

ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 3

Application # 21Z-0046
1623 Plank Road

See Pages to Follow

S:\3131\DWG\3131-1623-Resub.dwg July 12, 2021

N/F CRAIG RELYEA
SBL #111.01-1-6.211

N/F CRAIG RELYEA
SBL #111.01-1-1

638.36' MEAS.
(638.13' PER LIBER 266 OF MAPS, PAGE 49)

DRAINAGE EASEMENT
TO THE TOWN OF PENFIELD
LIBER 8088 OF DEEDS, PAGE 302

AREA TO BE CONVEYED TO
JOSEPH J. & KIMBERLY A. SCOFERO
AREA: 0.762± ACRES

N/F
ROBERT & BARBARA FEDYK TRUST &
ALLISON L. FEDYK
SBL #96.03-01-070

4
AREA:
9.596± ACRES TO R.O.W.
9.793± ACRES TO C

3
AREA:
2.764± ACRES TO R.O.W.
2.878± ACRES TO C

2
AREA:
2.002± ACRES TO R.O.W.
2.115± ACRES TO C

1
AREA:
3.000± ACRES TO R.O.W.
3.482± ACRES TO C

N/F
JEFFREY T. CLAYTON
96.03-01-068

N/F
JOSEPH J. SCOFERO
PAULA A. SCOFERO
SBL #96.03-01-069.1
15.36± ACRES

REFERENCE:

LIBER 12247 OF DEEDS, PAGE 297
(SBL #96.03-1-69.1)

LIBER 8081 OF DEEDS, PAGE 652
(SBL #96.03-1-69.2)

LIBER _____ OF DEEDS, PAGE _____
(CONVEYANCE)

MAP ENTITLED "SCOFERO SUBDIVISION"
FILED IN THE M.C.C.O.
LIBER 266 OF MAPS, PAGE 49

ABSTRACT OF TITLE PREPARED BY COLONY
ABSTRACT COMPANY
SEARCH NO. 11,978
DATED OCTOBER 20, 1987

EASEMENTS:

ELECTRIC LINE EASEMENT ALONG SALT ROAD TO R.G.E.
LIBER 3319 OF DEEDS, PAGE 535

ELECTRIC LINE EASEMENT ALONG PLANK ROAD TO R.G.E.
LIBER 1427 OF DEEDS, PAGE 148

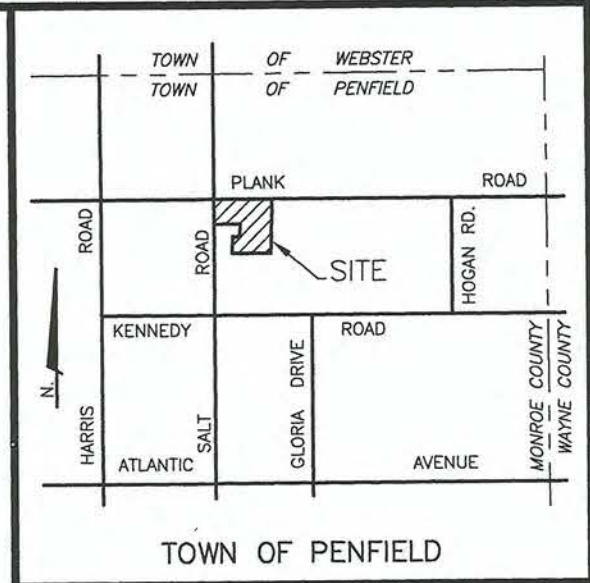
PROJECT STATISTICS:

1. #1623 PLANK ROAD
1.1 OWNER - JOSEPH SCOFERO
1.2 ZONING CLASSIFICATION - RURAL AGRICULTURAL-RA-2
1.3 SBL# - 96.03-01-069.1
1.4 PARCEL AREA - 15.36± ACRES TO R.O.W.

2. #1402 SALT ROAD
2.1 OWNER - JOSEPH J. & KIMBERLY A. SCOFERO
2.2 ZONING CLASSIFICATION - RURAL AGRICULTURAL-RA-2
2.3 SBL# - 96.03-01-069.2
2.4 PARCEL AREA - 2.0± ACRES TO R.O.W.

3. ZONING REGULATIONS

3.1 CODE REQUIREMENTS	CODE	PROPOSED
LOT AREA (MIN)	2.0 ACRES	2.0 ACRES
- WITH 1603 SQ.FT. BARN (1%)	3.7 ACRES	3.0 ACRES
LOT WIDTH (MIN)	200' AT R.O.W.	200'
FRONT SETBACK (MIN)	50'	50'
REAR SETBACK (MIN)	30'	30'
- ACCESSORY BLDG. GREATER THAN 300 SQ.FT.	50'	39.4'
SIDE SETBACK (MIN)	10'	10'



HORIZONTAL CONTROL DATA:

CONTROL TIES TO THE REFERENCED MONUMENT STATIONS WERE ESTABLISHED THROUGH PROCEDURES NECESSARY TO ACHIEVE AN ACCURACY OF NOT LESS THAN 1 PART IN 10,000.

MONUMENTS USED WERE:
STATION: 2338 (MCGS)
-NO PUBLISHED COORDINATES

STATION: 2336 (MCGS) 2001
-NO PUBLISHED COORDINATES

SALT ROAD (COUNTY ROAD 6)
(49.5' WIDE)

PLANK ROAD (COUNTY ROAD 11)
(49.5' WIDE)

TO MON. STATION
2336 (MCGS) 2001

MON. STATION
2338 (MCGS)

ANY UNAUTHORIZED ALTERATION OR ADDITION TO THIS MAP IS A VIOLATION OF ARTICLE 145, SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

WE, PARRONE ENGINEERING, HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON JULY 9, 2021.

DAVID S. STAERR, P.L.S. LIC. NO. 049962
PARRONE ENGINEERING



APPROVED BY:

TOWN CLERK

APPROVED BY:

PLANNING BOARD CHAIRMAN

FOR THE GENERAL MUNICIPAL LAW:

FOR THE MONROE COUNTY MONUMENTATION LAW:

Monroe County Surveyors Office

APPROVED BY: MONROE COUNTY HEALTH DEPARTMENT

Monroe County Department of Public Health

Realty Subdivision Approval NOT Required for the filing of this map in the Monroe County Clerk's Office

NOTE: Other Department of Public Health Approvals may be needed

REVISIONS:

PARRONE engineering

THE PIANO WORKS
#349 WEST COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752

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PARRONE engineering

Designed By: _____
Drawn By: J.T.
Checked By: D.S.

DATE: JULY 12, 2021

SCALE: 1" = 60'

JOB No.: 3131



MAP OF A SUBDIVISION
SHOWING:
J. SCOFERO SUBDIVISION
BEING A RESUBDIVISION OF LOT 1 SCOFERO SUBDIVISION
AND OTHER LANDS
SITUATE IN:
SUB LOT 9 OF THE 1600 ACRE TRACT * TOWN LOT 8 * TWP. 13 * RANGE 4
OF THE PHELPS AND GORHAM PURCHASE
TOWN OF PENFIELD MONROE COUNTY NEW YORK



ROCKSOLID

July 13, 2021

Penfield Building and Zoning Department
Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526-9798

THE PIANO WORKS
349 W. COMMERCIAL STREET
SUITE 3200
EAST ROCHESTER, NY 14445
T 585.586.0200
F 585.586.6752
WWW.PARRONEENG.COM

RE: Zoning Board of Appeals
Letter of Intent
For the J. Scofero Subdivision

Greetings:

Joseph Scofero located at 1402 Salt Road has requested we prepare a subdivision of 15.4± acres of land he owns known as 1623 Plank Road. The subdivision consists of a 3.0 acre parcel (Lot 1) which encompasses the existing house and storage barn, a vacant 2.0 acre parcel (Lot 2) along Salt Road, separating and then joining a 0.76 acre parcel to Joseph Scofero's existing parcel (Lot 3) and creating a vacant 9.6 acre parcel (Lot 4) along Plank Road.

We are requesting an area variance from a minimum 50 feet side setback to the storage barn to a 39.4 feet side setback. This is a result of maintaining a minimum lot frontage of 200 feet for Lot 2.

We are also requesting an area variance to the size of Lot 1 from being a 3.7 acre parcel (due to the size of storage barn) to being a 3.0 acre parcel. This lot size is consistent with the predominate character of the parcel sizes in the area and does not negatively affect the surrounding community.

Thank you for your consideration,

David S. Staerr, P.L.S.
PARRONE ENGINEERING

SCANNED

PLANK ROAD

SALT ROAD

1391

1401

1402

1404

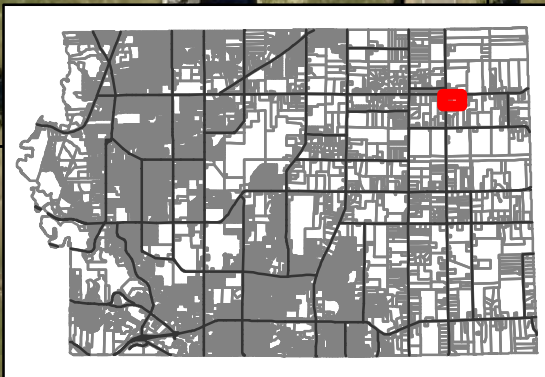
1410

1623

1653

1661

1663



**1623 Plank Road
Aerial Map**

0 80 160 Feet

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Image Source: NYS&D Inter 2012