



**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: DiBella Family Subdivision
 Project Address: 5 Skimore Lane
 City, State, ZIP: Penfield, NY 14526
 Project Description:

Parcel Tax ID#: 140.02-1-2.1
 Zoning District: RR-1 Project Size (acres): 43+/- acres

Owner(s) Name: James and Nancy DiBella
 Mailing Address: 5 Skimore Lane, Penfield NY 14526
 Email: jim.dibella@gmail.com
 Phone: 585-259-0268

Applicant Name: James DiBella
 Address: 5 Skimore Lane, Penfield NY 14526
 Email: jim.dibella@gmail.com
 Phone: 585-259-0268

Applicant Signature:  Date: 09/02/2022

Agent/Engineer: Matthew Palmer, LS
 Company: BME Associates
 Address: 10 Lift Bridge Lane East, Fairport, NY 14450
 Email: mpalmer@bmepe.com
 Phone: (585) 377-7360 x124

APPLICATION FEES

Planning Review Fee	\$ 400.00
Engineering Review Fee	\$ 250.00
Check #	Total \$ 650.00

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

FOR OFFICE USE ONLY

Application # **22P- 0026** Date Received: **09/02/2022**

September 2, 2022
Town of Penfield
3100 Atlantic Avenue
Penfield, NY 14526-9798

RE: Planning Board Application
Letter of Intent for DiBella Family Subdivision

Greetings:

The owners, James and Nancy DiBella located at 5 Skimore Lane, have commissioned BME Associates to prepare a 2-lot subdivision of 43± acres of land they own situated at 5 Skimore Lane.

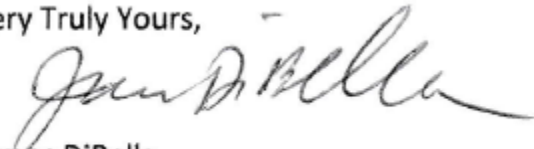
The existing parcel consists of a resident structure, and 2 accessory structures. The site is a mix of open fields, woods and wetlands. The proposed subdivision and future development will have no impact on the wetlands.

The parcel is within the Zoning District RR-1. The proposed subdivision consists of a 9+ acre parcel (Lot 1) which encompasses the existing house and one accessory structure and a 33+ acre parcel (Lot 2) that will have the second accessory structure. Lot 2 is planned to be the building site for a future single-family home. Phase 2 of the project, site plan development, is planned to start immediately upon subdivision approval followed by phase 3, construction with a target start date of spring of 2023.

See supporting photos and maps document for identification of project proposal, zoning district and EPODs.

Thank you for your consideration of this proposal.

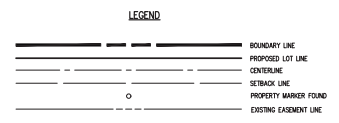
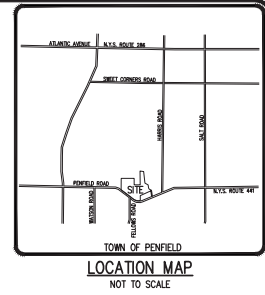
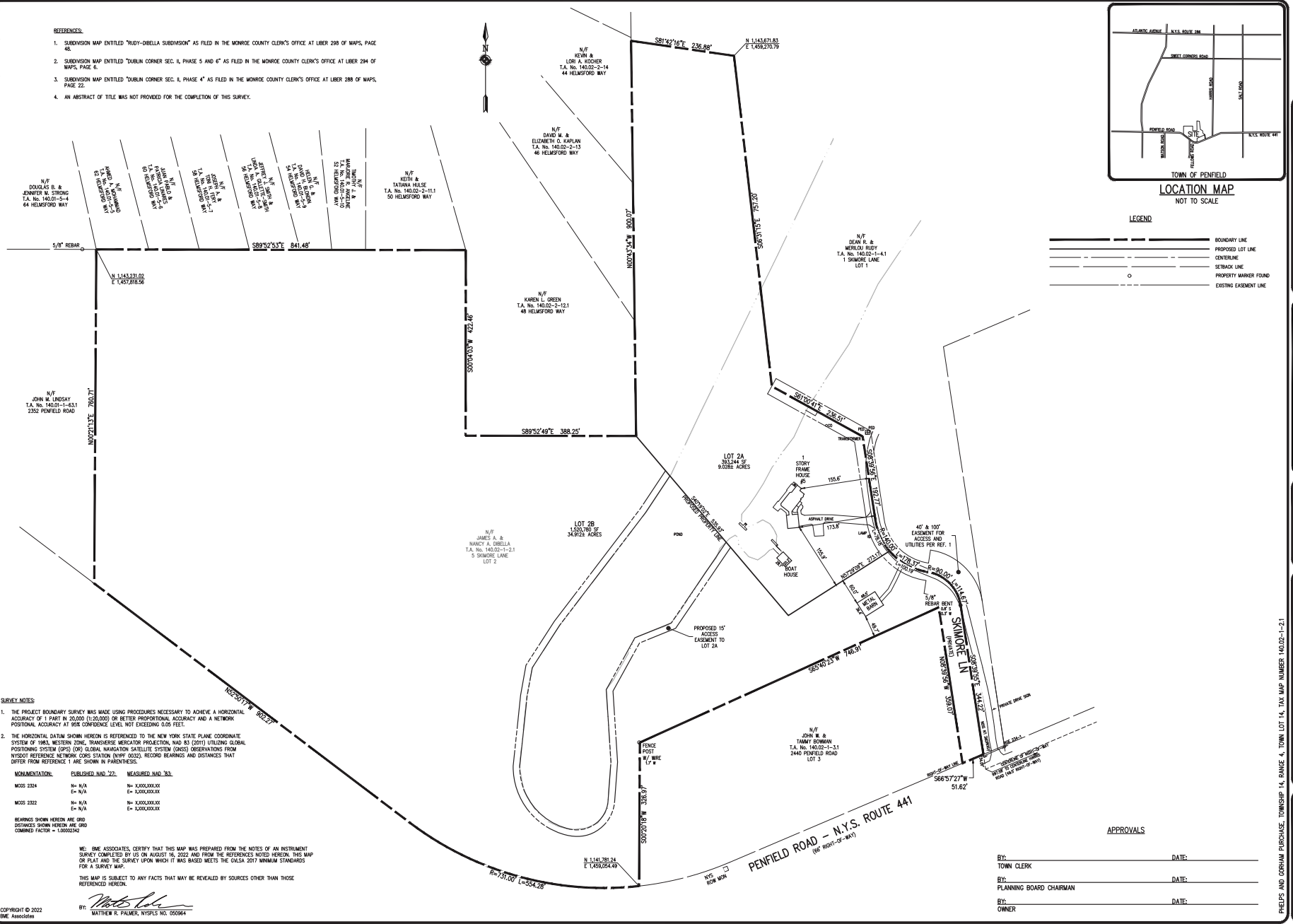
Very Truly Yours,



James DiBella

REFERENCES:

1. SUBDIVISION MAP ENTITLED "DUY-DIBELLA SUBDIVISION" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 288 OF MAPS, PAGE 48.
2. SUBDIVISION MAP ENTITLED "DUBLIN CORNER SEC. II, PHASE 5 AND 6" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 294 OF MAPS, PAGE 6.
3. SUBDIVISION MAP ENTITLED "DUBLIN CORNER SEC. II, PHASE 4" AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 288 OF MAPS, PAGE 22.
4. AN ABSTRACT OF TITLE WAS NOT PROVIDED FOR THE COMPLETION OF THIS SURVEY.



Drainage Attention
The following is an excerpt from the Town of Penfield Form 1400 Section 7203 and applies to this project.
It is a violation of this law for any person, unless he is acting under the engineer's or land surveyor's direct supervision, to place any line marking the end of an easement or land boundary to indicate the existing engineer or land surveyor's location of the boundary or to install and the relation "some of" between the engineer and the surveyor for such alterations, and a specific description of the alteration.

NO.	REVISIONS	DATE
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES
ENGINEERS & SURVEYORS • LANDSCAPE ARCHITECTS
14 PALM BRIDGE LAND TRACT
FARMVILLE, NEW YORK 14450
WWW.BME.AS.COM
PHONE 516.277.2760
FAX 516.277.2769



PROJECT NUMBER: CD 0811
PROJECT SURVEYOR: MR. PALMER
DRAWN BY: MR. PALMER
DATE ISSUED: SEPTEMBER 2, 2022
PROJECT NO.: 2861
DRAWING NO.: 01

PHILIPS AND CORHAM PURCHASE, TOWNSHIP 14, RANGE 4, TOWN LOT 14, TAX MAP NUMBER 14.02.01-2.1
TOWN OF PENFIELD, MONROE COUNTY, NEW YORK STATE
PROJECT SURVEYOR: JIM DIBELLA & JAM DIBELLA
PENFIELD, NY 14206
DRAWING TITLE: DIBELLA SUBDIVISION BEING A RESUBDIVISION OF LOT 2 OF THE TRACT BEING A RESUBDIVISION OF DIBELLA SUBDIVISION

- 5/8" REBAR
- N 1143.231.02 E 1,457,816.56
- S 89°52'53"E 841.48'
- S 89°52'49"E 388.25'
- S 89°52'49"E 422.46'
- S 89°52'49"E 388.25'

- N 1443.231.02 E 1,457,816.56
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SURVEY NOTES:

1. THE PROJECT BOUNDARY SURVEY WAS MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER PROPORTIONAL ACCURACY AND A NETWORK POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.
2. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL POSITIONING SYSTEM (GPS) OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM WISDOT REFERENCE NETWORK CORS STATION (NYR0033) RECORD BEARINGS AND DISTANCES THAT DIFFER FROM REFERENCE 1 ARE SHOWN IN PARENTHESES.

MONUMENTATION:	ESTABLISHED MAD '22:	MEASURED MAD '23:
MOS 2234	N= N/A E= N/A	N= XXX,XXX.XX E= XXX,XXX.XX
MOS 2332	N= N/A E= N/A	N= XXX,XXX.XX E= XXX,XXX.XX

BEARINGS SHOWN HEREON ARE GRID DISTANCES SHOWN HEREON ARE GRID COMPAED FACTOR = 1.0002542

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON AUGUST 15, 2022 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAN AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GCS/A 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 R. Palmer*
MATTHEW R. PALMER, NYSPLS NO. 050664

APPROVALS

- BY: _____ DATE: _____
TOWN CLERK
- BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
- BY: _____ DATE: _____
OWNER