

**PLANNING BOARD AGENDA**

Public Hearing Application #1

1030 Plank Road

Stroyer Subdivision

Application #21P-0015

*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: Stroyer Subdivision  
 Project Address: 1030 Plank Road  
 City, State, ZIP: Penfield, NY 14526  
 Project Description: Subdivision of the 15-acre parcel into 5 lots (4 new lots and an existing house lot) for four new residential houses and their associated improvements.

Parcel Tax ID#: 94.04-01-32.11  
 Zoning District: RR-1 Residential (1-acre) Project Size (acres): 15.416

**Owner(s) Name:** Eric and Susan Stroyer  
 Mailing Address: 1030 Plank Road, Penfield, NY 14526  
 Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

**Applicant Name:** Same  
 Address: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Phone: \_\_\_\_\_

Applicant Signature: *Susan Stroyer* Date: 04/25/2021

**Agent/Engineer:** Donald H. Lewis, Jr., PE  
 Company: DH Lewis Engineering PLLC  
 Address: 3832 Cory Corners Road, Marion, NY 14505  
 Email: dlewispe@gmail.com  
 Phone: (315)909-1084

**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-0015 Date Received: 04/28/2021

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Town of Penfield  
Planning Board  
3100 Atlantic Avenue  
Penfield, NY 14526

April 25, 2021

RE: Stroyer Subdivision – 1030 Plank Road  
Subdivision and Site Plan Preliminary/Final Approval

Board Members:

On behalf of the owners, Eric and Susan Stroyer, please accept the enclosed items and information as application to appear before you on your next meeting agenda. The owner is seeking approval of the enclosed site plans of their proposed five (5) lot subdivision and site improvements on their +/-15-acre parcel on the north side of Plank Road.

The owner intends to create five (5) lots from the existing residential parcel. There is an existing house which will remain on one lot in the center along Plank Road. The remaining of the parcel will be divided into four (4) new residential lots. The five lots conform to the current zoning district and adjacent lots. The four new lots will all have driveway access from Plank Road. They will all have individual septic system designed following the recently approved soil testing with the MCHD.

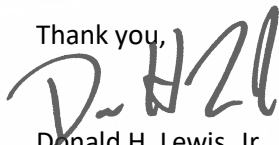
This project fits well within the local landscape and surrounding land uses. This project will provide similar style homes to the existing homes along Plank Road built from a previous developer to the west. The new homes will be serviced by existing municipal water, electric, telecom, and natural gas services along the adjacent rights-of-way. The location and proposed design layout would comply with local and state regulations for the site plan approval.

Enclosed for review are the following:

- Preliminary/Final Site-Utility Plans,
- Planning Board Application, and
- Application fee.

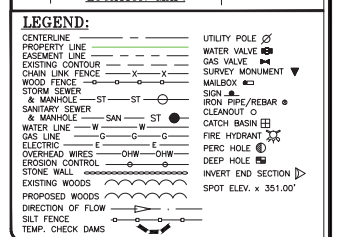
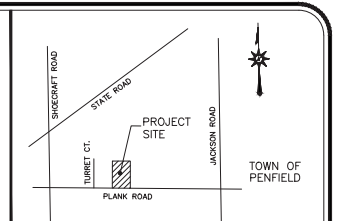
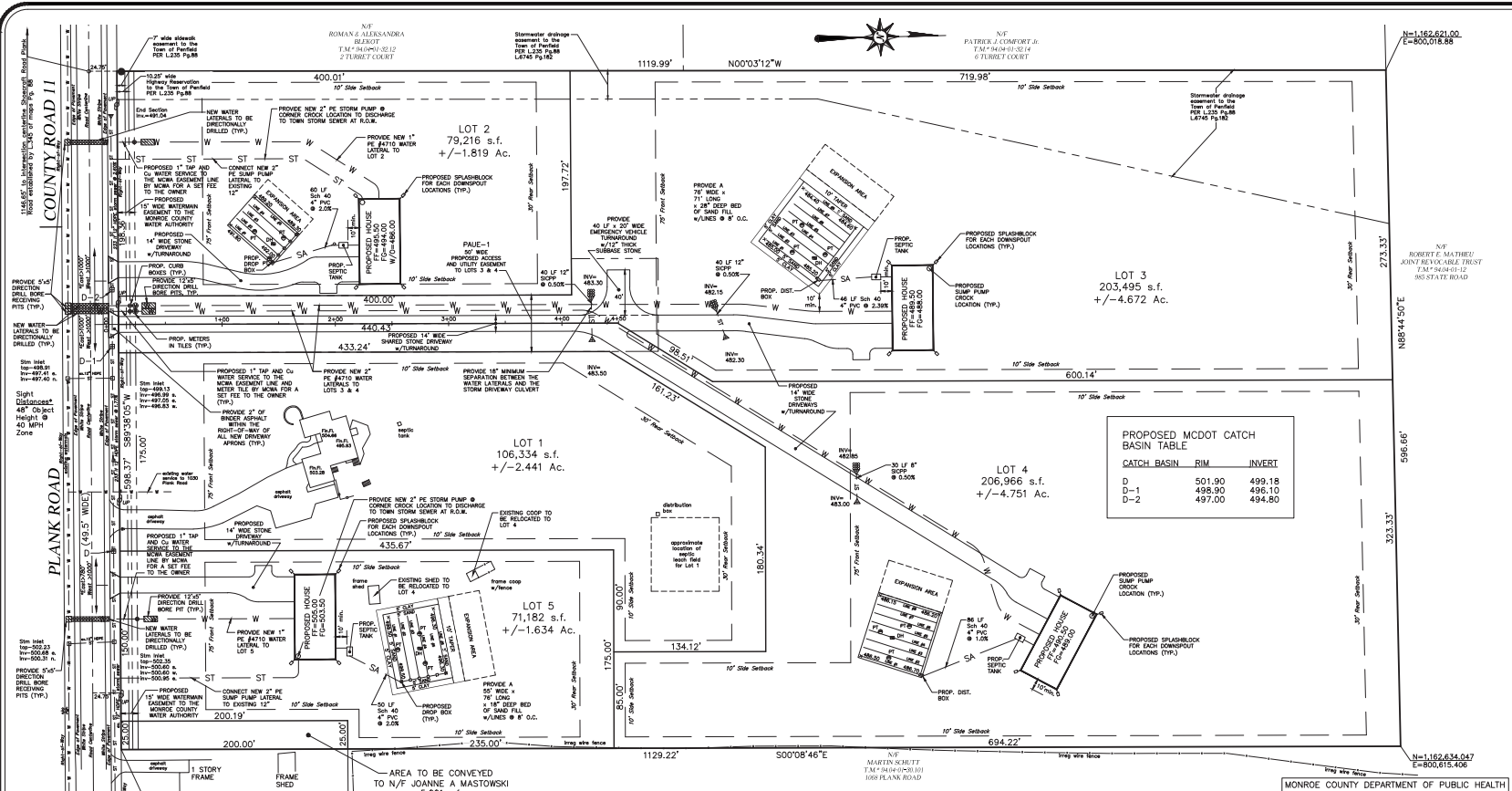
Please accept these items as application to appear before your board at the next scheduled meeting. Contact me with any questions or comments on the submitted items or if there is any additional information needed.

Thank you,



Donald H. Lewis, Jr., PE  
Project Engineer





- GENERAL PLAN NOTES:**
1. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CURRENT TOWN OF PENFIELD DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS FOR LAND DEVELOPMENT.
  2. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEAN AND REPAIR OF ALL EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.
  3. THE CONTRACTOR SHALL PROVIDE FOR EROSION CONTROL BARRIERS DURING CONSTRUCTION AND REMOVAL OF THE SAME UPON REDEMPTION OF THE DEVELOPED AREAS WITH THE APPROVAL OF THE TOWN ENGINEERING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REPAIR OF ALL PUBLIC ROADS SERVING THE CONSTRUCTION SITE, DURING AND AFTER THE COMPLETION OF THE PROJECT. THIS REQUIREMENT SHALL BE ENFORCED BY THE TOWN ENGINEERING DEPARTMENT.
  4. THE CONTRACTOR SHALL NOT OPERATE CONSTRUCTION EQUIPMENT ON COMPLETED AREAS. THE CONTRACTOR/DEVELOPER SHALL BE RESPONSIBLE FOR ALL ROAD WORK DAMAGED DURING CONSTRUCTION OPERATIONS AND ROAD DAMAGE SHALL BE REPAIRED AT THE DEVELOPER/CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL TAKE APPROPRIATE PRECAUTIONS TO PROTECT PROPERTY MARKERS AND ALL SURVEY STAKES.
  5. FOUNDATION AND CELLAR DRAINAGE SHALL DISCHARGE TO SLASH BLOCKS.
  6. CONTRACTOR SHALL HOLD SURVEY STAKES IN A 1800 PSI RING FOR A UTILITY STAKEOUT A MINIMUM OF 48 HOURS PRIOR TO ANY WORK COMMENCING ON THE SITE.
  7. EACH LOT SHALL HAVE A TEMPORARY TOPSOIL STOCKPILE AREA SURROUNDED BY SILT FENCE PLACED 10 FEET FROM THE TOE OF THE FENCE.
  8. ALL SITE REDEMPTIONS SHALL BE COMPLETED PRIOR TO OBTAINING FIRST HOUSE BUILDING PERMITS.
  9. ALL GENERAL SITE GRADING AND PROPOSED STORM SEWER IMPROVEMENTS TO DRAIN AND COLLECT DRAINAGE SHALL BE COMPLETED PRIOR TO OBTAINING FIRST HOUSE BUILDING PERMITS.
  10. SWAMP PUMP LOCATIONS ARE SHOWN FOR EACH HOUSE BASEMENT. THE TWO NEW PROPOSED LOT SWAMP PUMP SHALL CONNECT TO THE EXISTING TOWN STORM SEWER AS SHOWN. THE TWO SEAR LOTS SHALL DISCHARGE TO GRADE.
  11. LETTER OF CREDIT SHALL BE REQUIRED FOR EACH LOT.
  12. THE DEVELOPER SHALL PROVIDE A NEW 5' WIDE CONCRETE SIDEWALK ALONG THE ENTIRE PROPERTY FRONTAGE WITHIN THE EXISTING SIDEWALK EASEMENT OR PROVIDE CONTRIBUTION TO THE TOWN'S SIDEWALK FUND.
  13. THE DEVELOPER SHALL PROVIDE 2 (TWO) NEW TREES PER EACH LOT IN THE SUBDIVISION AND TO BE INCLUDED IN EACH LETTER OF CREDIT.

**PROPOSED MCDOT CATCH BASIN TABLE**

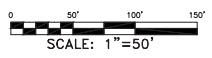
CATCH BASIN	RIM	INVERT
D-1	501.80	499.18
D-1	498.90	496.10
D-2	497.00	494.80

- SEQUENCE OF CONSTRUCTION**
1. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE PRIOR TO COMMENCING ANY SITE WORK.
  2. CONTRACTOR TO INSTALL ALL SILT FENCING PRIOR TO ANY REMOVAL OF SOIL OR DISTURBANCE.
  3. THAT AN ORIGINAL SUBDIVISION MAP IS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
  4. THAT THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLANS OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE AS-BUILT PLAN EXCEPTING ALL INSTALLED UTILITY FACILITIES INCLUDING STORM SEWER, WATER AND WATER SUPPLY.
  5. THAT ALL EROSION CONTROL MEASURES SHALL BE EMPLOYED BY THE OWNER OF THE SUBDIVISION DURING ALL PHASES OF CONSTRUCTION.
  6. ALL TEMPORARY RESOLUTION DEVICES SHALL BE REMOVED AFTER USE HAS BEEN ESTABLISHED ALONG WITH APPROVAL OF THE TOWN OF PENFIELD ENGINEER.

**MONROE COUNTY DEPARTMENT OF HEALTH  
CONDITIONS OF APPROVAL**

1. THAT THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE DISPOSAL ARE INSTALLED IN ACCORDANCE WITH SAID PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF HEALTH.
2. THAT NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH SUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MONROE COUNTY HEALTH DEPARTMENT.
3. THAT AN ORIGINAL SUBDIVISION MAP IS APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
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5. THAT ALL EROSION CONTROL MEASURES SHALL BE EMPLOYED BY THE OWNER OF THE SUBDIVISION DURING ALL PHASES OF CONSTRUCTION.

Note: These plans are not for construction until they are signed and approved by all necessary agencies, municipalities, government offices, interested parties, etc. and secure building permits for construction. Said approvals may or may not be shown as signatures on these plans. It is the owner's responsibility to make sure all approvals are in place prior to construction.



MONROE COUNTY WATER AUTHORITY WATER DESIGN APPROVED DATE

**GEODETIC MONUMENT PRESERVATION NOTE**  
The developer's and contractor's attention is directed to the Monroe County Law Local No. 8 of 1971 regarding the liability incurred through disturbance or destruction of Geodetic Survey Monuments. The Contractor shall locate, mark, batonize, re-batonize and preserve all survey control monuments and right of way monuments in the areas of construction. For descriptive and survey data for geodetic control monuments, go to the County of Monroe Surveyors Office at: <http://www.mnroecounty.gov/GeodeticSurveyorsOffice> and use the link to the Geodetic Monument Web Viewer or contact Gregory By, P.L.S., County Surveyor, Monroe County Surveyor's Office at 585-753-1158 or [GregoryB@monroecounty.gov](mailto:GregoryB@monroecounty.gov).

MONROE COUNTY DEPT. OF TRANSPORTATION APPROVED DATE

© 2021 D.H. Lewis Engineering PLLC  
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 NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION TO THE DOCUMENT.

**REVISIONS**

NO.	DATE	DESCRIPTION	BY



**D.H. LEWIS ENGINEERING PLLC**  
3832 CORY CORNERS ROAD  
MARION, NEW YORK 14505  
315-909-1084

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH  
These plans for Private Wastewater Treatment Facility are hereby approved pursuant to Article 11A of the Monroe County Sanitary Code.

**TOWN APPROVALS:**

PLANNING BOARD CHAIRPERSON	DATE

ENGINEERING & PLANNING	DATE

DIRECTOR OF PUBLIC WORKS	DATE

**SITE DEVELOPMENT STATISTICS**

NET ZONING: RR-1 RESIDENTIAL (1-acre)

MEASUREMENTS	REQUIRED	PROVIDED
FRONT SETBACK	50 FT.	10 FT.
(75 FT. ALONG MCDOT ROW)		30 FT.
REAR SETBACK	10 FT.	10 FT.
REAR SETBACK	30 FT.	30 FT.
LOT AREA	1-ACRE MINIMUM	1.51-ACRE
MIN. LOT AREA	100 SQ. FT.	100 SQ. FT.
MIN. BUILDING HEIGHT	2 STORIES ± 8 FT.	2 STORIES ± 8 FT.
(WHICHEVER IS GREATER)		

OWNER/DEVELOPER: ERIC & SUSAN STROYER  
1030 PLANK ROAD  
PENFIELD, NY 14526  
(585) 251-8322

**STROYER SUBDIVISION**  
1030 PLANK ROAD  
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK

**PRELIMINARY/FINAL  
SITE AND UTILITY PLAN**

SCALE: 1"=50' ENG. BY: DHL  
DATE: 4/26/21 SHEET NO.: 2  
DRAWN BY: DHL PROJECT NO.: E-234

**SURVEY NOTES:**  
THE HORIZONTAL DATUM (NAD 1927) TO THE N.Y.S. PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR SYSTEM, BEARINGS SHOWN HEREON ARE REFERENCED TO GRID. DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.

**MONUMENTS:**  
STA. T.P. 9074 N=1,161,526.65 E=803,956.31  
STA. T.P. 9078 N=1,161,490.14 E=803,994.63  
197 (NYCS) 1832 N=1,161,433.70 E=797,363.70  
COMBINED FACTOR = 1.0000990

1. ROBERT P. FISCHMANN & CYNTHIA HIGH-FISCHMANN TO ERIC & SUSAN STROYER BY DEED FILED 11/17/2018 AS LIBER 12104 OF DEEDS, PAGE 340.
2. "TINE MEADOWS SUBDIVISION", FILED 1/10/1986 AS LIBER 235 OF MAPS, PAGE 88.

**MCDOT NOTES:**  
1. HIGHWAY DRAINAGE ALONG THE COUNTY HIGHWAY MUST BE MAINTAINED. THE APPLICANT WILL BE RESPONSIBLE FOR ALL REQUIRED GRADING IN THE COUNTY RIGHT-OF-WAY.  
2. ALL UTILITIES MUST BE BORED ACROSS THE COUNTY HIGHWAY, IF APPLICABLE, AFTER THE MCDOT APPROVES THIS PROJECT. A 136 HIGHWAY PERMIT AND A 236F PERMIT WILL BE REQUIRED. NOTIFICATION OF ALL CONSTRUCTION IN THE RIGHT-OF-WAY MUST BE SUBMITTED TO MCDOT PRIOR TO CONSTRUCTION.  
3. ALL MATERIALS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE MCDOT STANDARDS AND DETAILS IN EFFECT WHEN INSTALLED.

MONROE COUNTY DEPT. OF TRANSPORTATION APPROVED DATE

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