



**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: Catherine O'Leary Resubdivision  
Project Address: 2755 Penfield Road 2763 Penfield Road 2771 Penfield Road  
City, State, ZIP: Penfield, NY 14450  
Project Description: Adjust the lot lines of the existing Catherine O'Leary Subdivision, and create a new 6 acre lot.  
Parcel Tax ID#: 141.01-1-17.1 141.01-1-17.2 141.01-1-16  
Zoning District: RA-2                      Project Size (acres): 48.1

**Owner(s) Name:** Broccolo Property Management, LLC  
Mailing Address: 2755 Penfield Road Penfield, NY 14450  
Email: lrbroccolo@broccologroup.com  
Phone:

**Applicant Name:** Matthew Palmer - BME Associates  
Address: 10 Left Bridge Lane East Fairport, NY 14450  
Email: mpalmer@bmepc.com  
Phone: 5853777360

Applicant Signature:                       Date: 6/30/22

**Agent/Engineer:** Matthew Palmer  
Company: BME Associates  
Address: 10 Left Bridge Lane East Fairport, NY 14450  
Email: mpalmer@bmepc.com  
Phone: 5853777360

**APPLICATION FEES**

Planning Review Fee	\$ 525.00
Engineering Review Fee	\$
Check #	Total \$ 525.00

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

**FOR OFFICE USE ONLY**

Application # 22P-0020                      Date Received: 07/01/2022



June 30, 2022

Lori Gray  
Planning Department  
Town of Penfield  
3100 Atlantic Avenue  
Penfield, NY 14526

**Re: Catherine O'Leary Resubdivision**

**8901-505**

Dear Lori:

On behalf of Broccolo Property Management, LLC, we are pleased to submit a resubdivision plan for the above-referenced project. Enclosed are the following application materials:

- Four (4) copies of the Planning Board Subdivision Application
- Four (4) copies of the NYSDEC Short EAF
- Four (4) full size copies of the proposed resubdivision map
- Seven (7) 11x17 copies of the resubdivision plan
- Four (4) copies of a Permission Letter from the property owner
- Four (4) copies of responses to the Factors for Consideration form
- One (1) check for \$525

The purpose of this project is to adjust the property lines of the existing Lots 1 and 2 to gain 2.7 and 2.8 acres of land respectively. And to create a new lot consisting of 6 acres to be purchased by the current owners of 12 Furman Heights. This would leave remaining lands consisting of 26.1 acres. No development is being proposed with this application.

Thank you for your consideration of this request.

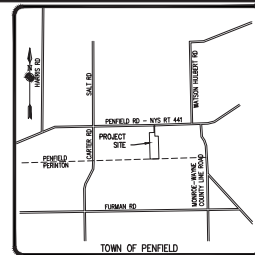
Sincerely,  
**BME Associates**

Mathew R. Palmer, LS

A handwritten signature in black ink, appearing to read "Mathew R. Palmer".

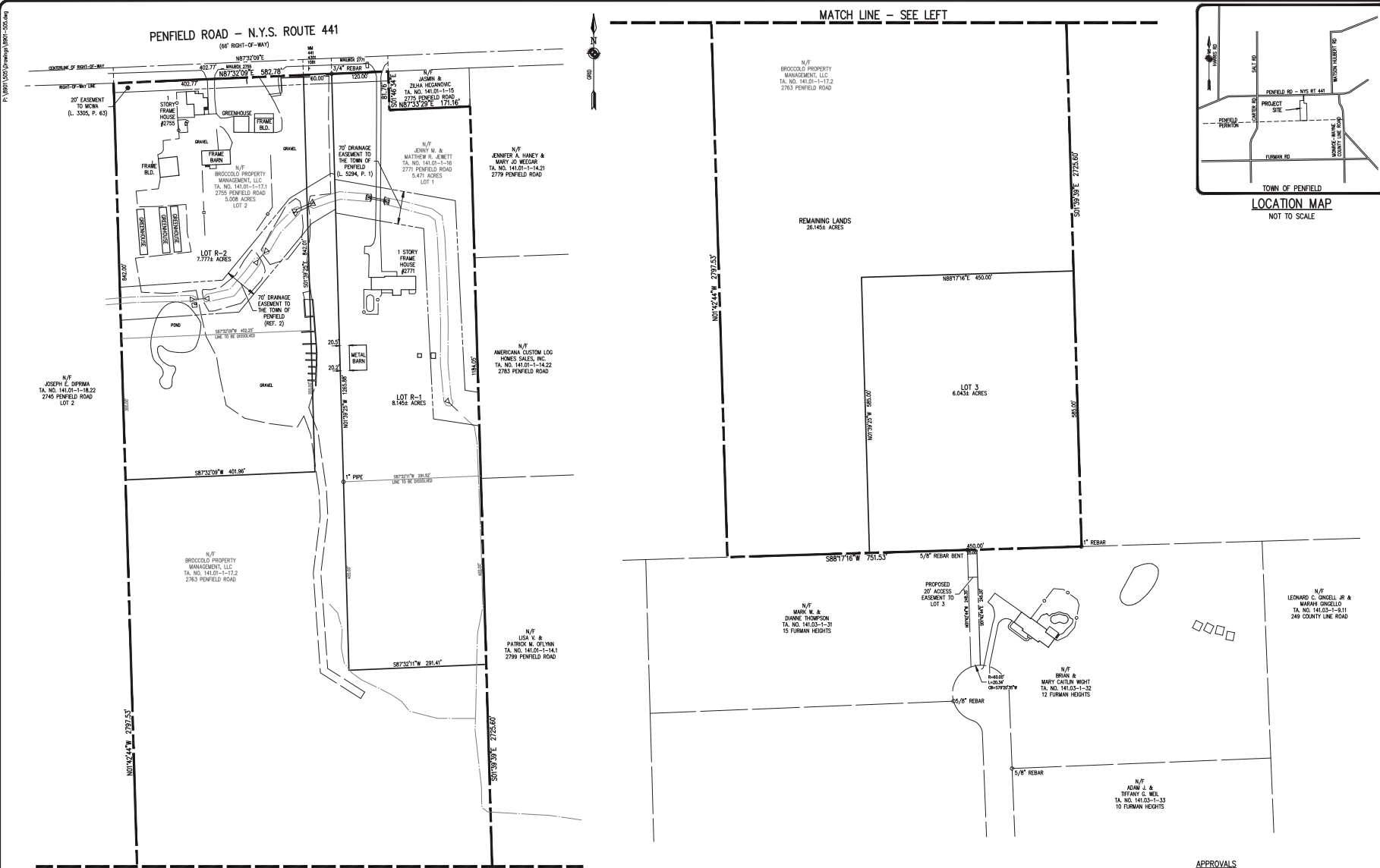
PENFIELD ROAD - N.Y.S. ROUTE 441

MATCH LINE - SEE LEFT



TOWN OF PENFIELD  
LOCATION MAP  
NOT TO SCALE

Drainage Attention  
The following is an excerpt from the  
Monroe County Drainage Map for the  
100 Section 7500 and applies to the  
entire project area.  
To be a violation of this law for any  
person, unless he is acting under the  
order or writ granted to alter any  
drainage system, or to be liable for  
any damages caused by the failure  
of an engineer or land surveyor to  
prepare the drainage engineer or land  
surveyor's plan, or to be liable for  
and the violation "shall be" subject  
to the penalty and the fine for each  
violation, and a specific description  
of the violation.



MATCH LINE - SEE RIGHT

- REFERENCES
1. A PLAN ENTITLED "INSTRUMENT SURVEY MAP SHOWING THE PROPOSED PECK SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT MAP LIBER 290, PAGE 58.
  2. A PLAN ENTITLED "CATHERINE O'LEARY SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT MAP LIBER 290, PAGE 77.
  3. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.

SURVEY NOTES

MONUMENTATION	DETAILED NO. 721	MEASUREMENT NO. 703
WOOD TIE	N/A	N= 141.9813 E= 148.0637
WOOD TIE	N/A	N= 141.9817 E= 148.0632

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON JUNE 3, 2022 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED MEETS THE OASIS 2017 MINIMUM STANDARDS FOR A SURVEY MAP.  
THIS MAP IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY SOURCES OTHER THAN THOSE REFERENCED HEREON.  
BY: *Matthew F. Palmer*  
MATTHEW F. PALMER, NYSPLS NO. 050664

MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION  
This plat is approved in accordance with the provisions of Section 239-C, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.  
For General Municipal Law:  
County Highway Superintendent \_\_\_\_\_ Date \_\_\_\_\_  
For the Monroe County Monumentation Law:  
Monroe County Surveyors Office \_\_\_\_\_ Date \_\_\_\_\_

APPROVALS

BY: _____	DATE: _____
TOWN CLERK	
BY: _____	DATE: _____
PLANNING BOARD CHAIRPERSON	
BY: _____	DATE: _____
PROPERTY OWNER	
BY: _____	DATE: _____
PROPERTY OWNER	

NO.	REVISIONS	DATE	BY
7			
6			
5			
4			
3			
2			
1			

**BME ASSOCIATES**  
ENGINEERS & SURVEYORS • LANDSCAPE ARCHITECTS  
111 EAST BRUCE STREET  
FARMVILLE, VA 24124  
WWW.BME.COM



PROJECT TITLE: RESUBDIVISION MAP  
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK  
PROJECT SURVEYOR: LAURIE BRICCOLO  
FARMVILLE, NY 14420  
CLIENT: CATHERINE O'LEARY RESUBDIVISION

PROJECT MANAGER	DATE
CD BELL	
PROJECT SURVEYOR	
MR. PALMER	
DRAWN BY	
MR. PALMER	
SCALE	DATE ISSUED
1" = 200'	JUNE 17, 2022
PROJECT NO.	
8901	
DRAWING NO.	
505	

PECKS AND O'LEARY PURCHASE: TOWNSHIP 13, RANGE 4, TOWN LOTS 1 & 2, TAX MAP NUMBER 141.01-1-172