



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: Lyle Stroyer
 Project Address: 1085 State Road
 City, State, ZIP: Webster, NY 14580
 Project Description: Subdivision of the 18-acre parcel into two lots, one with the existing house and the remaining lands with a new house site plan.

Parcel Tax ID#: 094.04-1-16.21
 Zoning District: RR-1 Residential (1-acre) Project Size (acres): 18.59 acres

Owner(s) Name: Lyle Stroyer
 Mailing Address: 1085 State Road, Webster, NY 14580
 Email: lylestroyer@gmail.com
 Phone: (585)201-1624

Applicant Name: Same
 Address: _____
 Email: _____
 Phone: _____

Applicant Signature:  Date: 11/21/2022

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	\$-200.00 150.00
Engineering Review Fee	\$
Check #	Total \$ 200.00 150.00

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

FOR OFFICE USE ONLY

Application # _____ Date Received: _____

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

November 30, 2022

RE: Stroyer Subdivision – 1030 Plank Road
Subdivision and Site Plan Sketch Approval

Board Members:

On behalf of the owners, Lyle 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 Sketch Plan of his proposed two (2) lot subdivision and site improvements on their +/-18-acre parcel on the south side of State Road.

The owner intends to create two (2) lots from the existing residential parcel. One lot will have the existing house and pole barn with the required area and setbacks. The remaining of the parcel will be for a new residential home. The lots will conform to the current zoning district and adjacent lots. The new lot will all have a new driveway access from Plank Road along the existing pine tree line on the west side of the property. The new lot will all have an 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 home 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:

- Sketch Plan,
- Letter of Permission,
- 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

Zoning: RR-1 (1-acre Residential)

Lot min. 1 -acre

Front SB 75'

Side SB 10'

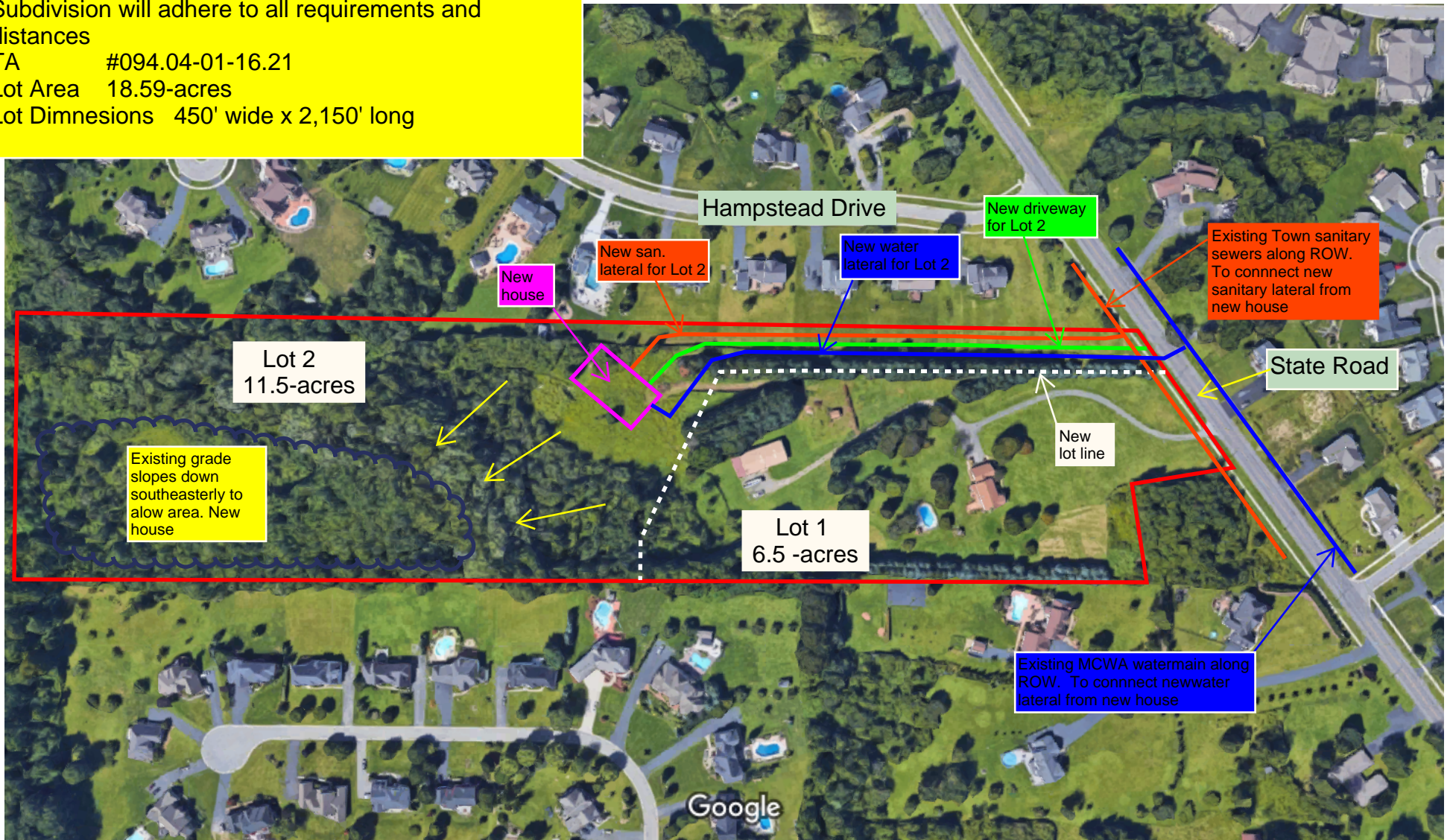
Rear SB 30'

Subdivision will adhere to all requirements and distances

TA #094.04-01-16.21

Lot Area 18.59-acres

Lot Dimnesions 450' wide x 2,150' long



Plan by:
DH Lewis Engineering PLLC
3832 Cory Corners Road,
Marion, NY 14505
(315)909-1084

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**Lyle Stroyer Residence
1985 State Road
Sketch Plan Layout**

December 27, 2022