



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: SITE PLAN OF 1099 STATE ROAD, LOT 1 FORGIONE SUBDIVISION
 Project Address: 1099 STATE ROAD
 City, State, ZIP: PENFIELD, NEW YORK 14526
 Project Description: EXISTING 1.1 ACRE LOT WITH EXISTING WATER AND SEWERS ALONG ROAD, SINGLE FAMILY HOUSE SITE PLAN

Parcel Tax ID#: 094.02-1-84
 Zoning District: RR-1 Project Size (acres): 1.141

Owner(s) Name: FORGIONE, THOMAS E. & PATRICIA
Mailing Address: 265 DAVID PARKWAY, ONTARIO, NEW YORK 14519
Email: _____
Phone: _____

Applicant Name: GEORGE KARRAT
Address: 448 TITUS AVENUE, ROCHESTER, NEW YORK 14617
Email: KARRATHOMES@FRONTIERNET.NET
Phone: 585-259-9999

Applicant Signature: _____ **Date:** _____

Agent/Engineer: WARREN R. McGRAIL, LAND SURVEYOR
Company: WARREN R. McGRAIL, LAND SURVEYOR
Address: 1945 EAST RIDGE ROAD, SUITE 8A, ROCHESTER, NY 14622
Email: WRMLS@ROCHESTER.RR.COM
Phone: 585-288-5120

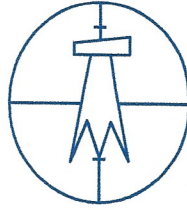
APPLICATION FEES

Planning Review Fee	\$
Engineering Review Fee	\$
Check #	Total \$ 0.00

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

FOR OFFICE USE ONLY

Application # 21P-0031 Date Recieved: 10/07/2021



Warren R. McGrail

Land Surveyor

1945 East Ridge Road, Suite 27

Rochester, New York 14622

Phone: (585) 288-5120

Fax: (585) 654-5547

Email: WRMLS@rochester.rr.com

To whom it may concern:

On behalf of my client, George Karrat, Karrat Homes, we ask the planning board to review the following site plan for property located at 1099 State Road. The site is an existing site known as lot 1 of the Forgione Subdivision, liber 359 of maps, page 96. The current site conditions are mild slope towards the above mentioned highway and contains an existing sanitary sewer lateral. The site zoning is rr-1 rural residential district and current property owner is Thomas E. & Patricia Forgione. This one lot subdivision shall be proposed to have one single family residence on the property and utilizing the existing sanitary lateral with the proposal to utilize the existing water, gas and storm sewers which are adjacent to the property. The project would require MCDOT, MCWA and Town storm sewer approval for construction on said property.

Please feel free to call us should you have any questions.

Sincerely

Mark DeRue

PLANT SCHEDULE

Key	Plant Name	Quan.	Size	Root	Remarks
	Acer freemanii * Autumn Blaze	16	2-2.5" cal.	B&B	Locate As Shown
	Platanus * Scribbler Spruce	12	6' HL.	B&B	Locate As Shown
	Platanus * White Spruce	12	6' HL.	B&B	Locate As Shown
	Thuja plicata * Western Red Cedar	5	4' HL.	B&B	Locate As Shown
	Euonymus alatus * Dwarf Burning Bush	6	1 Gc.	B&B	Locate As Shown

* Or Approved Equivalents

SECTION 13 - STREET TREE INSTALLATION

- 13.1. GENERAL:**
The Town of Penfield requires all developments to install trees along the project frontage of the existing and proposed roadways (private and public).
- 13.2. INSTALLATION:**
Plantings shall be on private property, outside of the right-of-way and outside of any existing utility easements, or as directed by the Town of Penfield Landscape Consultant.

A minimum of two (2) trees are required per residential lot and shall be planted at equal spacing not to exceed seventy-five (75) feet on center along the right-of-way. All frontages in non-residential districts shall be planted at a similar equal spacing.
- 13.3. MATERIALS:**
Trees shall be a minimum of two (2) inch caliper and a minimum of ten (10) feet in height, with a B&B root system. All materials shall meet HARSY/CONE (Monroe County Area) Zones 3-5.

Plant material shall be one of the following:

NOTE:
NO WALK-OUT BASEMENTS WILL BE ALLOWED IN THIS PROPOSED NEW DEVELOPMENT.

ALL CLEANOUTS ON SEWERS TO BE LOCATED A MAXIMUM OF 75' APART

DEVELOPER IS REQUIRED TO GET A UFPO STAKE OUT PRIOR TO DEVELOPMENT TO SHOW LOCATIONS OF ALL UTILITIES PRIOR TO ANY EXCAVATION. ALL UTILITIES ARE PLOTTED PER RECORD DRAWINGS AND PER FIELD LOCATIONS.

DEVELOPER IS REQUIRED TO ACQUIRE AND ADHERE TO THE TREE PRESERVATION GUIDELINES AS LAYED OUT IN THE TOWN OF PENFIELD DOCUMENTATION

ALL YARD SWALES (SIDE OR REAR LOT LINES) SHALL HAVE A MINIMUM GRADE OF TWO (2%) PERCENT. SWALE TO BE GRADED AND SEEDED AFTER EARTHWORK IS COMPLETED.

THE APPLICANT SHALL PAY A RECREATION FEE FOR EACH PROPOSED STRUCTURE ON THE SITE AT THE TIME A BUILDING PERMIT IS ISSUED

APPLICANT SHALL COMPLY WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION CONTROL DOCUMENT 2016 BLUE BOOK

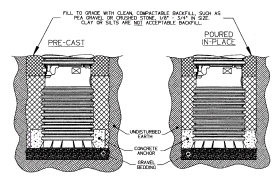
Condition 1—Vegetative Requirements & Compliance Form

Vegetation Requirements:

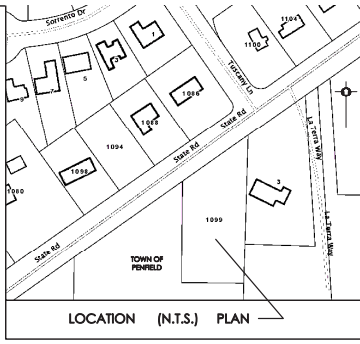
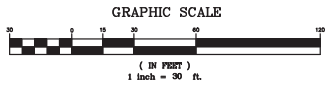
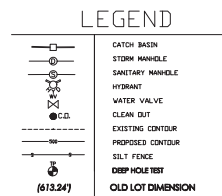
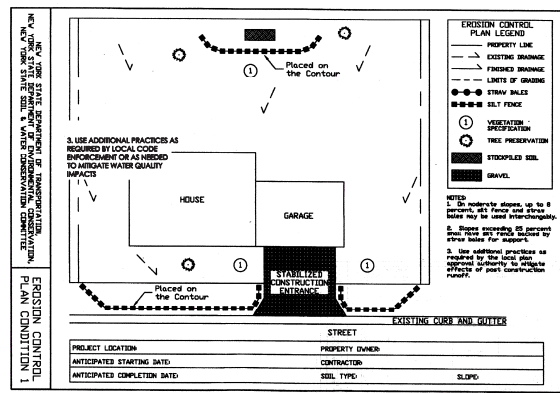
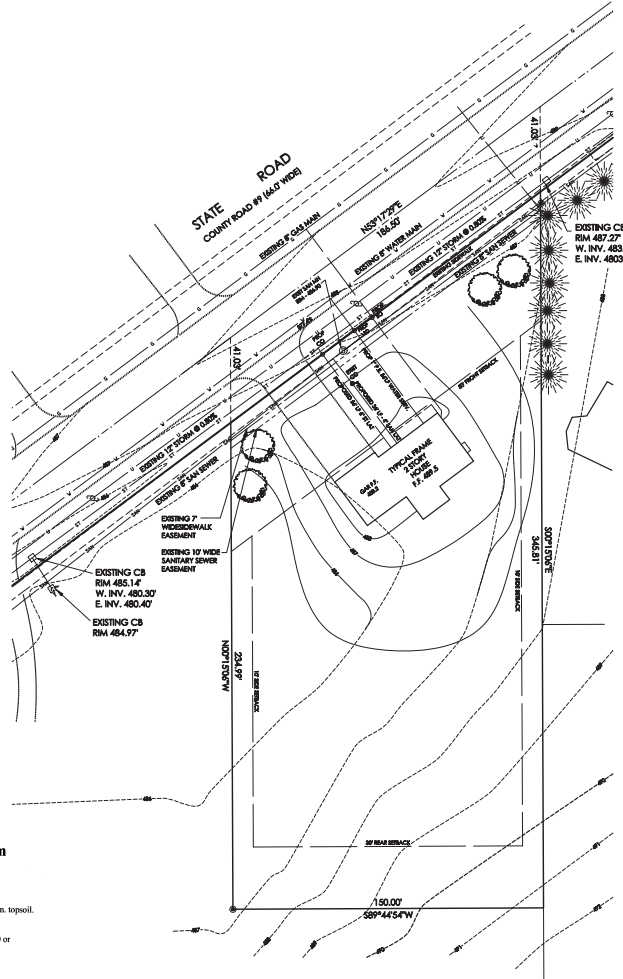
- Site Preparation
 - Install needed water and erosion control measures and bring area to be seeded to desired grades using a minimum of 4 in. topsoil.
 - Prepare seedbed by loosening soil to a depth of 4-6 inches.
 - Liming to a pH of 6.5
 - Fertilize as per soil test or, if fertilizer must be applied before soil test results are received, apply 850 pounds of 5-10-10 or equivalent per acre (20 lbs/1,000 sq. ft.)
 - Incorporate lime and fertilizer in top 2-4 inches of topsoil.
 - Smooth. Remove all stones over 1 inch in diameter, sticks, and foreign matter from the surface. Firm the seedbed.
- Planting—Sunny Location.
Upon completing soil decompaction, use a watermark type seeder. If possible, seed to a depth of 1/8 to 1/4 inch. If seed is to be broadcast, cutback or roll after seeding. If hydroseeded, lime and fertilizer may be applied through the seeder and rolling is not practical. Seed using the following mix and rates:

Species (% by weight)	lbs/1,000 sq. ft.	lbs/acre
65% Kentucky bluegrass blend	2.0-2.6	85-114
20% perennial ryegrass	0.6-0.8	26-35
15% fine fescue	0.6-0.6	26-26
Total	3.0-4.0	120-175
- When using the cutback or broadcast seed method, mulch using small grain straw, applied at a rate of 2 tons per acre; and anchor with a netting or tackifier. Hydroseed applications should include mulch, fertilizer and seed.

Common white clover can be added to mixtures at the rate of 1-2 lbs/acre to help maintain green color during the dry summer period, however, they will not withstand heavy traffic. Fertilizing—First year, (spring seedlings) three to four weeks after germination apply 1 pound nitrogen/1,000 square feet using a complete fertilizer with a 2-1-1 or 4-1-3 ratio or as recommended by soil test results. For summer and early fall seedlings, apply as above unless air temperatures are above 85°F for extended period. Wait until heat wave is over to fertilize. For late fall/winter seedlings, fertilize in spring. Restrict use—new seedlings should be protected from use for one full year to allow development of a dense sod with good root structure.



TYPICAL IN-GROUND SECTION VIEW



ZONING: RR-1 (RURAL RESIDENTIAL DISTRICT)
MINIMUM LOT SIZE: LOT AREA - 43,560 SQ. FT.
LOT WIDTH - 150 FEET
FRONT SETBACK - 50 FEET
SIDE SETBACK - 10 FEET
REAR SETBACK - 30 FEET

CURRENT OWNER:
THOMAS E. & PATRICIA FORGIONE
265 DAVID PARKWAY
ONTARIO, NY 14619

AGENT:
KARRAT HOMES
448 TITUS AVENUE
ROCHESTER, NEW YORK 14617

REFERENCES:
LIBER 359 OF MAPS, PAGE 96

I, WARREN R. MCGRALL, CERTIFY THAT THIS MAP WAS MADE FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED OCTOBER 5, 2021.

Warren R. McGrall
BY: WARREN R. MCGRALL, L.S. 42513

APPROVED BY:

ENGINEERING AND PLANNING	DATE
DIRECTOR OF PUBLIC WORKS	DATE
TOWN CLERK	DATE
FIRE MARSHAL	DATE
PLANNING BOARD CHAIRPERSON	DATE

This survey is subject to any amendments or supplements that are updated (issued) of this map plan. This map is subject to any amendments or supplements that are updated (issued) of this map plan. This map is subject to any amendments or supplements that are updated (issued) of this map plan. This map is subject to any amendments or supplements that are updated (issued) of this map plan.

This survey is certified to those named above during the period that the currently issued instrument was in effect. This survey is certified to those named above during the period that the currently issued instrument was in effect. This survey is certified to those named above during the period that the currently issued instrument was in effect. This survey is certified to those named above during the period that the currently issued instrument was in effect.

SITE PLAN
OF LOT 1 OF THE FORGIONE SUBDIVISION
PART OF TOWN LOT 45, TOWNSHIP 13, RANGE 4 OF THE
PHELPS AND GORHAM PURCHASE
TOWN OF PENFIELD
MONROE COUNTY, NEW YORK

DATE	SCALE	LINES SURVEYOR
OCTOBER 5, 2021	1 INCH = 30 FEET	WARREN R. MCGRALL
SHEET 1	OF 3	SEE SHEET MONROE COUNTY, NEW YORK
1	3	27813-21-1

