

PLANNING BOARD AGENDA

Public Hearing Application #3

1232 & 1236 Salt Road

Batz Re-Subdivision

Application #21P-0017

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)

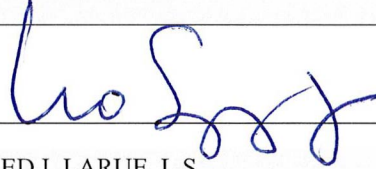
PROJECT INFORMATION

Project Name: RESUBDIVISION OF THE BATZ SUBDIVISION
Project Address: 1232 SALT ROAD
City, State, ZIP: PENFIELD, NEW YORK 14526
Project Description: WE ARE PROPOSED TO SUBDIVIDE 2 LOTS INTO 3

Parcel Tax ID#: 96.10-02-03.2 AND 96.10-02-03.3
Zoning District: RA-2 Project Size (acres): 6.325

Owner(s) Name: LEO SPEZIO, JR. AND CYNTHIA SPEZIO
Mailing Address: 1232 SALT ROAD
Email: _____
Phone: _____

Applicant Name: SAME AS OWNERS
Address: _____
Email: _____
Phone: _____

Applicant Signature:  Date: 04/30/2021

Agent/Engineer: ALFRED I. LARUE, L.S.
Company: MCMAHON LARUE ASSOCIATES P.C.
Address: 822 HOLT ROAD, WEBSTER, NEW YORK 14580
Email: alarue@mcmahon-larue.com
Phone: (585) 436-1080

APPLICATION FEES

Planning Review Fee	\$ 400.00
Engineering Review Fee	\$ 375.00
Check #	Total \$ 775.00

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

FOR OFFICE USE ONLY

Application # 21P-0017 Date Received: 04/30/21



Engineers & Surveyors

April 30, 2021

Town of Penfield
3100 Atlantic Avenue
Penfield, New York 14526

Attn: Douglas Sangster
Town Planner

Re: 1232 Salt Road

Dear Mr. Sangster,

Attached please find the subdivision plans for a proposed three (3) lot subdivision at the captioned address. The property is located in the RA-2 Zoning District and is compliance with the bulk regulations for that district. The existing Lot 3 will be divided up by adding land to what is now existing Lot 2 and then dividing what remains of Lot 3 into 2 Lots R-3A and R-3B. What will be Lot R-3A has a structure on it and will not be further developed. Lor R-3B will just be subdivided and not developed at this time. Our client understands he will need to re-apply for a site plan approval for Lot R-3B when and if he chooses to develop the Lot.

The property is served by water, gas and electric and will require approval by the Monroe County Water Authority for a water service and by the Monroe County Department of Health for on-site septic systems.

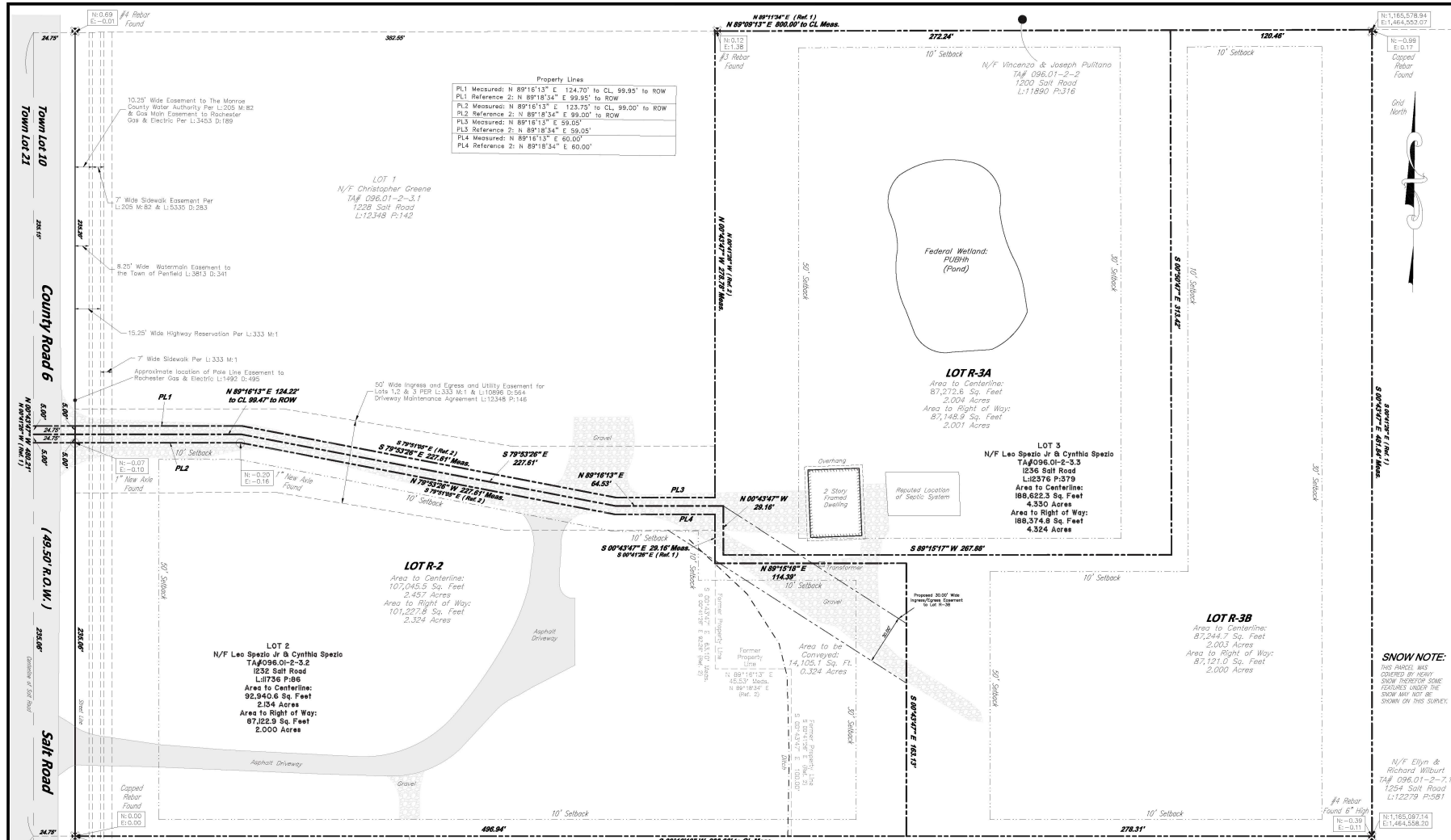
Should you have any questions or require additional information, please contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Alfred I. LaRue", with a long, sweeping horizontal line extending to the right.

Alfred I. LaRue, L.S.

xc: Leo Spezio



Property Lines

PL1 Measured: N 89°16'13" E 124.70' to CL, 99.95' to ROW
 PL1 Reference 2: N 89°18'34" E 99.95' to ROW

PL2 Measured: N 89°16'13" E 123.75' to CL, 99.00' to ROW
 PL2 Reference 2: N 89°18'34" E 99.00' to ROW

PL3 Measured: N 89°16'13" E 59.05'
 PL3 Reference 2: N 89°18'34" E 59.05'

PL4 Measured: N 89°16'13" E 60.00'
 PL4 Reference 2: N 89°18'34" E 60.00'

LOT 1
 N/F Christopher Greene
 TA# 096.01-2-3.1
 1228 Salt Road
 L12348 P.142

10.25' Wide Easement to the Monroe County Water Authority Per L.205 M-82 & Gas Main Easement to Rochester Gas & Electric Per L.3403 D.189

7' Wide Sidewalk Easement Per L.285 M-82 & L.3333 D.283

8.20' Wide Watermain Easement to the Town of Penfield L.3813 D.341

15.25' Wide Highway Reservation Per L.333 M-1

7' Wide Sidewalk Per L.333 M-1

Approximate location of Pole Line Easement to Rochester Gas & Electric L.1492 D.495

50' Wide Ingress and Egress and Utility Easement for Lots 1,2 & 3 PER L.333 M-1 & L.10896 D.564 Driveway Maintenance Agreement L.12348 P.148

LOT 2
 N/F Leo Spzio Jr & Cynthia Spzio
 TA# 096.01-2-3.2
 1236 Salt Road
 L11736 P-86

Area to Centerline: 107,045.5 Sq. Feet
 2.457 Acres

Area to Right of Way: 101,227.8 Sq. Feet
 2.324 Acres

Area to Centerline: 92,940.6 Sq. Feet
 2.134 Acres

Area to Right of Way: 87,182.9 Sq. Feet
 2.000 Acres

LOT 3
 N/F Leo Spzio Jr & Cynthia Spzio
 TA# 096.01-2-3.3
 1236 Salt Road
 L12376 P-379

Area to Centerline: 188,622.3 Sq. Feet
 4.330 Acres

Area to Right of Way: 186,374.8 Sq. Feet
 4.324 Acres

LOT 3A
 Area to Centerline: 87,272.6 Sq. Feet
 2.004 Acres

LOT 3B
 Area to Centerline: 87,244.7 Sq. Feet
 2.003 Acres

LOT 3C
 Area to Centerline: 87,121.0 Sq. Feet
 2.000 Acres

ABSTRACT OF TITLE:
 THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN APPLICABLE ABSTRACT OF TITLE MAY SHOW.

ZONING DISTRICT: RA-2
 MIN LOT SIZE = 8,712.00 SQ. FT.
 MIN LOT WIDTH = 300 FT.
 MIN LOT DEPTH = 25 FT OR 35 FT MIN SIDELOT
 FRONT = 30 FT
 SIDE = 15 FT
 REAR = 30 FT
 STREET = 30 FT

SURVEY CONTROL NOTES:
 1. DISTANCES SHOWN HEREON ARE RETRIEVED TO THE STATE PLANS COORDINATE SYSTEM, NAD 1983 (NAD 83) IN METERS.
 2. DISTANCES ARE SHOWN AT GROUND.
 3. NORTH ARROW REFERENCED TO GRID NORTH.

TAXES PAID STAMP
 I, THE UNDERSIGNED SURVEYOR OF MONROE COUNTY, PURSUANT TO SECTION 3434 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SPECIAL TAXES AGAINST THE LAND DESCRIBED HEREON HAVE BEEN PAID THROUGH DATE: _____
 ROBERT FRANKLIN
 MONROE COUNTY SURVEYOR

MONUMENTATION DATA:
 1. THE FIELD SURVEY USED TO ESTABLISH THE EXTERIOR BOUNDARY AND GEODETIC TIE-INS SHOWN HEREON WAS PERFORMED WITH AN ACCURACY GREATER THAN ONE PART IN TEN THOUSAND (1 IN 10,000).
 2. DISTANCES SHOWN HEREON ARE: AT GROUND.
 3. THE DEVELOPER'S AND CONTRACTOR'S ATTENTIONS ARE DIRECTED TO LOCAL LAW NO. 6 OF 1971, REGARDING LIABILITY INCURRED THROUGH THE DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

REFERENCES:
 1. Liber 208 of Maps, Page 83
 2. Liber 432 of Maps, Page 7
 3. Planning Map, 05/20/20
 4. Instrument Survey 89 09, 05/1990

RECALCULATION DATA:
 1. Liber 1138 of Deeds, Page 96
 2. Liber 12574 of Deeds, Page 429
 3. Liber 12348 of Deeds, Page 142

EASEMENTS:
 1. Liber 1493 of Deeds, Page 495
 2. Liber 3453 of Deeds, Page 189
 3. Liber 3813 of Deeds, Page 341
 4. Liber 5333 of Deeds, Page 383
 5. Liber 10864 of Deeds, Page 584
 6. Liber 12348 of Deeds, Page 148

FLOODPLAIN:
 NO PORTION OF THE SURVEYED LAND FALLS WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA MAP NO. 18050Z0224G, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2009. THIS FLOODPLAIN IS DESCRIBED AS ZONE "1".

WETLANDS:
 A PORTION OF THIS PARCEL FALLS WITHIN A REGULATED WETLAND HAZARD ZONE. THIS DETERMINATION WAS PROVIDED FROM INVENTORY MAPS FROM THE U.S. FISH AND WILDLIFE SERVICE AND NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION.

SIGNATURES:

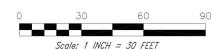
PLANNING BOARD CHAIRPERSON	DATE	MONROE COUNTY HIGHWAY SUPERINTENDENT	DATE
PENFIELD TOWN CLERK	DATE	FOR THE MONROE COUNTY MONUMENTATION LAW	DATE
LEO SPEZIO JR	DATE	MONROE COUNTY SURVEYORS' OFFICE	DATE
CYNTHIA SPEZIO	DATE		

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

RECALCULATION 2011
 NAD 1983 AND NAD80 1988

Monument	NAD 1983 AND NAD80 1988		RECALCULATION 2011		
	Northing	Easting	Northing	Easting	Elevation
1107-2 (NYCS) 1940	1,163,806.03	815,431.71	806,326*	1,163,846.74	505,792*
1107-3 (NYCS) 1940,1969	1,168,198.41	815,463.18	492.57**	1,168,238.33	1,463,725.25
			490.499*		

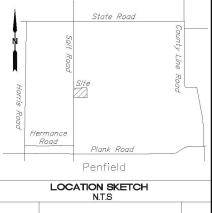
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CERTIFICATION
 I hereby certify to the parties listed here under that this map was made using the reference material listed hereon and the notes of an instrument survey performed in accordance with the current standards of the New York State Association of Professional Land Surveyors completed on March 10th, 2021

— LEO SPEZIO JR
 — CYNTHIA SPEZIO

[Signature]
 A/E/C 1 LaRue N.Y.S.L.S. # 04558



DATE	REVISIONS	BY



DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 142, SECTION 104 AND APPLICABLE TO THIS DRAWING:

"IF A VENDOR OF THIS LAW FOR ANY PERSON UNLESS HE IS A LICENSED SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT IS EMPLOYED TO ALTER THIS LAW IN ANY MANNER, HE SHALL BE CONSIDERED TO HAVE VIOLATED THE PROVISIONS OF THIS LAW AND SHALL BE SUBJECT TO THE PENALTIES PROVIDED THEREIN."

THE ALTERING INDENTURE OF THIS SUPERIOR MAP SHALL BE THE SAME AS THE ORIGINAL INDENTURE OF THIS MAP AND SHALL BE SUBJECT TO THE SAME PROVISIONS OF THIS LAW AS THE ORIGINAL INDENTURE OF THIS MAP.

McMahon LaRue Associates, P.C.
 ENGINEERS AND SURVEYORS

822 HOLT ROAD
 WEBSTER, NY 14580
 WWW.McMAHON-LARUE.COM

CLIENT:
 LEO SPEZIO JR
 1232 SALT ROAD
 PENFIELD, NY 14528

PROJECT:
1232 SALT ROAD
 TOWN OF PENFIELD

DRAWING:
RESUBDIVISION OF THE "BATZ" SUBDIVISION FILED IN THE MONROE COUNTY CLERK'S OFFICE UNDER [L.333 M-1]

PART OF TOWN LOT 10
 TOWNSHIP 19 - 4TH RANGE
 PHELPS AND GORHAM PURCHASE
 TOWN OF PENFIELD, MONROE COUNTY
 STATE OF NEW YORK

DESIGNED BY: ALL
 DRAWN BY: ACR
 CHECKED BY: ALL, BSW
 BBL # 96.10-2-3.2 & 96.10-2-3.3
 PROJ. NO. 1407-01
 DATE: 04/27/2021
 SCALE: 1 INCH = 30 FEET

SHEET	OF	CADD FILE:
1	1	1407-01