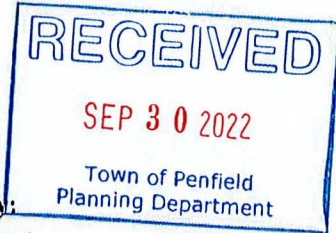




**TOWN OF PENFIELD
PLANNING DEPARTMENT APPLICATION FORM**



APPLICATION TYPE

- | | | |
|---|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Administrative Site Plan | <input checked="" type="checkbox"/> Planning Board |
| <input checked="" type="checkbox"/> Preliminary/Final Site Plan | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Town Board |
| <input checked="" type="checkbox"/> Preliminary/Final Subdivision | | <input type="checkbox"/> Planning Dept. (Admin. Only) |

Reviewed by:

PROJECT INFORMATION

Project Name: Niagara Subdivision
 Project Address: 2305 Penfield Rd
 City, State, ZIP: Fairport, NY 14450
 Project Description: Subdivision and development of an approximate of 2.5 acre lot into three (3) lots including site development and houses constructions.

Parcel Tax ID#: 140.01-1-75.2
 Zoning District: R-1-20 Project Size (acres): 2.5

Owner(s) Name: Rabia Zouaghi
 Mailing Address:
 Email:
 Phone:

Applicant Name: Rabia Zouaghi
 Address:
 Email:
 Phone:

Applicant Signature: Rabia Zouaghi Digitally signed by Rabia Zouaghi Date: 2022.08.29 12:47:44 -04'00' Date: 08/29/2022

Agent/Engineer: Rod Prosser
 Company: Lake Side Engineering, PC
 Address: 11 Center Pk, Ste, 305, Rochester, 14614
 Email: rodplepc@aol.com
 Phone: (585)305-2308

APPLICATION FEES

Planning Review Fee	\$
Engineering Review Fee	\$
Check #	Total \$ 0.00

- See Required Fees Table for \$\$ Amounts

FOR OFFICE USE ONLY

Application # 22P-0027 Date Received: 09.30.2022



LAKESIDE ENGINEERING PC

11 CENTRE PARK SUITE 305
ROCHESTER, NY 14614
O 585.279.9300 C 585.305.2308
rodplepc@aol.com

September 21, 2022
Town of Penfield
Town Planning Board
3100 Atlantic Ave.
Penfield, NY 14526

AT: Allyn Hetzke, Town Planning Board Chairman
RE: Nilefar three (3) lot subdivision, Application for Preliminary/Final Subdivision and Site Plan Approval

Dear Chairman Hetzke and Members of the Town Planning Board,
We are pleased to submit the attached application.
The application includes this letter of intent, subdivision and site plan drawings, the application form, the NYSDEC Short Environmental Assessment Form and the Town Planning Board Factors for Consideration of Approval.
The site is an approximate 2.48 acres, currently heavily overgrown and treed property, owned by Rob Zouaghi.
Construction on the project is planned to begin in Spring 2023 and currently includes new houses on Lots 1 and 2. Houses will be about 2200 Sq. Ft. each. There are no definitive plans for Lot 3 as the intention is to put it up for sale. Therefore, final subdivision approval but only preliminary site plan approval are currently requested for Lot 3 whereas full approval is requested for Lot 1 and Lot 2. The future buyer will have responsibility for its site development and to propose the specific construction and schedule at a separate final site plan hearing. Additional approvals and permits for this work will be required from the NYSDOT, MCDOT, MCWA and the Monroe County Pure Waters Dept..
No variances are requested or necessary.
Concerning previous comments of the Town Planning Board, we wish to offer the following:
Planning Board comments of August 11, 2022 are answered in order.
1) The application plans are fully sealed with the exception of the Subdivision Plan currently being reviewed by the Licensed Land Surveyor who will co-sign the drawing along with the Professional Engineer.
2) Storm water erosion management is to be practiced as detailed on Drawing 2, L-1 drawing of the application. Storm water management and drainage mitigation are shown on Drawings 2 and 4 which detail the proposed storm water erosion control devices, storm water detention basin, pumps and force main.
3) The total no. of proposed lots is three (3) as shown on the subdivision plan, Drawing S-1. Lot 1 and 2 are to be developed in the spring of 2023 whereas there is no current definitive schedule for development of Lot 3 as it is entirely dependent upon the time of its sale. The SEQR EAF form assumes development of Lot 3 within similar time frame as that of Lots 1 and 2.
4) The NYS Fire Code, attached, requires fire sprinklers for houses exceeding 600 ft. from a fire hydrant. Only the home on Lot 3 will exceed the distance threshold.

ENGINEERING YOUR FUTURE

www.lsengrpc.com

5. a. The east and south boundaries of the property are well treed as can be seen in the photo below.



Mature trees will be maintained under the work. The NYS group home to the west has already placed buffering landscape trees along its border. (Photo below)



NYS Group Home Landscape trees on right in photo

5.b. The property is currently heavily overgrown with grass and other vegetation as can be seen on both photos above. We believe that the heavy growth will both mitigate storm water runoff as well as provide storm water erosion control for the site. We believe that the vegetation is in keeping with Blue Book requirements of the NYSDEC for temporary vegetation control of storm water runoff and erosion management.

6. We are working with the NYSDOT on their utility permit for the project utility crossings. The crossings will be bored or directionally drilled as required by the NYSDOT. A permit for the work within the MCDOT ROW is also currently underway.

Written responses to the Factors for the Consideration for approval of the Subdivision and Site Plan are attached to this letter.

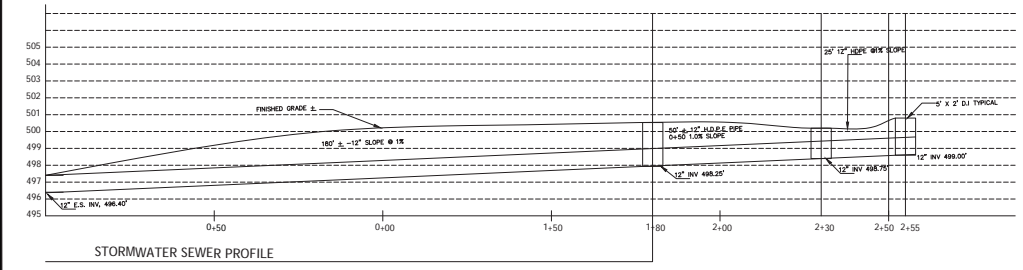
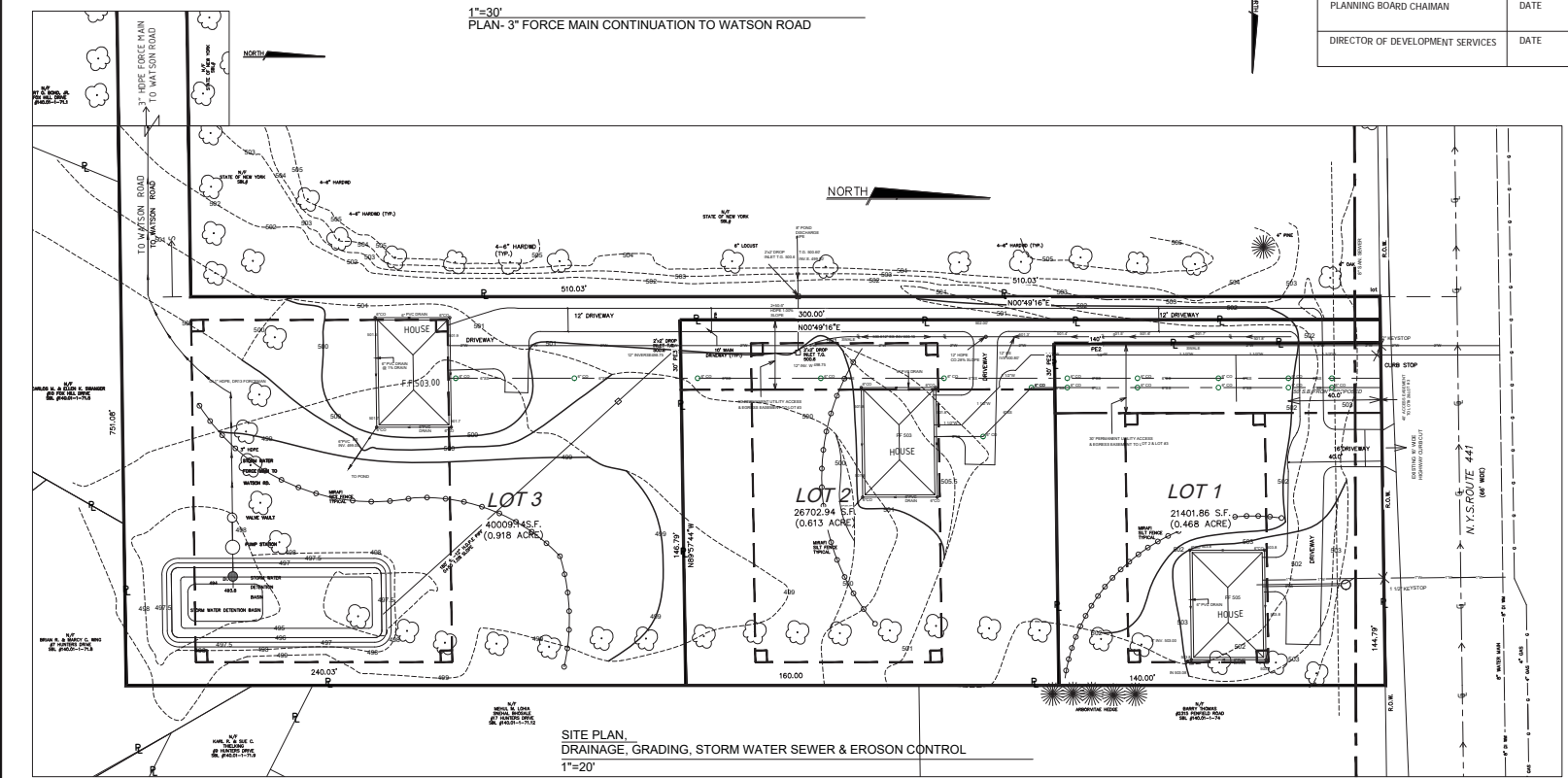
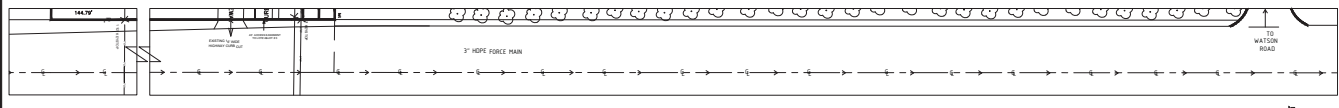
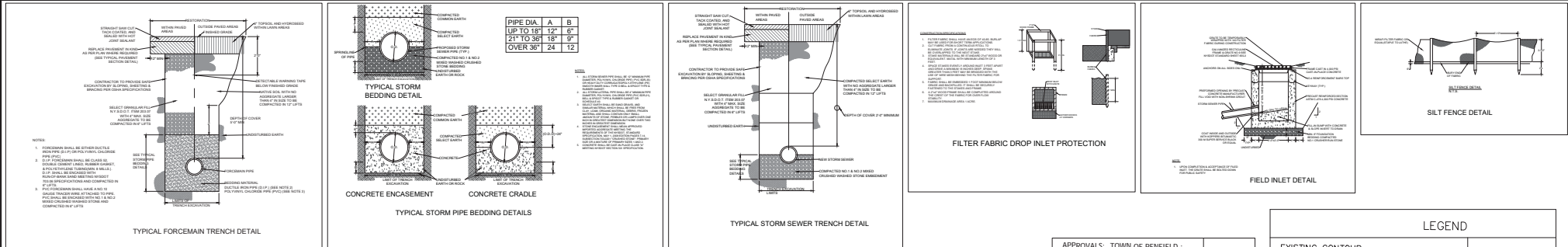
The project short form EAF is attached to this letter.

Please contact me with any questions.

Sincerely,

Rod Prosser

Rod Prosser, PE, President



- SURVEY NOTES:**
- THIS PROJECT IS LESS THAN 1200 FROM THE NEAREST MONROE COUNTY MONUMENTATION AND IS RED INTO SAID MONUMENTATION.
 - NORTH REFERENCE IS GRID.
 - ALL DISTANCES SHOWN ARE GROUND.
 - THE PERMETER SURVEY AND TIES TO CONTROL MONUMENTS WERE ACCOMPISHED BY PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.
 - SEE BENCH MARK.
 - NO GEODETIC OR CONTROL MONUMENTS LIE WITHIN THE LIMITS OF THIS PROJECTS.
- MONROE COUNTY D.O.T. NOTES:**
- HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.
 - ALL UTILITIES MUST BE BORED ACROSS THE COUNTY HIGHWAY.
 - AFTER MOST IMPROVES THE PROJECT, A 23B-F PERMIT AND A 23B-F PERMIT WILL BE REQUIRED. INSPECTION OF ALL CONSTRUCTION OF THESE PERMITS.
 - ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.
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APPROVALS: TOWN OF PENFIELD --

ENGINEERING AND PLANNING	DATE
DIRECTOR OF PUBLIC WORKS	DATE
TOWN CLERK	DATE
FIRE MARSHAL	DATE
PLANNING BOARD CHAMAN	DATE
DIRECTOR OF DEVELOPMENT SERVICES	DATE

LEGEND

EXISTING CONTOUR	-----
PROPOSED CONTOUR	—————
SILT FENCE	○ — ○ — ○ — ○
EDGE PAVEMENT	E.P.
NOW OR FORMERLY	N/F
PROPERTY LINE	— P —
GAS LINE	— G — G —
WATER LINE	— W — W —
ROW RIGHT OF WAY	ROW
PERMANENT EASEMENT	— ■ — ■ —

- EROSION CONTROL CONSTRUCTION SEQUENCE NOTES:**
- SILTATION CONTROL.
 - IN ALL AREAS WHERE SOIL DESTABILIZATION HAS BEEN TEMPORARILY OR PERMANENTLY CEASED, TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE INSTALLED AND/OR SOIL STABILIZATION MEASURES SELECTED SHALL BE IN CONFORMANCE WITH THE MOST CURRENT EDITION OF THE TECHNICAL STANDARDS, NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL.
 - EROSION CONTROL STRUCTURES TO BE INSPECTED DAILY AND FOLLOWING RAINFALL EVENTS. REPAIR AND MAINTENANCE OF EROSION CONTROL MEASURES SHALL BE CARRIED OUT AS NEEDED.
 - INSTALL EROSION CONTROL THROUGHOUT SITE AS PER PLAN.
- EROSION CONTROL INSTALL NOTES:**
- SILT FENCE SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH PLACES TO THE BRUSH AND PERMANENT FENCING.
 - EACH SECTION OF SILT FENCE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF SIX (6) INCHES, AND SECURED BY STAKES WITH STAKES INSPECTED FOR ANY WEAR OR DAMAGE.
 - INSPECTION SHALL BE PROMPT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
 - SEDIMENT BUILD UP ALONG SILT FENCING SHALL BE REMOVED WHEN IT BECOMES 6 INCHES DEEP AT THE FENCE.
 - SILT FENCING SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPIDE STORM FLOW OR DRAINAGE.

- GENERAL SITE PLAN NOTES:**
- ANY TOWN OF PENFIELD APPROVAL OR PERMIT THESE PREMISES DOES NOT RELIEVE THE APPLICANT, DEVELOPER, OR OWNER OF THE PREMISES FROM OBTAINING ALL NECESSARY MONROE COUNTY, NEW YORK STATES OR UNITED STATES GOVERNMENT APPROVALS OR PERMITS FOR THE PREMISES.
 - APPROVAL IS FOR ONLY THOSE ITEMS IDENTIFIED AS "NEW" OR "PROPOSED" ON THE PLAN. GRANTING APPROVAL OF THIS PLAN DOES NOT SUPERSEDE ANY OTHER CONDITIONS IMPOSED BY ANY AGENCIES OF PENFIELD OR ANY OTHER AGENCY.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE PENFIELD.
 - NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL HIGHWAY PERMITS ARE ISSUED. NO SITE WORK SHALL COMMENCE UNLESS AND UNTIL A PRE-GRADING AND/OR PRE-CONSTRUCTION MEETING HAS TAKEN PLACE INVOLVING THE TOWN DEPARTMENTS OF PUBLIC WORKS, ENGINEERING, AND/OR TECHNICAL SERVICES.
 - THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND DISPOSAL OF BRUSH, TREES AND DEBRIS FROM ANY LOT CLEARING.
 - UTILITIES UNDERGROUND UTILITIES HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. THE LOCATIONS OF THESE UTILITIES ARE ONLY APPROXIMATE AND THE CONTRACTOR OR DEVELOPER SHALL HAVE ALL EXISTING UTILITIES FIELD STACKED BEFORE STARTING WORK. PHONE: 1-800-962-7862.
 - THE CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES IN ORDER TO DETERMINE A SLOPE OF A SEWER/LATERAL. THE CONTRACTOR SHALL CONSULT WITH DESIGN ENGINEER BEFORE DEVIATING FROM THE PLAN.
 - INSTALLATION, THE INSTALLATION, TESTING AND MATERIALS FOR THE SANITARY AND STORM LATERAL SHALL CONFORM TO THE TOWN OF PENFIELD SPECIFICATIONS. CONTACT TOWN DEPARTMENT OF PUBLIC WORKS FOR DETAILS. CLEARANCE BETWEEN THE SANITARY SEWER LATERAL AND THE WATER MAIN SHALL BE 10 FEET HORIZONTALLY AND/OR 6 INCHES VERTICALLY. NO CLEANOUTS OR CURB BOXES SHALL BE INSTALLED IN THE DRIVEWAY OR THE DRIVEWAY ADJACENT PROPERTIES.
 - FLOOR DRAINS, IF CONSTRUCTED IN THE BASEMENT OR GARAGE, SHALL BE CONNECTED TO THE SANITARY SEWER/SITE SANITARY DISPOSAL SYSTEM. FLOOR DRAINS DO NOT INCLUDE EFFLUENT LIMITS OF THE LOCAL AGENCIES. THE MONROE COUNTY WATERWASTER MANAGEMENT SEWER USE LAW, CONTACT TOWN DEPARTMENT FOR DETAILS.
 - STORM LATERAL SHALL ENTER THE BASEMENT, A MINIMUM OF THREE FEET (3') ABOVE THE CEILING FLOOR, AND A SUMP PUMP SHALL BE INSTALLED WITH A CHECK VALVE.
 - DRAINAGE SWALES TO INSURE PROPER STORM WATER FLOW ACROSS THIS PROPERTY, AS SHOWN ON THE SITE PLAN, IT IS THE OWNER'S RESPONSIBILITY TO KEEP THE DRAINAGE SWALES MAINTAINED AND FREE OF ANY OBSTRUCTION.
 - DOWNSPUTS FROM ROOF DRAINS SHALL BE DISCHARGED TO MUST NOT BE DIRECTED TOWARD ADJACENT PROPERTIES.
 - WATER, THE WATER MAIN IS OWNED BY THE MONROE COUNTY WATER AUTHORITY AND ALL WORK SHALL BE DONE ACCORDING TO THEIR SPECIFICATIONS. NO CURB BOXES SHALL BE INSTALLED IN THE DRIVEWAY OR IN THE SIDEWALK.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES AND REPAIRS TO ALL EXISTING UTILITIES, PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO UTILITIES, ROADWAYS, SIDEWALKS, STRUCTURES, LANDSCAPING, AND SIGNS RESULTING FROM HIS OPERATIONS.
 - EROSION CONTROL: ALL DISTURBED AREAS TO BE TOP-SOILED, GRADED AND SEEDED AND SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER UNTIL SUCH TIME THAT ALL CONSTRUCTION HAS BEEN SUBSTANTIALLY COMPLETE OR AS DEEMED BY THE TOWN OF PENFIELD.

DWG TITLE:	PROJECT:	REVISIONS:	CLIENT:
SITE PLAN, DRAINAGE, GRADING, STORM WATER SEWER & EROSION CONTROL	NILEFAR SUBDIVISION 2305 PENFIELD ROAD, PENFIELD, NY.	NO. DATE DESCRIPTION WORDS	ROB ZOUGHI

LAKESIDE ENGINEERING P. C.
 11 CENTRE PARK, SUITE 305
 ROCHESTER, NY 14614
 PHONE 585.279.9300
 lakesside.com

DWG NO: 2
 SCALE: 1" = 20'
 DRWN BY: M.G. CHDK BY: R.P.
 DATE: 21/09/2022

1" = 50' HORIZONTAL
 1" = 5' VERTICAL