.
- THIS SURVEY IS FOR SITE PLAN/ ENGINEERING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR THE TRANSFER OF TITLE.
- SUBJECT TO THE RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE DEDICATED ROAD FOR NORMAL HIGHWAY PURPOSES.
- PER THE NATIONAL WETLANDS INVENTORY MAPS, THERE ARE NO FEDERAL WETLANDS IN THE PROJECT AREA.
- PER THE ERS/FEMA PROJECT IMPACT HAZARD INFORMATION AND AWARENESS SITE MAP THERE IS NOT A 100 YR. FLOOD PLAIN IN THE PROJECT LIMITS DISTURBANCE AREA.
- PER NYSDEC FRESH WATER WETLANDS MAP THERE ARE NO STATE WETLANDS IN THE PROJECT LIMITS DISTURBANCE AREA.

**SURVEY REFERENCES**

- STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 182467, DATED 9/15/2021

**PARENT PARCEL**

LIBER 2305 PAGE 414, LIBER 6172 PAGE 217, LIBER 8749 PAGE 633, LIBER 8767 PAGE 657, LIBER 8864 PAGE 260, LIBER 9036 PAGE 446 AND LIBER 8691 PAGE 345 (T.A. # 139.06-2-49.1)

**PARCEL 1**

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE AND STATE OF NEW YORK, AND KNOWN AS THE PENFIELD SEMINARY PROPERTY, BOUNDED AND DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF THE BRYAN LOT, IN THE CENTER OF THE HIGHWAY; THENCE NORTH TWELVE DEGREES WEST IN THE WEST LINE OF THE SAID BRYAN LOT, THREE CHAINS AND SIXTY-TWO LINKS TO THE NORTHWEST CORNER OF THE SAME; THENCE NORTH SEVENTY SIX DEGREES AND THIRTY MINUTES EAST IN THE NORTH LINE OF THE AFORESAID BRYAN LOT, ONE CHAIN TO THE UPSON LOT; THENCE NORTH ELEVEN DEGREES WEST IN THE WEST LINE OF THE SAID UPSON LOT ONE CHAIN AND SEVENTY-TWO LINKS TO JOSEPH C. RICH'S LAND; THENCE NORTH EIGHTY-SEVEN DEGREES AND THIRTY MINUTES WEST ONE CHAIN AND SEVENTEEN LINKS TO RICHARD EMBURG'S LAND; THENCE SOUTH FIVE DEGREES WEST ON THE EAST LINE OF THE SAID ENBURG, WIDOW GIFFORD AND SALLY HIPP, TWO CHAINS AND NINE LINKS; THENCE SOUTH EIGHTY-NINE DEGREES WEST IN THE SOUTH LINE OF THE SAID SALLY HIPP'S LAND, SIXTY-FIVE LINKS TO THE METHODIST EPISCOPAL SOCIETY LOT; THENCE SOUTH TEN DEGREES EAST IN THE EAST LINE OF THE SAID METHODIST LOT AND JOHN WEAVER'S LAND TWO CHAINS AND FORTY-ONE LINKS; THENCE SOUTH SEVENTY-FOUR DEGREES IN THE SOUTH LINE OF THE SAID WEAVER LOT SEVENTY FOUR LINKS TO THE CENTRE OF JESSE DUTTON; THENCE SOUTH SIXTEEN DEGREES EAST IN THE EAST LINE OF THE SAID DUTTON LOT ONE CHAIN AND SIXTY-FIVE LINKS TO THE CENTER OF THE HIGHWAY; THENCE NORTH SEVENTY-FOUR DEGREES EAST IN THE CENTER OF THE HIGHWAY TWO CHAINS AND NINE LINKS TO THE PLACE OF BEGINNING, CONTAINING NINETY-FOUR HUNDREDTHS OF AN ACRE OF LAND, MORE OR LESS, BEING THE SAME PREMISES CONVEYED BY HENRY WARD AND WIFE TO THE PENFIELD SEMINARY BY DEED DATED APRIL 5TH, 1858 AND RECORDED IN MONROE COUNTY CLERK'S OFFICE IN LIBER 143 OF DEEDS AT PAGE 182. EXCEPTING AND RESERVING THEREFROM A PART OF THE SAID PREMISES CONVEYED BY THE PENFIELD SEMINARY TO JANE B. WIFE OF CHARLES FELLOWS BY DEED DATED THE 25TH DAY OF AUGUST, 1862, AND RECORDED IN THE SAID CLERK'S OFFICE IN LIBER 222 OF DEEDS AT PAGE 260.

THIS CONVEYANCE IS MADE BY THE PARTY OF THE FIRST PART AS SUCCESSOR IN INTEREST TO THE COMMISSIONERS OF WATER DISTRICT #1 IN SAID TOWN OF PENFIELD, NEW YORK, AND THIS CONVEYANCE IS INTENDED TO CONVEY ALL THE ESTATE, RIGHT, TITLE AND INTEREST OF THE PARTY OF THE FIRST PART IN AND TO THE PREMISES ABOVE DESCRIBED WITH THE APPURTENANCES, BEING THE SAME PREMISES HERETOFORE CONVEYED BY PENFIELD UNION FREE SCHOOL DISTRICT #1 TO THE SAID COMMISSIONERS OF WATER DISTRICT BY DEED BEARING DATE MAY 1ST, 1911 WHICH SAID DEED WAS RECORDED IN MONROE COUNTY CLERK'S OFFICE FEBRUARY 27TH, 1931 IN LIBER 15668 OF DEEDS AT PAGE 99.

EXCEPTING EXCEPTION APPROPRIATION MADE BY COMMISSIONERS OF THE PENFIELD FIRE DISTRICT TO NEW YORK STATE DEPARTMENT OF PUBLIC WORKS RECORDED APRIL 12, 1966 IN LIBER 3725 OF DEEDS, PAGE 319.

**PARCEL 2**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE AND STATE OF NEW YORK, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PREMISES CONVEYED TO SOUTHEAST BIBLE BAPTIST CHURCH BY WARRANTY DEED OF CLINTON B. HUTTO AND JANE L. HUTTO, HIS WIFE, DATED JULY 15, 1971, AND RECORDED IN THE MONROE COUNTY CLERK'S OFFICE ON THAT DATE IN LIBER 4134 OF DEEDS AT PAGE 517, AND RUNNING FROM SAID POINT

- NORTHERLY ALONG THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO THE SAID SOUTHEAST BIBLE BAPTIST CHURCH A DISTANCE OF THIRTY (30) FEET TO A POINT; THENCE
- WESTERLY AND PARALLEL TO THE SOUTHERLY LINE OF THE PREMISES SO CONVEYED TO THE SOUTHEAST BIBLE BAPTIST CHURCH A DISTANCE OF TWENTY (20) FEET TO A POINT; THENCE
- SOUTHERLY AND PARALLEL TO THE EASTERLY LINE OF THE PREMISES SO CONVEYED TO THE SOUTHEAST BIBLE BAPTIST CHURCH A DISTANCE OF THIRTY (30) FEET TO THE SOUTHERLY LINE THEREOF; THENCE
- EASTERLY AND ALONG THE SOUTHERLY LINE OF THE PREMISES SO CONVEYED TO THE SAID SOUTHEAST BIBLE BAPTIST CHURCH A DISTANCE OF TWENTY (20) FEET TO THE POINT OR PLACE OF BEGINNING.

**PARCEL 3**

ALL THAT TRACT OR PARCEL OF LAND BEING PART OF TOWN LOT 38, TOWNSHIP 13, RANGE 4, SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE, STATE OF NEW YORK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF PENFIELD ROAD, NEW YORK STATE ROUTE 441, AT ITS INTERSECTION WITH THE CENTERLINE OF FIVE MILE LINE ROAD, COUNTY ROUTE 18; THENCE EASTERLY ALONG THE CENTERLINE OF PENFIELD ROAD, A DISTANCE OF 368.61 FEET, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS OF THE TOWN OF PENFIELD (PENFIELD FIRE DEPARTMENT), FORMERLY KNOWN AS THE SOUTHWEST CORNER OF THE BRYAN LOT, SAID POINT ALSO BEING THE POINT AND PLACE OF BEGINNING, THENCE;

- NORTHERLY, ALONG THE EAST LINE OF AFOREMENTIONED LANDS OF THE TOWN OF PENFIELD, A DISTANCE OF 235.79 FEET TO A POINT, THENCE;
- WESTERLY, FORMING AN INTERIOR ANGLE OF 267 06' 51", A DISTANCE OF 47.11 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LANDS NOW OR FORMERLY OF CARPENTER (LIBER 8531 OF DEEDS, PAGE 470), THENCE;
- NORTHERLY, FORMING AN INTERIOR ANGLE OF 76 59' 11", A DISTANCE OF 204.45 FEET, TO AN IRON PIN ON THE SOUTH LINE OF LANDS FORMERLY OF FREDERICK JAMES, SAID IRON PIN BEING AT THE NORTHEAST CORNER OF LANDS FORMERLY OF MARY S. ADAMS THENCE;
- EASTERLY, FORMING AN INTERIOR ANGLE OF 88 54' 35", ALONG THE SOUTH LINE OF LANDS FORMERLY OF FREDERICK JAMES, A DISTANCE OF 60.38 FEET TO A POINT, SAID POINT BEING REFERRED TO AS THE NORTHWEST CORNER OF THE OLD SCHOOL HOUSE LOT (LIBER 45 OF DEEDS, PAGE 46), THE SOUTHWEST CORNER OF LAND FORMERLY OF FREDERICK JAMES, AND THE NORTHEAST CORNER OF LANDS OF DAVID P.J. AND LILLIAN HUNG (LIBER 5801 OF DEEDS, PAGE 216), THENCE;
- SOUTHERLY, FORMING AN INTERIOR ANGLE OF 108 37' 54", ALONG THE EAST LINE OF LANDS OF ABOVE MENTIONED HUNG, A DISTANCE OF 408.96 FEET TO A POINT IN THE CENTERLINE OF PENFIELD ROAD, NEW YORK STATE ROUTE 441, SAID POINT FORMERLY REFERRED TO AS THE SOUTHWEST CORNER OF LAND DEEDED BY HENRY AND DIANTHA WARD TO DANIEL LEWIS, THENCE;
- WESTERLY, ALONG THE CENTERLINE OF PENFIELD ROAD, FORMING AN INTERIOR ANGLE OF 97 51' 30", A DISTANCE OF 64.72 FEET TO THE POINT AND PLACE OF BEGINNING. COURSE 6 FORMING AN INTERIOR ANGLE OF 82 30' 00" WITH COURSE 1.

INTENDING TO DESCRIBE LANDS TO BE CONVEYED BY DAVID P.J. & LILLIAN HUNG, AS DESCRIBED IN LIBER 5801 OF DEEDS, PAGE 216, AND SHOWN ON AN INSTRUMENT SURVEY MAP PREPARED BY RONALD W. STAUB, LAND SURVEYORS, DATED MAY 15, 1996.

**PARCEL 4**

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE AND STATE OF NEW YORK, BEING A PART OF THE SOUTHWEST DIVISION OF LOT NO. 38, IN TOWNSHIP NO. 13 IN THE 4TH RANGE OF TOWNSHIPS IN PHELPS AND GORHAM PURCHASE, BOUNDED ON THE SOUTH BY PREMISES OWNED BY SOUTHEAST BIBLE BAPTIST CHURCH (LIBER 4134 OF DEEDS, PAGE 517) AND BY PREMISES OWNED BY THE PENFIELD FIRE DISTRICT (LIBER 2305 OF DEEDS, PAGE 414); ON THE EAST BY PREMISES OWNED BY DAVID P.J. AND LILLIAN HUNG (LIBER 5801 OF DEEDS, PAGE 216), ON THE NORTH BY PREMISES OWNED BY CHAI ON CHAN (LIBER 6145 OF DEEDS, PAGE 75), AND ON THE WEST BY FIVE MILE LINE ROAD. SAID PREMISES FRONT APPROXIMATELY 57 FEET ON THE EAST SIDE OF SAID FIVE MILE LINE ROAD AND EXTEND BACK OF EQUAL WIDTH A DISTANCE OF APPROXIMATELY 185 FEET.

EXCEPTING PREMISES APPROPRIATED BY THE PEOPLE OF THE STATE OF NEW YORK, AND POWER AUTHORITY OF THE STATE OF NEW YORK BY NOTICE OF APPROPRIATION DATED JUNE 22, 1966 AND FILED ON THE SAME DATE IN MONROE COUNTY CLERK'S OFFICE IN LIBER 3743 OF DEEDS, PAGE 88 AND AS MORE PARTICULARLY SHOWN AND DESCRIBED ON A MAP AND IN A DESCRIPTION FILED IN LIBER 1062 OF APPROPRIATION MAPS, PAGE 53.

EXCEPTING PREMISES APPROPRIATED BY LIBER 3743 OF DEEDS, PAGE 88.

**PARCEL 5**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE AND STATE OF NEW YORK, BEING A PART OF THE SOUTHWEST DIVISION OF LOT NUMBER 38 IN SAID TOWN BOUNDED AND DESCRIBED AS FOLLOWS, VIZ: BEGINNING AT A POINT IN THE CENTER LINE OF FIVE MILE LINE ROAD 57.0 FEET NORTH ALONG THE CENTER LINE OF SAID ROAD FROM THE NORTH WEST CORNER OF THE THREE ACRE LOT CONVEYED BY DANIEL AMES AND WIFE TO HENRY FELLOWS BY DEED BEARING DATE OCTOBER 18, 1819 AND RECORDED IN MONROE COUNTY CLERK'S OFFICE IN LIBER 6 OF ONTARIO RECORDS AT PAGE 484 AND BEING THE NORTHWEST CORNER OF THE LOT OF LAND CONVEYED BY JAMES WARING TO SALLY HIPP; THENCE (1) NORTH 8° 30' EAST 99.0 FEET ALONG THE CENTER LINE OF SAID HIGHWAY TO THE LANDS CONVEYED BY IRVIN B. ELDRIDGE AS EXECUTOR TO WALTER T. DOUGLAS BY DEED BEARING DATE DECEMBER 1, 1898 AND RECORDED IN THE MONROE COUNTY CLERK'S OFFICE IN LIBER 612 OF DEEDS AT PAGE 10; THENCE (2) SOUTH 81° EAST 220.2 FEET ALONG AND IN THE SOUTH LINE OF SAID WALTER T. DOUGLAS LOT AND LINE EXTENDED TO THE NORTHWEST CORNER OF THE LANDS CONVEYED BY SAID AMES TO SAID FELLOWS; THENCE (3) SOUTH 8° 30' WEST 83.0 FEET ALONG AND IN THE WEST LINE OF SAID FELLOWS LAND TO LANDS FORMERLY OWNED BY SALLY HIPP; THENCE (4) WESTERLY ALONG AND IN THE NORTH LINE OF SAID HIPP LAND 221.5 FEET TO THE POINT AND PLACE OF BEGINNING IN THE CENTER OF SAID ROAD, CONTAINING 46/100 OF AN ACRE (74 RODS) OF LAND, ALL AS MORE PARTICULARLY SHOWN ON A SURVEY MAP ENTITLED A MAP OF FRED SMITH'S LAND PREPARED BY A.B. TITUS, SURVEYOR, AND DATED 1913.

**PARCEL 6**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE, STATE OF NEW YORK, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH PROPERTY LINE OF LANDS CONVEYED TO ROBERT C. & LENORA CICCONE BY DEED FILED IN THE MONROE COUNTY CLERK'S OFFICE, LIBER 8057, PAGE 280, SAID POINT BEING EASTERLY 140.98 FEET FROM THE INTERSECTION FORMED BY THE AFORESAID SOUTH PROPERTY LINE AND THE CENTERLINE OF FIVE MILE LINE ROAD. NORTHERLY FORMING AN INTERIOR ANGLE IN THE NORTHEAST QUADRANT OF 90°-39'-15" WITH THE SOUTH PROPERTY LINE OF CICCONE A DISTANCE OF 76.82 FEET TO A POINT IN THE NORTH LINE OF LANDS OF CICCONE, EASTERLY FORMING AN INTERIOR ANGLE IN THE SOUTHEAST QUADRANT OF 88°-44'-30" A DISTANCE OF 77.84 FEET TO A POINT IN THE NORTHEAST CORNER OF LANDS OF CICCONE, SOUTHERLY FORMING AN INTERIOR ANGLE IN THE SOUTHWEST QUADRANT OF 92°-23'-01" A DISTANCE OF 76.03 FEET TO A POINT IN THE SOUTHEAST CORNER OF LANDS OF CICCONE, WESTERLY FORMING AN INTERIOR ANGLE IN THE NORTHWEST QUADRANT OF 88°-13'-14" A DISTANCE OF 79.83 FEET TO THE POINT AND PLACE OF BEGINNING.

INTENDING TO DESCRIBE A PARCEL OF LAND TO BE CONVEYED TO THE PENFIELD FIRE DISTRICT WHICH CONTAINS 6,003 SQUARE FEET.

**PARCEL 7**

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE AND STATE OF NEW YORK, BEING A PART OF TOWN LOT 38, TOWNSHIP 13, RANGE 4 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTER LINE OF FIVE MILE LINE ROAD, WHICH POINT IS 507.3 FEET NORTH OF THE INTERSECTION OF THE CENTER LINE OF SAID FIVE MILE LINE ROAD WITH THE CENTER LINE OF PENFIELD ROAD; THENCE S 88°58'33" E, 33 FEET TO A POINT IN THE EAST LINE OF FIVE MILE LINE ROAD AND THE POINT AND PLACE OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE (1) N 0°22'10" E, ALONG THE EAST LINE OF FIVE MILE LINE ROAD 205.30 FEET TO A POINT; THENCE (2) S 89°25'50" E, 357.56 FEET TO A POINT; THENCE (3) S 00°22'10" W, 140.76 FEET TO A POINT; THENCE (4) N 89°25'50" W, 171.57 FEET TO A POINT; THENCE (5) S 0°45'21" E, 66.03 FEET TO A POINT; THENCE (6) N 88°58'33" W, 187.30 FEET TO THE POINT AND PLACE OF BEGINNING, ALL AS SHOWN ON A SURVEY MADE BY MCINTOSH AND MCINTOSH, P.C. DATED JANUARY 6, 1986 AND REVISED FEBRUARY 23, 1987.

EXCEPTING THEREFROM ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE AND STATE OF NEW YORK, BEING A PART OF TOWN LOT 38, TOWNSHIP 13, RANGE 4, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE CENTERLINE OF FIVE MILE LINE ROAD BEING 507.30 FEET NORTHERLY FROM THE CENTERLINE OF PENFIELD ROAD; THENCE (A) SOUTH 88°58'48" EAST AND ACROSS THE HIGHWAY BOUNDARY OF FIVE MILE LINE ROAD (66.00' R.O.W.) A DISTANCE OF 33.00 FEET TO A POINT BEING THE POINT OF BEGINNING FOR THE FOLLOWING DESCRIPTION; THENCE (1) NORTH 00°22'10" EAST AND ALONG THE EASTERLY HIGHWAY BOUNDARY LINE OF FIVE MILE LINE ROAD A DISTANCE OF 77.97 FEET TO A POINT; THENCE (2) SOUTH 88°22'20" EAST AND THROUGH THE LANDS OF R.L.S. MANAGEMENT, INC. A DISTANCE OF 185.84 FEET TO A POINT; THENCE (3) SOUTH 00°45'21" EAST THROUGH SAID LANDS AND ALONG THE WEST PROPERTY LINE OF NOW OR FORMERLY DAVID P.J. HUNG A DISTANCE OF 76.03 FEET TO A POINT; THENCE (4) NORTH 88°58'48" WEST AND ALONG THE NORTH PROPERTY LINE OF NOW OR FORMERLY CHAI ON CHAN A DISTANCE OF 187.30 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 14,360 SQUARE FEET WHICH EQUALS 0.330 ACRES.

EXCEPTING AND RESERVING EXCEPTION WARRANTY DEED MADE BY PENFIELD FIRE DISTRICT TO ROBERT C. CICCONE AND LENORA CICCONE DATED MAY 18, 1998 AND RECORDED JULY 22, 1998 IN LIBER 9036 OF DEEDS, PAGE 438.



1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING  
LAND SURVEYING  
LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-3020

NO.	DATE	COMMENTS
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SITE INFORMATION  
PENFIELD DT  
RE P/N: #20191970952  
LOCATION CODE: 317894

TOWN OF PENFIELD  
COUNTY OF MONROE  
STATE OF NEW YORK  
SHEET TITLE

SURVEY NOTES

C.E. JOB NUMBER 5954  
SHEET NUMBER VA110  
SHEET 04 OF 10

**TITLE REVIEW**

PER STEWART TITLE INSURANCE COMPANY ABSTRACT NO. 182467, DATED 9/15/2021 AND THE REFERENCED AND INCLUDED COMMITMENT OF TITLE NO. 275713-L, DATED SEPTEMBER 3, 2015, SCHEDULE B SECTION II EXCEPTION DETERMINATIONS ARE:

- 10. EASEMENT GRANTED BY ROBERT C. CICCONE AND LENORA CICCONE TO PENFIELD FIRE DISTRICT DATED MAY 18, 1998 AND RECORDED JULY 22, 1998 IN LIBER 9036 OF DEEDS, PAGE 422

PROPOSED VZW ACCESS/LEASE AREA ARE EAST OF THE PARKING AND DRIVE LANES SHOWN ON EXHIBIT E OF THIS DEED. PORTION OF THE PROPOSED VZW UTILITY ROUTE WILL BE LOCATED WITHIN THE NORTHERLY PORTION OF THE DRIVE LANE THAT PROVIDES ACCESS TO FIVE MILE LINE ROAD.

PROPOSED VZW UTILITY ROUTE WILL CROSS THE MOST NORTHERLY PORTION OF THE STORM EASEMENT SHOWN AT EXHIBIT G OF THIS DEED.

- 11. AGREEMENT MADE BY JOSEPH N. POWDERLY JR. AND STEVEN M. SPELMAN RECORDED APRIL 30, 1979 IN LIBER 5607 OF DEEDS, PAGE 316

THIS AGREEMENT PERTAINS TO PROPERTY KNOWN AS 2090 FIVE MILE LINE ROAD BEING RESTRICTED TO LOW INTENSITY USE AS A GIFT SHOP. PROPOSED VZW PROJECT APPEARS TO BE WITHIN PORTION OF THE FIRE DISTRICT PARCEL THAT MAY BE SUBJECT TO THIS RESTRICTION.

- 12. EASEMENT MADE BY PENFIELD FIRE DISTRICT TO TOWN OF PENFIELD DATED JULY 20, 1998 AND RECORDED JULY 22, 1998 IN LIBER 9036 OF DEEDS, PAGE 414

PROPOSED VZW UTILITY ROUTE WILL CROSS THE MOST NORTHERLY PORTION OF THE STORM EASEMENT DESCRIBED IN THIS DEED.

- 13. EASEMENT GRANTED BY PENFIELD FIRE DISTRICT TO TOWN OF PENFIELD DATED SEPTEMBER 26, 2003 AND RECORDED NOVEMBER 19, 2003 IN LIBER 9880 OF DEEDS, PAGE 445

SIDEWALK AND LANDSCAPE EASEMENT SHOWN IN THIS DEED ARE SHOWN ON VZW SITE PLAN. PROPOSED VZW UTILITY ROUTE WILL CROSS THE SIDEWALK EASEMENT LOCATED ADJACENT FIVE MILE LINE ROAD.

- 14. LICENSE AGREEMENT MADE BY PENFIELD FIRE DISTRICT TO TOWN OF PENFIELD DATED MAY 20, 2003 AND RECORDED NOVEMBER 19, 2003 IN LIBER 9880 OF DEEDS, PAGE 450

LICENSE AREAS FOR RETAINING WALL AND PEDESTRIAN ACCESS ARE SHOWN ON VZW SITE PLAN AND ARE LOCATED SOUTHERLY OF PROPOSED VZW LEASE AREA.

- 15. AGREEMENT MADE BY PENFIELD FIRE DISTRICT TO TOWN OF PENFIELD DATED AUGUST 30, 2006 AND RECORDED JANUARY 8, 2007 IN LIBER 10405 OF DEEDS, PAGE 507

REVISED LICENSE AREA FOR PEDESTRIAN ACCESS IS SHOWN ON VZW SITE PLAN AND IS LOCATED SOUTHERLY OF PROPOSED VZW LEASE AREA. THIS AGREEMENT MODIFIES THE PEDESTRIAN WALKWAY AREA DESCRIBED IN ITEM NO. 14.

**LEASE PARCEL**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "PENFIELD DT SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, P.C., HAVING DRAWING NO. 5954 VA100, DATED 3/18/2016, LAST REVISED 10/26/2021 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY BOUNDS OF PENFIELD ROAD-STATE ROUTE 441, SAID POINT BEING ON THE COMMON LINE BETWEEN LANDS NOW OR FORMERLY OWNED BY PENFIELD FIRE DISTRICT (T.A. #139.06-2-49.1) TO THE WEST AND LANDS NOW OR FORMERLY OWNED BY DAWSON PROPERTY HOLDINGS, LLC (T.A. #139.06-2-47) TO THE EAST; THENCE

A. N06°54'W, A DISTANCE OF APPROXIMATELY 470 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE

- 1. N00°07'09"E, A DISTANCE OF 22.00 FEET TO A POINT; THENCE
- 2. S89°52'51"E, A DISTANCE OF 40.00 FEET TO A POINT; THENCE
- 3. S00°07'09"W, A DISTANCE OF 22.00 FEET TO A POINT; THENCE
- 4. N89°52'51"W, A DISTANCE OF 40.00 FEET TO THE POINT AND PLACE OF BEGINNING. CONTAINING 880 SQUARE FEET OF LAND, MORE OR LESS.

**ACCESS EASEMENT**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF PENFIELD, COUNTY OF MONROE, STATE OF NEW YORK, ALL AS SHOWN ON A MAP ENTITLED "PENFIELD DT SURVEY PLAN", PREPARED BY COSTICH ENGINEERING, P.C., HAVING DRAWING NO. 5954 VA100, DATED 3/18/2016, LAST REVISED 10/26/2021 AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTHERLY BOUNDS OF PENFIELD ROAD-STATE ROUTE 441, SAID POINT BEING ON THE COMMON LINE BETWEEN LANDS NOW OR FORMERLY OWNED BY PENFIELD FIRE DISTRICT (T.A. #139.06-2-49.1) TO THE WEST AND LANDS NOW OR FORMERLY OWNED BY DAWSON PROPERTY HOLDINGS, LLC (T.A. #139.06-2-47) TO THE EAST; THENCE

A. WESTERLY, ALONG SAID NORTHERLY BOUNDS OF PENFIELD ROAD-STATE ROUTE 441, A DISTANCE OF APPROXIMATELY 24 FEET TO THE POINT AND PLACE OF BEGINNING; THENCE

- 1. CONTINUING ALONG THE AFORESAID LINE, A DISTANCE OF 25.7 FEET TO A POINT; THENCE
- 2. N19°37'17"W, A APPROXIMATELY DISTANCE OF 22 FEET TO A POINT; THENCE
- 3. N16°16'55"W, A DISTANCE OF 46.91 FEET TO A POINT; THENCE
- 4. N16°25'27"W, A DISTANCE OF 75.21 FEET TO A POINT; THENCE
- 5. N12°21'16"W, A DISTANCE OF 35.49 FEET TO A POINT; THENCE
- 6. N03°45'26"W, A DISTANCE OF 28.70 FEET TO A POINT; THENCE
- 7. N01°24'07"W, A DISTANCE OF 29.58 FEET TO A POINT; THENCE
- 8. N10°45'42"W, A DISTANCE OF 36.84 FEET TO A POINT; THENCE
- 9. N15°10'12"W, A DISTANCE OF 49.85 FEET TO A POINT; THENCE
- 10. N15°32'16"W, A DISTANCE OF 58.91 FEET TO A POINT; THENCE
- 11. N08°28'07"W, A DISTANCE OF 45.71 FEET TO A POINT; THENCE
- 12. N28°40'45"W, A DISTANCE OF 44.56 FEET TO A POINT; THENCE
- 13. N46°01'11"E, A DISTANCE OF 50.61 FEET TO A POINT; THENCE
- 14. S89°43'37"E, A DISTANCE OF 48.06 FEET TO A POINT; THENCE
- 15. N00°07'09"E, A DISTANCE OF 12.95 FEET TO A POINT; THENCE
- 16. S89°52'51"E, A DISTANCE OF 20.00 FEET TO THE WESTERLY BOUNDS OF THE PROPOSED BELL ATLANTIC MOBILE OF ROCHESTER L.P. EXTERIOR GROUND EQUIPMENT LEASE AREA; THENCE
- 17. S00°07'09"W, ALONG SAID WESTERLY BOUNDS OF THE PROPOSED BELL ATLANTIC MOBILE OF ROCHESTER L.P. EXTERIOR GROUND EQUIPMENT LEASE AREA, A DISTANCE OF 17.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PROPOSED BELL ATLANTIC MOBILE OF ROCHESTER L.P. EXTERIOR GROUND EQUIPMENT LEASE AREA; THENCE
- 18. S89°52'51"E, ALONG THE SOUTHERLY BOUNDS OF SAID PROPOSED BELL ATLANTIC MOBILE OF ROCHESTER L.P. EXTERIOR GROUND EQUIPMENT LEASE AREA, A DISTANCE OF 40.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID PROPOSED BELL ATLANTIC MOBILE OF ROCHESTER L.P. EXTERIOR GROUND EQUIPMENT LEASE AREA; THENCE
- 19. S89°52'51"E, A DISTANCE OF 15.00 FEET TO A POINT; THENCE
- 20. S00°07'09"W, A DISTANCE OF 20.00 FEET TO A POINT; THENCE
- 21. S89°52'51"E, A DISTANCE OF 111.74 FEET TO A POINT; THENCE
- 22. S46°22'49"W, A DISTANCE OF 22.85 FEET TO A POINT; THENCE
- 23. S28°40'45"E, A DISTANCE OF 29.82 FEET TO A POINT; THENCE
- 24. S08°28'30"E, A DISTANCE OF 48.63 FEET TO A POINT; THENCE
- 25. S15°32'16"E, A DISTANCE OF 57.17 FEET TO A POINT; THENCE
- 26. S15°11'46"E, A DISTANCE OF 50.89 FEET TO A POINT; THENCE
- 27. S10°45'42"E, A DISTANCE OF 40.13 FEET TO A POINT; THENCE
- 28. S01°24'07"E, A DISTANCE OF 31.11 FEET TO A POINT; THENCE
- 29. S03°45'26"E, A DISTANCE OF 26.30 FEET TO A POINT; THENCE
- 30. S12°21'16"E, A DISTANCE OF 32.72 FEET TO A POINT; THENCE
- 31. S16°25'27"E, A DISTANCE OF 74.35 FEET TO A POINT; THENCE
- 32. S16°16'55"E, A DISTANCE OF 45.87 FEET TO A POINT; THENCE
- 33. S21°32'47"E, A DISTANCE OF APPROXIMATELY 19 FEET TO THE POINT AND PLACE OF BEGINNING.



1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



**COSTICH ENGINEERING**  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 459-3020

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	COMMENTS
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SITE INFORMATION  
PENFIELD DT  
RE P/N: #20191970952  
LOCATION CODE: 317894

TOWN OF PENFIELD  
COUNTY OF MONROE  
STATE OF NEW YORK

SHEET TITLE  
SURVEY NOTES

C.E. JOB NUMBER SHEET NUMBER  
5954 VA120  
SHEET 05 OF 10

# ZONING DATA

1. PARCEL ADDRESS: 1838 PENFIELD ROAD
2. PROPERTY OWNER: PENFIELD FIRE DISTRICT
3. TAX ACCOUNT NO.: 139.06-2-49.1
4. LOT AREA: 125,453 S.F., 2.89 ACRES
5. ZONING: FOUR CORNERS (FC)
6. LOT REQUIREMENTS: § 250-5.10 / TOWERS § 11-7-6.1

	REQUIRED	PAVILION	TOWER
MIN. FRONT SETBACK	30'	121'	-
MIN. SIDE SETBACK	20'	33'	-
MIN. REAR SETBACK	30'	20'	-
TOWER SETBACK	200'	-	20'

7. TOWERS ARE NOT PERMITTED IN FOUR CORNERS (FC) DISTRICT. A USE VARIANCE REQUIRED FOR CONSTRUCTION.

## SITE PLAN APPROVAL

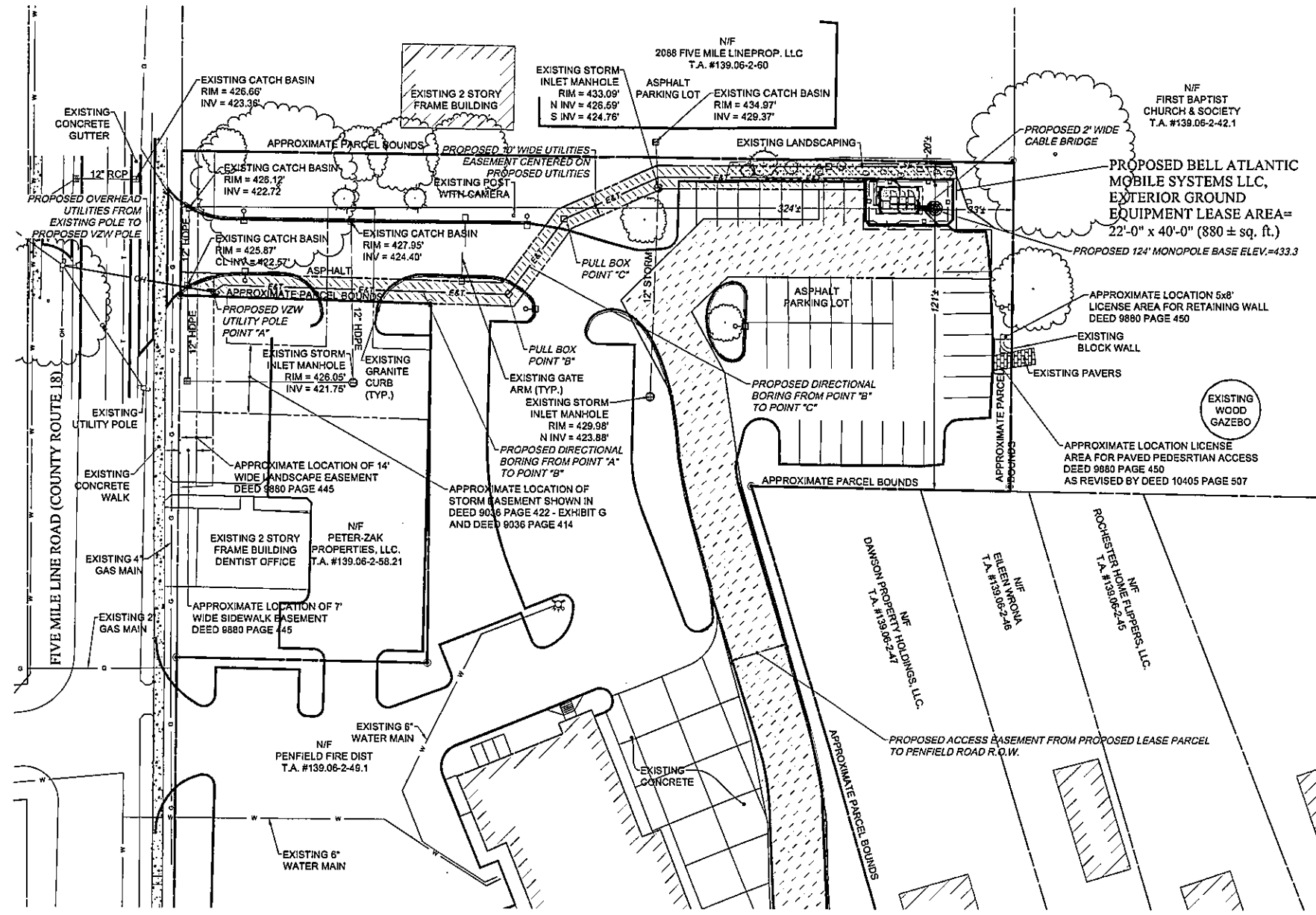
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 ENGINEERING & PLANNING

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DIRECTOR OF PUBLIC WORKS

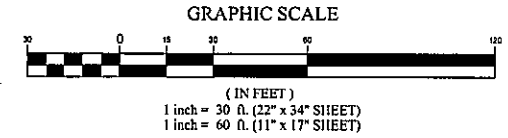
BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 TOWN CLERK

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 FIRE MARSHAL

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 PLANNING BOARD CHAIRPERSON



**1 SITE/UTILITY PLAN**  
 SCALE: 1" = 30' (22 x 34 SHEET)  
 1" = 60' (11 x 17 SHEET)



1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14586



CIVIL ENGINEERING  
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**COSTICH ENGINEERING**  
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TOWN OF PENFIELD  
 COUNTY OF MONROE  
 STATE OF NEW YORK  
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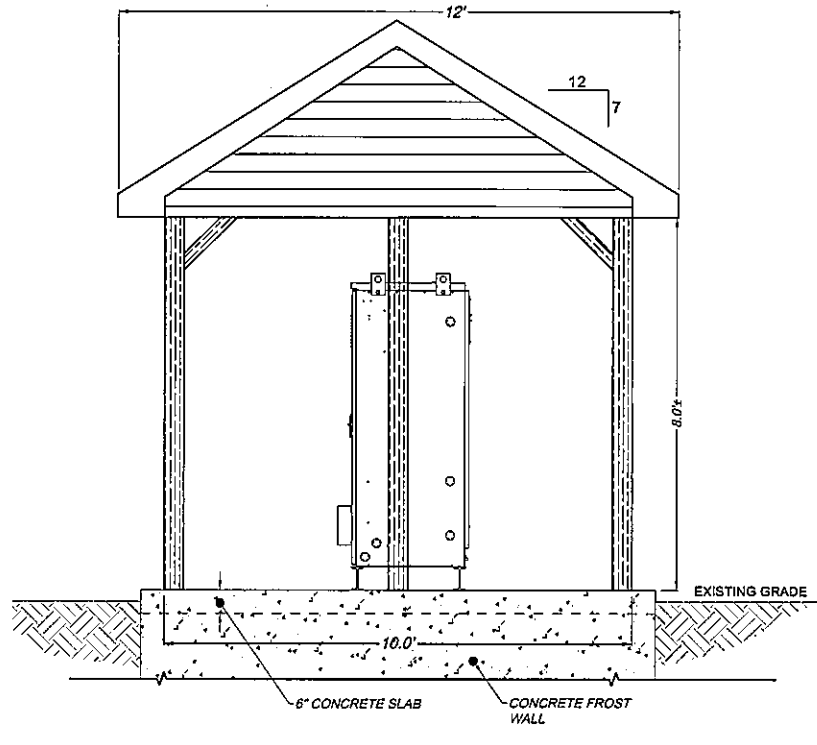
**SITE/UTILITY PLAN**

C.E. JOB NUMBER	SHEET NUMBER
<b>5954</b>	<b>CA100</b>
SHEET 06 OF 10	

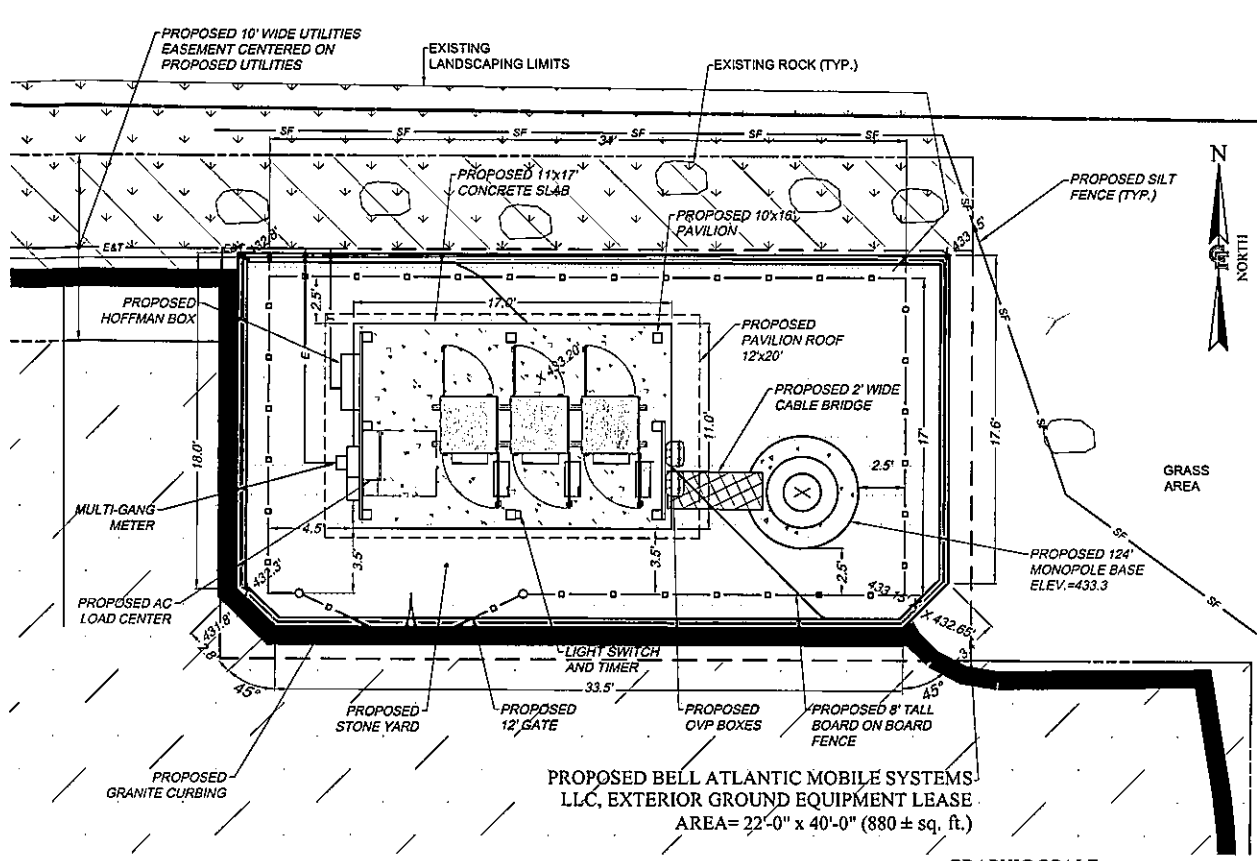
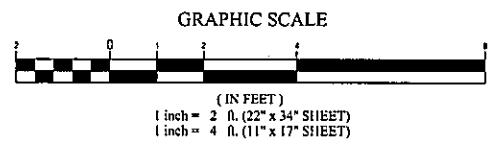




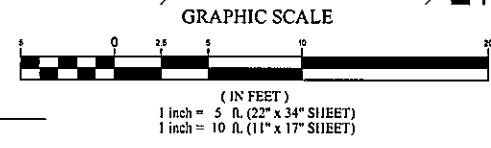




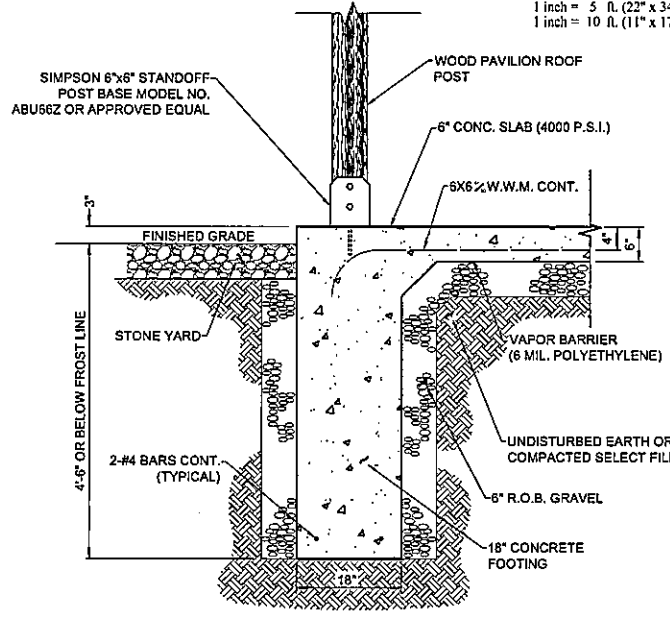
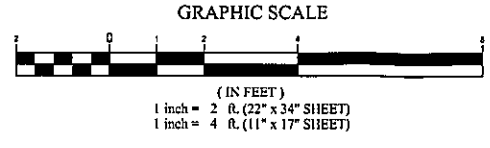
**1 EQUIPMENT PAVILION SIDE ELEVATION VIEW**  
 CA120 SCALE: 1" = 2' (22 x 34 SHEET)  
 1" = 4' (11 x 17 SHEET)



**2 DETAILED GROUND SPACE PLAN**  
 CA120 SCALE: 1" = 5' (22 x 34 SHEET)  
 1" = 10' (11 x 17 SHEET)



**3 EQUIPMENT PAVILION FRONT ELEVATION VIEW**  
 CA120 SCALE: 1" = 2' (22 x 34 SHEET)  
 1" = 4' (11 x 17 SHEET)



**4 PAVILION CONCRETE FOUNDATION DETAIL**  
 CA120 SCALE: N.T.S.

**DETAIL SHEET APPROVAL**

BY: \_\_\_\_\_ ENGINEERING & PLANNING DATE: \_\_\_\_\_

**verizon**  
 1275 JOHN STREET, SUITE #100  
 WEST HENRIETTA, NEW YORK 14568

**COSTICH ENGINEERING**  
 CIVIL ENGINEERING  
 LAND SURVEYING  
 LANDSCAPE ARCHITECTURE  
 217 LAKE AVENUE  
 ROCHESTER, NY 14608  
 (585) 458-9020

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TOWN OF PENFIELD  
 COUNTY OF MONROE  
 STATE OF NEW YORK

SHEET TITLE  
 DETAILED GROUND SPACE PLAN, ELEVATIONS & DETAILS  
 C.E. JOB NUMBER SHEET NUMBER  
**5954 CA120**  
 SHEET 08 OF 10

**verizon**

1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



**COSTICH ENGINEERING**

• CIVIL ENGINEERING  
• LAND SURVEYING  
• LANDSCAPE ARCHITECTURE  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
(585) 458-9020

NO.	DATE	COMMENTS
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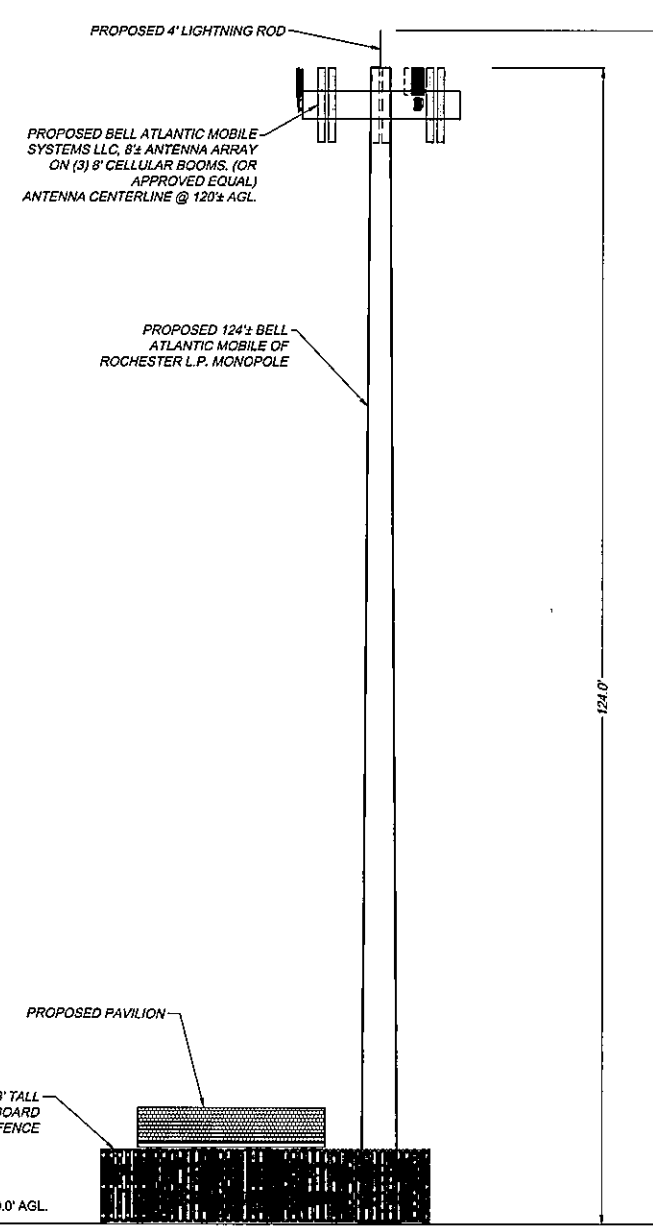
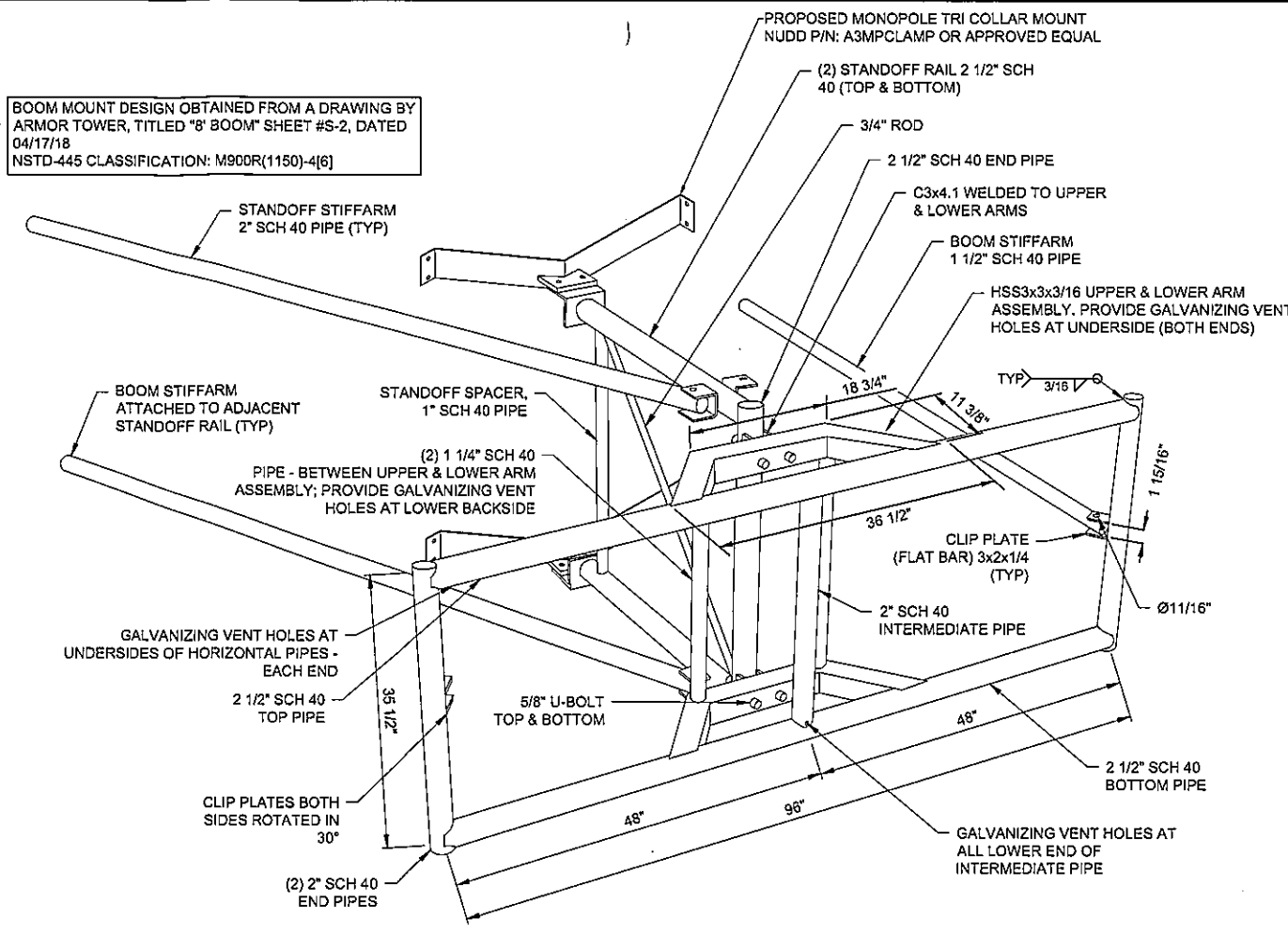
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RE P/N: #20191970952  
LOCATION CODE: 317894

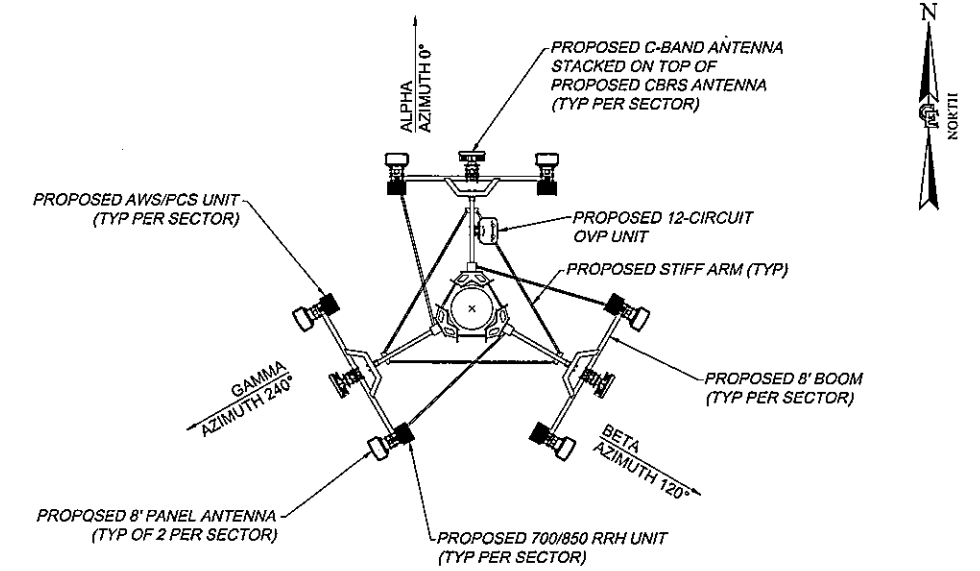
**TOWN OF PENFIELD**  
COUNTY OF MONROE  
STATE OF NEW YORK

SHEET TITLE  
**TOWER ELEVATION, ORIENTATION PLAN & RF INFO**

C.E. JOB NUMBER: **5954**  
SHEET NUMBER: **CA500**  
SHEET 09 OF 10

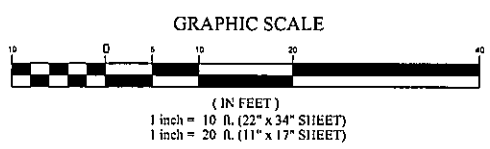


1. THE TOWER SHALL BE CONSTRUCTED WITH GALVANIZED STEEL & PAINTED.
2. NO FAA OBSTRUCTION LIGHTING IS PROPOSED BY VERIZON WIRELESS UNLESS IT IS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION OR THE LOCAL MUNICIPALITY.
3. ALL REFERENCES TO THE TOWER AND ITS FOUNDATION ARE TO BE DIRECTED TO THE DESIGN AND DETAIL DRAWINGS BY THE TOWER SUPPLIER.
4. TOWER SHALL BE DESIGNED/CONSTRUCTED TO ACCOMMODATE A TOTAL OF (2) TWO WIRELESS CARRIERS.
5. THERE SHALL BE NO PERMANENT CLIMBING PEGS WITHIN 15' OF THE GROUND OF ANY TOWER.
6. PROPOSED ANTENNAS SHALL BE INSTALLED IN ACCORDANCE WITH THE SITE SPECIFIC RF ANTENNA DESIGN SHEET SUPPLIED BY THE RF SYSTEMS ENGINEER.



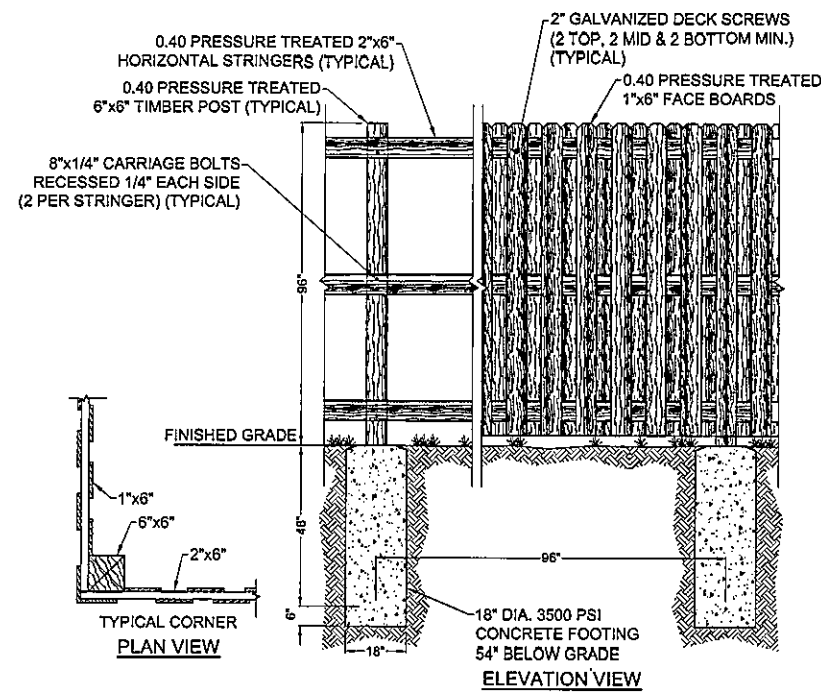
**3 ANTENNA ORIENTATION**  
SCALE: 1" = 5' (22 x 34 SHEET)  
1" = 10' (11 x 17 SHEET)

**1 TOWER ELEVATION**  
SCALE: 1" = 10' (22 x 34 SHEET)  
1" = 20' (11 x 17 SHEET)

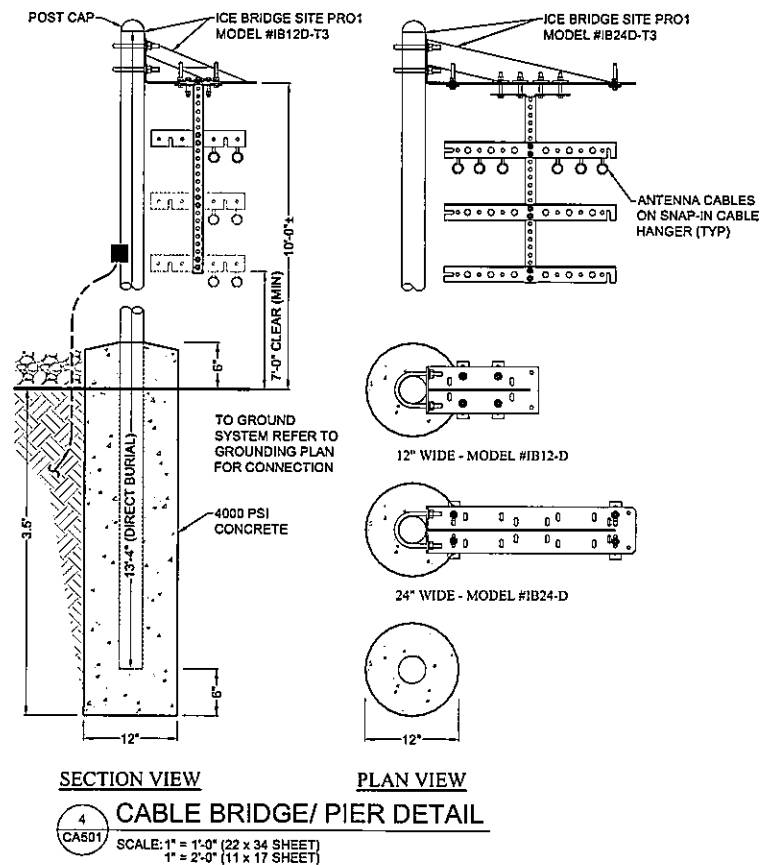


**DETAIL SHEET APPROVAL**

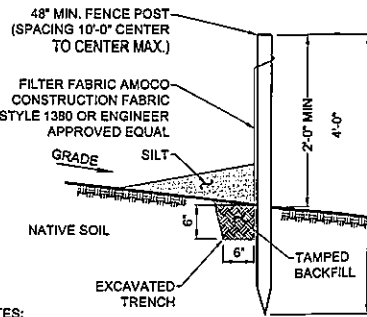
BY: \_\_\_\_\_ ENGINEERING & PLANNING DATE: \_\_\_\_\_



**1 WOOD BOARD ON BOARD FENCE**  
SCALE: N.T.S.

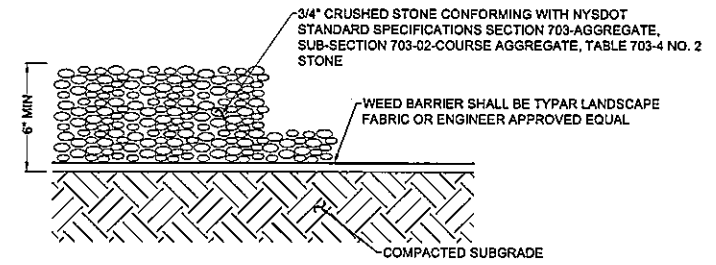


**4 CABLE BRIDGE/PIER DETAIL**  
SCALE: 1" = 1'-0" (22 x 34 SHEET)  
1" = 2'-0" (11 x 17 SHEET)

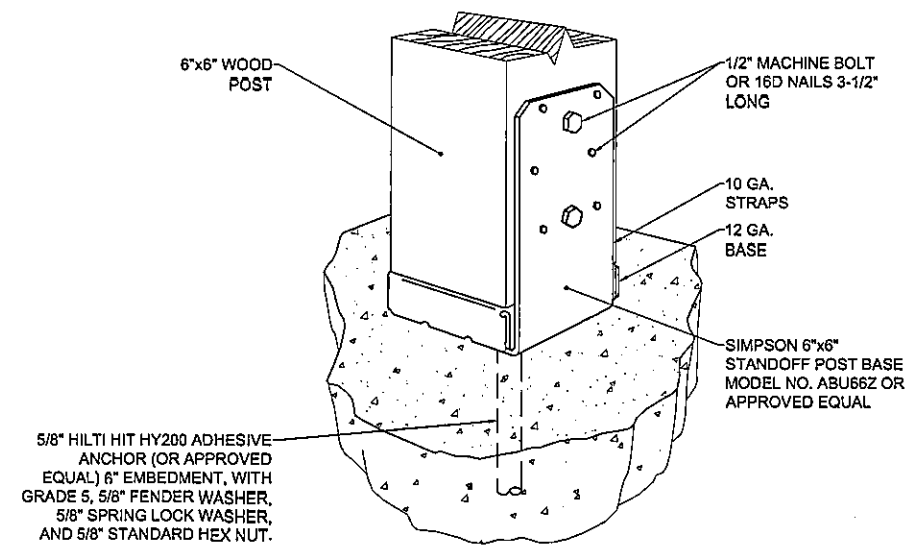


- NOTES:
- SILT FENCE SHALL BE MAINTAINED IN PLACE DURING CONSTRUCTION AND SOIL STABILIZATION PERIOD.
  - CONTRACTOR SHALL CONSTRUCT SILT FENCE IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS.
  - EXCAVATE TRENCH 6" WIDE X 6" DEEP. BURY BOTTOM 12" OF FABRIC AND TAMP IN PLACE.
  - WHEN FENCE IS NO LONGER NEEDED, THE ACCUMULATED SILT, ALL THE POSTS AND FABRIC SHALL BE REMOVED AND TRENCH BACK FILLED WITH TOPSOIL AND SEEDED.

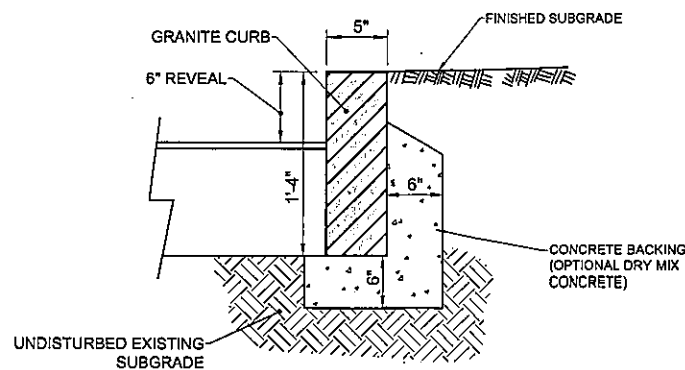
**2 SILT FENCE DETAIL**  
SCALE: N.T.S.



**3 GRAVEL SURFACING TREATMENT**  
SCALE: 1/2" = 1'-0" (11x17 SIZE)  
1 1/2" = 1'-0" (22x34 SIZE)



**6 6 x 6 POST BASE PLATE DETAIL**  
SCALE: N.T.S.



**5 GRANITE CURB DETAIL**  
SCALE: N.T.S.

**verizon**

1275 JOHN STREET, SUITE #100  
WEST HENRIETTA, NEW YORK 14586



**COSTICH ENGINEERING**  
217 LAKE AVENUE  
ROCHESTER, NY 14608  
609.458.9320

- CIVIL ENGINEERING
- LAND SURVEYING
- LANDSCAPE ARCHITECTURE

NO.	DATE	COMMENTS
0	03/18/2016	ISSUED PRELIMINARY FOR APPROVAL
1	10/26/2021	REVISED PER CONSTRUCTION MANAGER REQ. RE-ISSUED PRELIM.
2	11/03/2021	REVISED COMPOUND LAYOUT; RE-ISSUED PRELIMINARY
3	11/04/2021	ADDED LEGAL DESCRIPTIONS; RE-ISSUED PRELIMINARY
4	12/02/2021	ADD EASEMENT PER 2021 TITLE UPDATE. REVISED UTILITY ROUTING ISSUED FINAL
5	01/25/2022	UPDATED PER PLANNING BOARD COMMENTS; RE-ISSUED FINAL
6		
7		
8		
9		
10		

PROJECT MANAGER  
**D.A.W.**

DRAWN BY  
**B.P.K.**

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SITE INFORMATION  
**PENFIELD DT**  
RE P/N: #20191970952  
LOCATION CODE: 317894

TOWN OF PENFIELD  
COUNTY OF MONROE  
STATE OF NEW YORK

**DETAIL SHEET APPROVAL**

BY: \_\_\_\_\_ ENGINEERING & PLANNING DATE: \_\_\_\_\_

**DETAILS**

C.E. JOB NUMBER: **5954** SHEET NUMBER: **CA501**

SHEET 10 OF 10



