



**TOWN OF PENFIELD
PLANNING DEPARTMENT APPLICATION FORM**

APPLICATION TYPE

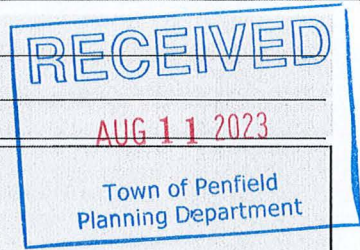
- Sketch Plan
 Preliminary/Final Site Plan
 Preliminary/Final Subdivision
 Administrative Site Plan
 Conditional Use Permit

Reviewed by:

- Planning Board
 Town Board
 Planning Dept. (Admin. Only)

PROJECT INFORMATION

Project Name: DiBella Subdivision Lot R-2B
 Project Address: 5 Skimore Lane
 City, State, ZIP: Penfield, NY, 14526
 Project Description: 1 lot single family site plan



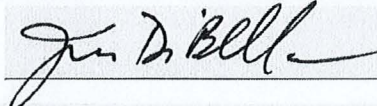
Parcel Tax ID#: 140.02-1-2.1

Zoning District: ~~RA-2~~ RR-1

Project Size (acres): +/- 34.9

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

Applicant Name: Jim Dibella
 Address: 5 Skimore Lane, Penfield, NY, 14526
 Email: jim.dibella@gmail.com
 Phone: (585) 259-0268

Applicant Signature:  Date: 7/25/2023

Agent/Engineer: Fred Shelley
 Company: BME Associates
 Address: 10 Lift Bridge Lane East
 Email: fshelley@bmepec.com
 Phone: (585) 377-7360 Ext-109

APPLICATION FEES

Planning Review Fee	\$ 150.00
Engineering Review Fee	\$
Conditional Use Permit Fee	\$
Total	\$ 150.00

Check # 1350

- See Required Fees Table for \$\$ Amounts

FOR OFFICE USE ONLY

Application # 23P-0013 Date Received: 08/11/2023

August 11, 2023

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

Attn: Douglas Sangster – Town Planner

**Re: Lot R-2B – DiBella Subdivision (5 Skimore Lane)
Administrative Site Plan Application – Letter of Intent**

2861

Dear Doug:

On behalf of the property owner and applicant, James DiBella, we submit the enclosed application for the Town's consideration of Administrative Site Plan approval. We enclose four (4) sets of the following application materials for your review:

- Letter of Intent
- Planning Board Application for Administrative Site Plan Review
- Preliminary/Final Site Development Plans (BME Drawings 2861-03 through 06)
- Penfield "Factors for Consideration"
- Authorization to Make Application Form
- Short Environmental Assessment Form (EAF) - Part 1
- Planning Board Application Fee of \$150.00


The DiBella Subdivision, Lot R-2B site, is located on the north side of NYS Route 441 / Penfield Road and is a ±34.9 acre portion of former tax account number 140.02-1-2.1 (5 Skimore Lane), and includes the proposed development site for one (1) single-family house. Access to the property will be from a proposed private driveway connection to Skimore Lane, being an existing private driveway on the north side of Penfield Road, and extends through the site to the proposed house location. Site improvements include proposed connection to the existing MCWA public watermain on Penfield Road and the installation of a private onsite wastewater treatment (septic) system.

The property is zoned Rural Residential District (RR-1) and the proposed use is permitted within the Zoning District subject to Administrative Site Plan Approval from the Town.

Due to the proposed scope of the development, we believe the project is a Type II under SEQRA, per 6 NYCRR, Part 617.5(c)(11), and no further SEQRA is required, however, a Short Form EAF Part 1 is included with the application materials for the Town's file.

If you require any additional information, please contact our office.

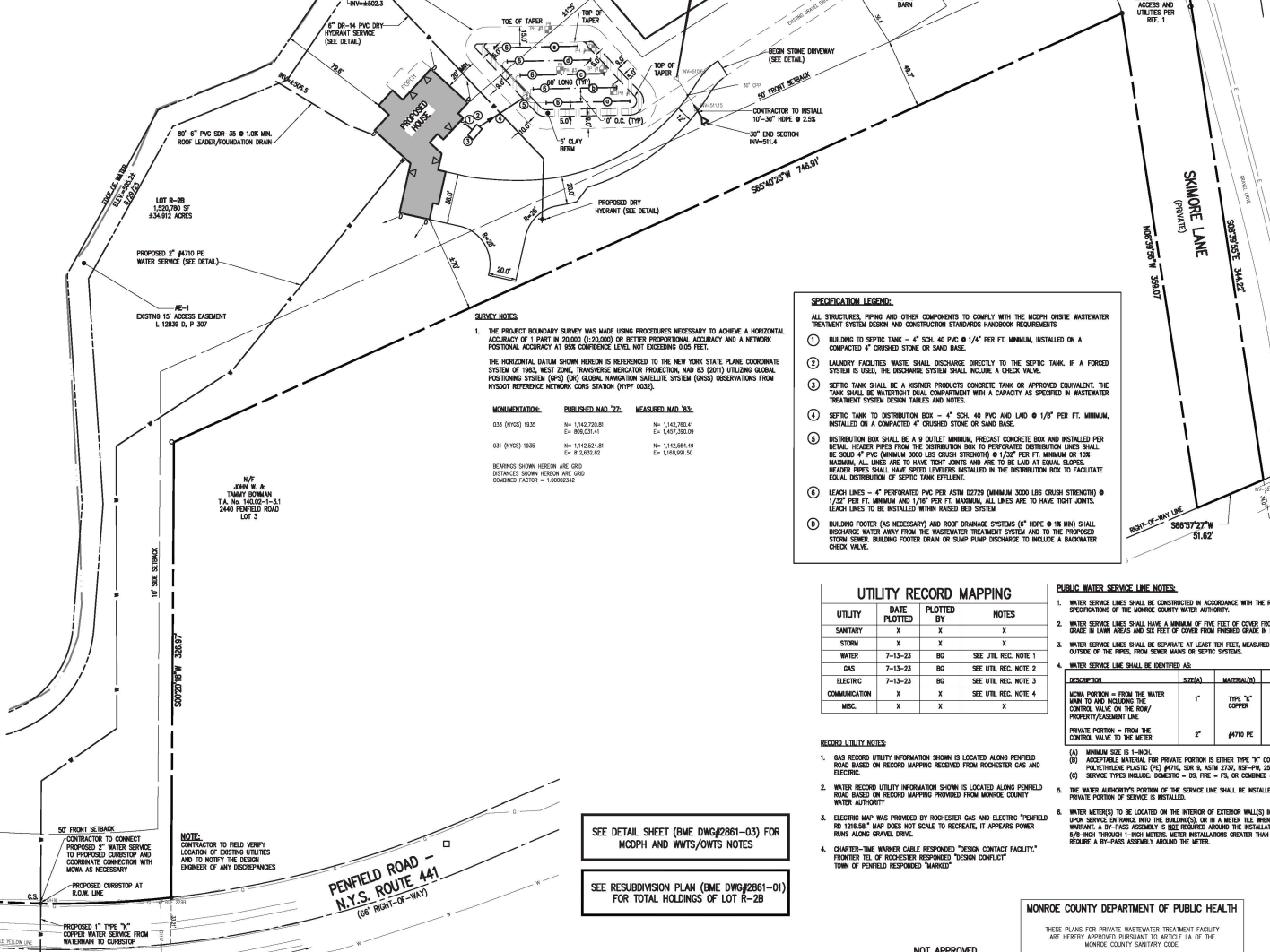
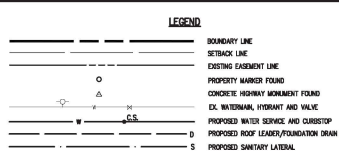
Sincerely,
BME ASSOCIATES


Frederick A. Shelley, LS

Encl.

c: Jim and Nancy DiBella – Owner/applicant

P:\2025\2467\2467.dwg (2025) (Design) (Resubmit)



SITE NOTES:

- EXISTING ZONING RR-1
- TOTAL PROJECT AREA: ±34.8 ACRES TO (R.O.M.)
- PROPOSED USE: SINGLE FAMILY HOUSE
- LOT STANDARDS ARE AS FOLLOWS:

REQUIRED	PROVIDED
FRONT SETBACK	50'
SIDE SETBACK	10'
REAR SETBACK	30'
MAX. BLDG HEIGHT	2 STORIES-30'
	1 STORY
- ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD AND THE APPROPRIATE MONROE COUNTY AGENCIES, UNLESS OTHERWISE NOTED.
- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEOLOGIC SURVEY MONUMENTS.
- THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
- PENFIELD ZSA GRANTED A SETBACK VARIANCE ON NOVEMBER 17, 2022 TO ALLOW THE EXISTING 30' X 46' STORAGE BUILDING WITH A SETBACK OF 46.7' FROM THE SOUTH SIDE PROPERTY LINE. ZSA APPLICATION #22-0056.
- THE PROPOSED HOME ON LOT 2B SHALL BE CONSTRUCTED WITHIN 1 YEAR OF APPROVAL OR THE EXISTING METAL SHED SHALL BE REMOVED.

UTILITY NOTES:

 - THE SEWER LINES AND CONNECTIONS TO SETBACK SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REGULATIONS OR DESTRUCTION OF GEOLOGIC SURVEY MONUMENTS. THE CONTRACTOR SHALL CALL THE UTILITY UTILITIES AT 1-800-995-8811 FOR STAKE-OUT OF EXISTING UTILITIES.
 - ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF PENFIELD, THE MONROE COUNTY HEALTH DEPARTMENT AND ALL OTHER APPLICABLE AGENCY REGULATIONS UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL LOCATE, MARK, SAFEGUARD, AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT-OF-WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA ON THE CONTROL MONUMENTS, CALL THE MONROE COUNTY GEODETIC SURVEY OFFICE.
 - THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY INCURRED THROUGH DISTURBANCES OR DESTRUCTION OF GEOLOGIC SURVEY MONUMENTS.
 - EXISTING UNDERGROUND UTILITIES SHOWN HEREON WERE PLOTTED FROM FIELD LOCATIONS AND/OR AVAILABLE UTILITY COMPANY RECORD PLANS. EXISTING UTILITIES WERE EITHER FUNCTIONAL OR ASSUMED WITHIN THE PROJECT AREA MAY NOT BE SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL CALL THE UTILITY UTILITIES AT 1-800-995-8811 FOR STAKE-OUT OF EXISTING UTILITIES.
 - THE CONTRACTOR SHALL DETERMINE EXACT LOCATION AND EXTENSION OF UNDERGROUND UTILITIES BEFORE COMMENCING CONSTRUCTION. CONSTRUCTION SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND FACILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS.

SANITARY SERVICE:

- SEPTIC TANK SYSTEM EFFLUENT SHALL NOT INFILTRATE OR BE DISCHARGED TO THE HIGHWAY DRAINAGE DITCH OR HIGHWAY STORM DRAINS.

STORM SERVICE:

- HOUSE LATERALS AND APPURTENANCES SHALL BE CONSTRUCTED ACCORDING TO THE SPECIFICATIONS OF THE TOWN OF PENFIELD.
- CHECK VALVES TO BE PROVIDED ON SUMP PUMPS AND/OR FOUNDATION DRAINS.
- ROOF RUNOFF LEADERS AND CELL INFILTRATION LINES SHALL NOT BE DISCHARGED TO THE HIGHWAY DRAINAGE DITCH OR HIGHWAY STORM DRAIN. ALL ROOF LEADERS AND FOUNDATION DRAINS SHALL DISCHARGE TO CLEARLY DEFINED STORM DRAINS.

LATERALS AND SERVICES:

- ALL LATERALS OR SERVICES SHALL BE AS NOTED BELOW UNLESS OTHERWISE NOTED ON THE PLANS:

WATER:	1" HIGH TYPE-K COPPER FROM TAP TO CURB STOP
	2" HD PE #4710 FROM CURB STOP TO THE METER (UNLESS NOTED OTHERWISE)
SANITARY:	4" SCHEDULE 40 PVC (SEE SPECIFICATION LEGEND)
	ROOF LEADERS: 6" PVC SDR-35 INSTALLED AT 1% MIN SLOPE.
- WATER METERS(S) ARE TO BE LOCATED ON THE INTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING(S), OR IN A METER BENCH WHEN CONDITIONS WARRANT. A BY-PASS ASSEMBLY IS TO BE PROVIDED AROUND THE INSTALLATION OF 5/8-INCH THROUGH 1-INCH METERS. METER INSTALLATIONS GREATER THAN 1-INCH MAY REQUIRE A BY-PASS ASSEMBLY AROUND THE METER.
- ANY LAUNDRY WASTEWATER SHALL BE DIRECTED TO THE PROPOSED WETBAS.
- ALL HOMES WITH WATER PRESSURE GREATER THAN 70 PSI AT THE METER WILL REQUIRE A WATER PRESSURE REDUCING VALVE (WPRV) INSTALLED AFTER THE METER.
- WATERMAIN CHARACTERISTICS GIVEN BY MON. DATE: 5/1/22. LOCATION: 240 PENFIELD RD. STATIC PRESSURE: 36.3 PS.

APPROVALS

SPECIFICATION LEGEND:

- ALL STRUCTURES, PIPING AND OTHER COMPONENTS TO COMPLY WITH THE MONROE COUNTY WASTEWATER TREATMENT SYSTEM DESIGN AND CONSTRUCTION STANDARDS HANDBOOK REQUIREMENTS.
- BUILDING TO SEPTIC TANK - 4" SDR 40 PVC Ø 1/4" PER FT. MINIMUM, INSTALLED ON A COMPACTED 4" CRUSHED STONE OR SAND BASE.
 - LAUNDRY FACILITIES WASTE SHALL DISCHARGE DIRECTLY TO THE SEPTIC TANK. IF A FORCED SYSTEM IS USED, THE DISCHARGE SYSTEM SHALL INCLUDE A CHECK VALVE.
 - SEPTIC TANK SHALL BE A VETERINER PRODUCTS CONCRETE TANK OR APPROVED EQUIVALENT. THE TANK SHALL BE INSTALLED EQUAL COMPARTMENT WITH A CAPACITY AS SPECIFIED IN WASTEWATER TREATMENT SYSTEM DESIGN TABLES AND NOTES.
 - SEPTIC TANK TO DISTRIBUTION BOX - 4" SDR 40 PVC AND LAD Ø 1/8" PER FT. MINIMUM, INSTALLED ON A COMPACTED 4" CRUSHED STONE OR SAND BASE.
 - DISTRIBUTION BOX SHALL BE A 9 OUNCE MINIMUM, PRECAST CONCRETE BOX AND INSTALLED PER DETAIL. HEADERS PIPES FROM THE DISTRIBUTION BOX TO PERFORATED DISTRIBUTION LINES SHALL BE 3/4" Ø PVC (MINIMUM 3000 LBS CRUSH STRENGTH) Ø 1/2" PER FT. MINIMUM OR 1/2" Ø MINIMUM. ALL LINES ARE TO HAVE TIGHT JOINTS AND ARE TO BE LAID AT EQUAL SLOPES. HEADERS PIPES SHALL HAVE SPEED LEADERS INSTALLED IN THE DISTRIBUTION BOX TO FACILITATE EQUAL DISTRIBUTION OF SEPTIC TANK EFFLUENT.
 - LEACH LINES - 4" PERFORATED PVC PER ASTM D2729 (MINIMUM 3000 LBS CRUSH STRENGTH) Ø 1/2" PER FT. MINIMUM AND 1/4" PER FT. MINIMUM. ALL LINES ARE TO HAVE TIGHT JOINTS. LEACH LINES TO BE INSTALLED WITHIN RAISED BCO SYSTEM.
 - BUILDING FOOTER (AS NECESSARY) AND ROOF DRAINAGE SYSTEMS (Ø 1" OR Ø 1.5" MIN) SHALL DISCHARGE WATER AWAY FROM THE WASTEWATER TREATMENT SYSTEM AND TO THE PROPOSED STORM SERVICE: BUILDING FOOTER OR SUMP PUMP DISCHARGE TO INCLUDE A BACKFLOW CHECK VALVE.

UTILITY RECORD MAPPING

UTILITY	DATE PLOTTED	PLOTTED BY	NOTES
SANITARY	X	X	X
STORM	X	X	X
WATER	7-15-23	BC	SEE UTIL REC. NOTE 1
GAS	7-15-23	BC	SEE UTIL REC. NOTE 2
ELECTRIC	7-15-23	BC	SEE UTIL REC. NOTE 3
COMMUNICATION	X	X	SEE UTIL REC. NOTE 4
MISC.	X	X	X

PUBLIC WATER SERVICE LINE NOTES:

- WATER SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND SPECIFICATIONS OF THE MONROE COUNTY WATER AUTHORITY.
- WATER SERVICE LINES SHALL HAVE A MINIMUM OF FIVE FEET OF COVER FROM FINISHED GRADE IN LAWN AREAS AND SIX FEET OF COVER FROM FINISHED GRADE IN PAVED AREAS.
- WATER SERVICE LINES SHALL BE SEPARATE AT LEAST TEN FEET, MEASURED FROM THE OUTSIDE OF THE PIPES FROM SEWER MAINS OR SEPTIC SYSTEMS.
- WATER SERVICE LINE SHALL BE IDENTIFIED AS:

DESCRIPTION	SIZE(A)	MATERIAL(B)	TYPE(C)
MIN. PORTION - FROM THE WATER MAIN TO AND INCLUDING THE CONTROL VALVE ON THE ROW/PROPERTY/EASEMENT LINE	1"	TYPE "K" COPPER	DOM
PRIVATE PORTION - FROM THE CONTROL VALVE TO THE METER	2"	#4710 PE	DOM

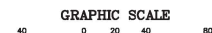
(A) MINIMUM SIZE IS 1-INCH.
 (B) ACCEPTABLE MATERIAL FOR PRIVATE PORTION IS EITHER TYPE "K" COPPER OR POLYETHYLENE PLASTIC PIPE (PE) 200 & ASTM D2729 (SEE NOTE 3) OR (C) SERVICE TYPES INCLUDE: DOMESTIC = DS, FIRE = FS, OR COMBINED = CMB
- THE WATER AUTHORITY'S PORTION OF THE SERVICE LINE SHALL BE INSTALLED AFTER THE WATER AUTHORITY.
- WATER METERS(S) TO BE LOCATED ON THE INTERIOR OF EXTERIOR WALL(S) IMMEDIATELY UPON SERVICE ENTRANCE INTO THE BUILDING(S), OR IN A METER BENCH WHEN CONDITIONS WARRANT. A BY-PASS ASSEMBLY IS TO BE PROVIDED AROUND THE INSTALLATION OF 5/8-INCH THROUGH 1-INCH METERS. METER INSTALLATIONS GREATER THAN 1-INCH MAY REQUIRE A BY-PASS ASSEMBLY AROUND THE METER.

RECORD UTILITY NOTES:

- GAS RECORD UTILITY INFORMATION SHOWN IS LOCATED ALONG PENFIELD ROAD BASED ON RECORD MAPPING PROVIDED FROM MONROE COUNTY GAS AND ELECTRIC.
- WATER RECORD UTILITY INFORMATION SHOWN IS LOCATED ALONG PENFIELD ROAD BASED ON RECORD MAPPING PROVIDED FROM MONROE COUNTY WATER AUTHORITY.
- ELECTRIC MAP WAS PROVIDED BY ROOSTER GAS AND ELECTRIC "PENFIELD RD TOLENA" MAP DOES NOT SCALE TO RECREATE. IT APPEARS POWER RUNS ALONG GRAVEL DRIVE.
- CHARTER-THE WARNER CABLE RESPONDED "DESIGN CONTACT FACILITY" PRINTER TEL OF ROOSTER RESPONDED "DESIGN CONTACT" TOWN OF PENFIELD RESPONDED "MARKED"

SEE DETAIL SHEET (BME DWG#2861-03) FOR MCDPH AND WPTS/OWTS NOTES

SEE RESUBDIVISION PLAN (BME DWG#2861-01) FOR TOTAL HOLDINGS OF LOT R-2B



NOT APPROVED
This plan has not received final approval of all receiving agencies. This plan is subject to revisions until all approvals are obtained and should not be used for construction purposes.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

THESE PLANS FOR PRIVATE WASTEWATER TREATMENT FACILITY ARE HEREBY APPROVED PURSUANT TO ARTICLE 16 OF THE MONROE COUNTY SANITARY CODE.

DIRECTOR OF PUBLIC HEALTH

BY: PUBLIC HEALTH ENGINEER DATE:

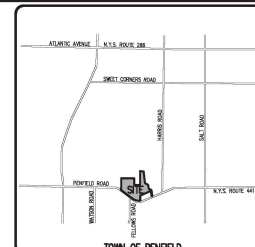
BY: ENGINEERING AND PLANNING DATE:

BY: DIRECTOR OF PUBLIC WORKS DATE:

BY: TOWN CLERK DATE:

BY: FIRE MARSHAL DATE:

BY: MONROE COUNTY WATER AUTHORITY DATE:



Drawing Attention
The following is an excerpt from the Town of Penfield Zoning Code, Section 200 and applies to this project. It is a violation of this law for any person, unless he is acting under the engineer's or architect's seal, to prepare, or to cause to be prepared, any plan, specification, or report, or to seal the same, unless he is a duly licensed professional engineer or architect, and a specific description of the structure.

REVISIONS	DATE	BY
7		
6		
5		
4		
3		
2		
1		

BME ASSOCIATES
ENGINEERS & ARCHITECTS
LANDSCAPE ARCHITECTS
PLANNING ARCHITECTS
14101 BRIDGE LANE EAST
FAIRBANKS, ALASKA 99707
PHONE: 907.277.2360
FAX: 907.277.2369
WWW.BME.AS



DIBELLA SUBDIVISION
LOT R-2B SITE DEVELOPMENT PLANS
MONROE COUNTY, NEW YORK STATE
5 BRIDGE LANE
FAIRBANKS, ALASKA
FINAL/PRELIMINARY
SITE AND UTILITY PLAN

PROJECT: DIBELLA SUBDIVISION
LOCATION: MONROE COUNTY, NEW YORK STATE
CLIENT: PHILIPS & GORDON PARTNERSHIP, TOWNSHIP 14, RANGE 4, TOWN LOT 14, TAX MAP NUMBER 14025-1-21

PROJECT MANAGER: L. SHEDDOCK
PROJECT ENGINEER: J. BRELLI
DRAIN BY: D. TURNER
SCALE: 1" = 40'
DATE ISSUED: JULY 2023
PROJECT NO.: 2861
DRAWING NO.: 03