



**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: PERIC - SMITH SUBDIVISION
 Project Address: 1755 SWEETS CORNERS ROAD
 City, State, ZIP: PENFIELD, NY 14450
 Project Description: FIVE (5) LOT SUBDIVISION WHERE THREE (3) LOTS WILL BE DESIGNED FOR SINGLE FAMILY HOMES.

Parcel Tax ID#: 126.01-01-32
 Zoning District: RA-2 [RURAL AGRICULTURAL DISTRICT] Project Size (acres): 53.805 ACRES

Owner(s) Name: CHRISTOPHER & TRACY SMITH
 Mailing Address: 28 HICKORY POND DRIVE PENFIELD, NY 14526
 Email: CHRISTRACY.SMITH@GMAIL.COM
 Phone: (585) 694-0737

Applicant Name: CHRIS SMITH
 Address: 28 HICKORY POND DRIVE PENFIELD, NY 14526
 Email: CHRISTRACY.SMITH@GMAIL.COM
 Phone: (585) 694-0737

Applicant Signature:  Date: 07/27/2022

Agent/Engineer: BRYAN J. WHITE
 Company: MCPAHON LARUE ASSOCIATES, P.C.
 Address: 822 HOLT ROAD WEBSTER, NY 14580
 Email: BWHITE@MCPAHON-LARUE.COM
 Phone: (585) 436-1080

APPLICATION FEES

Planning Review Fee	\$ 400.00
Engineering Review Fee	\$ 475.00
Check # 5193	Total \$ 875.00

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

FOR OFFICE USE ONLY

Application # **22P-0024** Date Received: **07/28/2022**



Engineers & Surveyors

July 29, 2022

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

Re: 1755 Sweets Corners Road
Christopher & Tracy Smith
Letter of Intent

Dear Mr. Chairman and members of the Board,

I have prepared this letter to identify the intentions of Christopher and Tracy Smith as it relates to their property located at 1755 Sweets Corners Road in the Town of Penfield.

We have been retained to prepare site & subdivision plans for a five (5) lot subdivision, where three (3) of those have been designed for single-family homes. The parcel comprises of approximately 53 acres of land located within the RA-2 Rural Agricultural zoning district.

Currently, the entirety of the parcel is used for agricultural farming activities. There are two drainage ditches on the parcel. The first runs along the center of the land in an east-west orientation and second near the northwesterly corner, near the intersection of Sweets Corners Road and Gloria Drive. The property does contain two EPOD areas; steep slopes and watercourses. Our records indicate that no regulated wetland habitats or floodplain areas exist on the site, though the ditch lines are regulated. Our design does not encroach into the watercourse area and care was taken to avoid home placement into the steep slope zones.

It is our client's intention to construct their home on Lot 2 of the development. Lot 1 will also be retained by the Smith's with no plan for development at this time. Lots 3, 4 and 5 will be sold to other parties. The perspective buyer of Lot 4 intends to construct their home upon Planning Board review and approval. The perspective buyer of Lot 3

intends to leave the land in its natural state with no plan of development. Lot 5 has no immediate date of construction at this time.

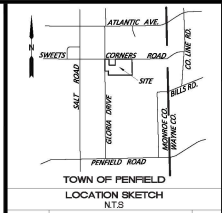
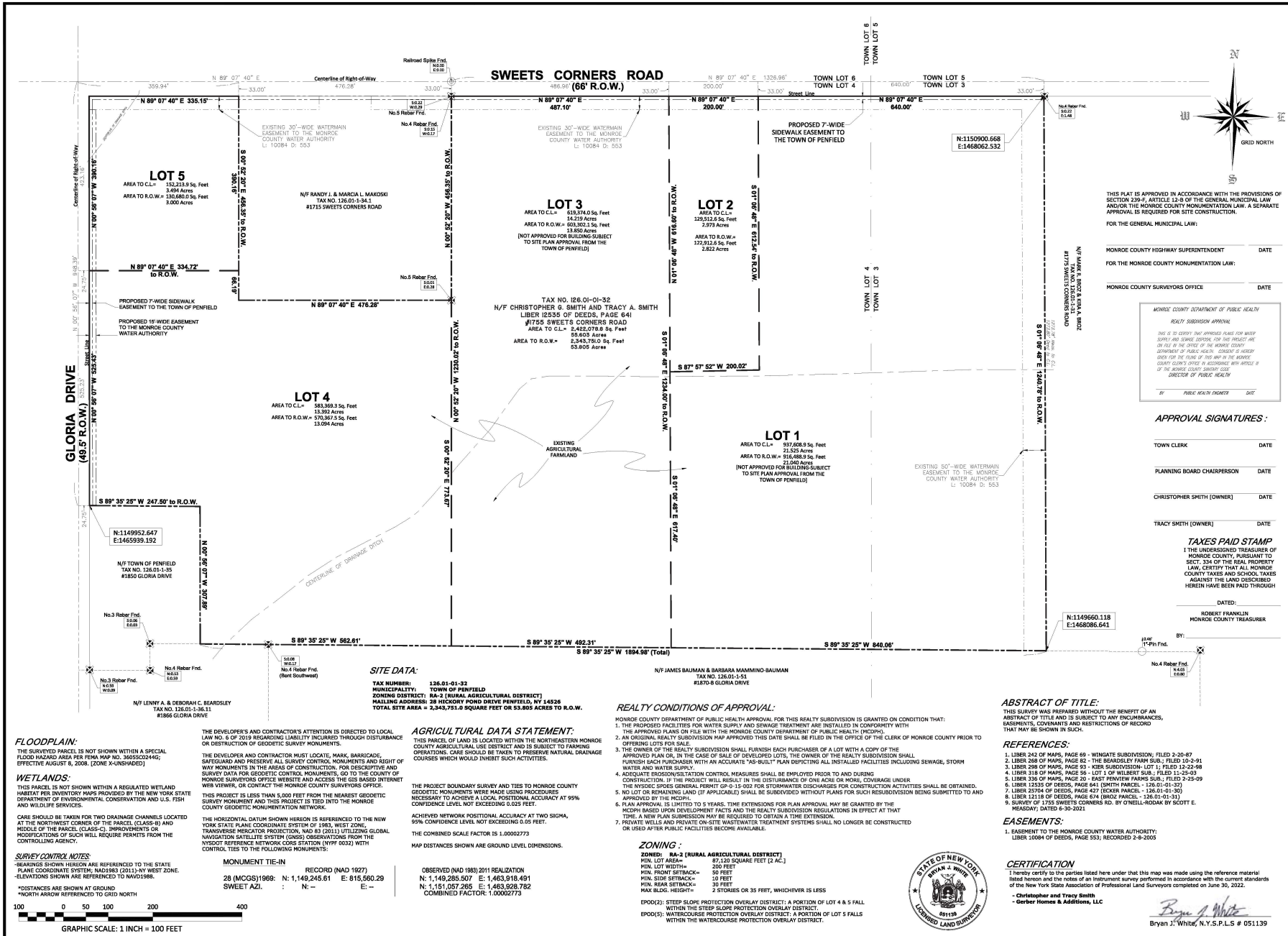
To aid in your review of the property, I've included pictures depicting the existing conditions and required application materials.

If you should have any questions or require additional information, please contact our office. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryan J. White". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Bryan J. White, PLS



THIS PLAN IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-7, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

FOR THE GENERAL MUNICIPAL LAW:

MONROE COUNTY HIGHWAY SUPERINTENDENT DATE

FOR THE MONROE COUNTY MONUMENTATION LAW:

MONROE COUNTY SURVEYORS OFFICE DATE

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH
REALTY SUBDIVISION APPROVAL
THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. CONSENT IS HEREBY GIVEN FOR THE USE OF THE MAP OF THE MONROE COUNTY COUNTY OFFICE IN ACCORDANCE WITH ARTICLE 8 OF THE GENERAL MUNICIPAL LAW.
BY: PUBLIC HEALTH ENGINEER DATE

APPROVAL SIGNATURES:

TOWN CLERK DATE

PLANNING BOARD CHAIRPERSON DATE

CHRISTOPHER SMITH (OWNER) DATE

TRACY SMITH (OWNER) DATE

TAXES PAID STAMP
I, THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 234 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH DATE:

ROBERT FRANKLIN
MONROE COUNTY TREASURER

McMahon LaRue Associates, P.C.
ENGINEERS AND SURVEYORS

822 HOLT ROAD
WEBSTER, NY 14580
(585)-436-1060
WWW.McMAHON-LARUE.COM
DRAWING ALTERATION

THE FOLLOWING IS A COPY FROM THE NEW YORK STATE EDUCATION LAW, WHICH WILL BECOME THE LAW OF THE STATE OF NEW YORK:



CLIENT:
CHRIS AND TRACY SMITH
28 HICKORY HOLE DRIVE
PENFIELD, NY 14528

PROJECT:
1755 SWEETS CORNERS ROAD

TOWN OF PENFIELD

DESIGNED BY: BLW

DRAWN BY: BLW

CHECKED BY: ALL, OWM

S.B.L. NO.: 126.01-01-32

PROJ. NO.: 1439-00

DATE: JULY 29, 2022

SCALE: 1" = 100' FEET

SHEET OF: 12

CADD FILE: 1439-00



ABSTRACT OF TITLE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY ENCUMBRANCES, EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD THAT MAY BE SHOWN IN SUCH.

REFERENCES:
1. LIBER 242 OF MAPS, PAGE 69 - WINGATE SUBDIVISION; FILED 2-20-87
2. LIBER 208 OF MAPS, PAGE 82 - THE BRADSHAW FARM SUB.; FILED 10-2-91
3. LIBER 298 OF MAPS, PAGE 93 - KIBER SUBDIVISION- LOT 1; FILED 12-22-98
4. LIBER 318 OF MAPS, PAGE 96 - LOT 1 OF WILBERT SUB.; FILED 11-25-03
5. LIBER 336 OF MAPS, PAGE 20 - EAST NEW PARKS SUB.; FILED 2-25-99
6. LIBER 12525 OF DEEDS, PAGE 641 (SMITH PARCEL - 126.01-01-32)
7. LIBER 25716 OF DEEDS, PAGE 477 (ECKER PARCEL - 126.01-01-30)
8. LIBER 12119 OF DEEDS, PAGE 674 (WICZ PARCEL - 126.01-01-31)
9. SURVEY OF 1755 SWEETS CORNERS RD. BY O'NEILL-RODAR BY SCOTT E. MEADAY; DATED 6-30-2021

EASEMENTS:
1. EASEMENT TO THE MONROE COUNTY WATER AUTHORITY: LIBER 10066 OF DEEDS, PAGE 553; RECORDED 2-8-2003

CERTIFICATION
I hereby certify that the parties listed here under that this map was made using the reference material listed herein 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 June 30, 2022.
- Christopher and Tracy Smith
- Gerber Homes & Additions, LLC

Bryan J. White
Bryan J. White, N.Y.S.P.L.S. # 051139

FLOODPLAIN:
THE SURVEYED PARCEL IS NOT SHOWN WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 30062C0404, EFFECTIVE AUGUST 9, 2006. [ZONE X-UNSHADED]

WETLANDS:
THIS PARCEL IS NOT SHOWN WITHIN A REGULATED WETLAND HABITAT PER INVENTORY MAPS PROVIDED BY THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION AND U.S. FISH AND WILDLIFE SERVICES.

CARE SHOULD BE TAKEN FOR TWO DRAINAGE CHANNELS LOCATED AT THE NORTHWEST CORNER OF THE PARCEL (CLASS-B) AND MIDDLE OF THE PARCEL (CLASS-C). IMPROVEMENTS OR MODIFICATIONS OF SUCH WILL REQUIRE PERMITS FROM THE CONTROLLING AGENCY.

SURVEY CONTROL NOTES:
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, NAD1983 (2011)-N-T WEST ZONE. - DISTANCES ARE REFERENCED TO NAD1988. - DISTANCES ARE SHOWN AS GROUND. - NORTH ARROW REFERENCED TO GRID NORTH.

THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RESIST OF ANY MOVEMENTS IN THE AREAS OF CONSTRUCTION, FOR A PERIOD OF 10 YEARS FROM THE DATE OF COMPLETION OF CONSTRUCTION. FOR SURVEY DATA FOR GEODETIC CONTROL MONUMENTS, GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.

THIS PROJECT IS LESS THAN 5,000 FEET FROM THE MONROE COUNTY SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR COORDINATE, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORS STATION (NYPP 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS:

MONUMENT TIE-IN

RECORD (NAD 1927)
28 (MCGS) 1969: N: 1,149,245.61 E: 815,560.29
SWEET AZ: N: - E: -

OBSERVED (NAD 1983) 2011 REALIZATION
N: 1,149,285.507 E: 1,463,918.491
N: 1,151,057.205 E: 1,463,928.792
COMBINED FACTOR: 1.00002773

CONFORMANCE LEVEL: NOT EXCEEDING 0.05 FEET.

THE COMBINED FACTOR IS 1.00002773.

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

AGRICULTURAL DATA STATEMENT:
THIS PARCEL OF LAND IS LOCATED WITHIN THE NORTHEASTERN MONROE COUNTY AGRICULTURAL USE DISTRICT AND IS SUBJECT TO FARMING OPERATIONS. CARE SHOULD BE TAKEN TO PRESERVE NATURAL DRAINAGE COURSES WHICH WOULD INFRINGE SUCH ACTIVITIES.

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL, NOT EXCEEDING 0.05 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL NOT EXCEEDING 0.05 FEET.

THE COMBINED FACTOR IS 1.00002773.

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

RA-2 (RURAL AGRICULTURAL DISTRICT)
MIN. LOT AREA = 97,100 SQUARE FEET (2.2 AC.)
MIN. LOT WIDTH = 200 FEET
MIN. FRONT SETBACK = 30 FEET
MIN. SIDE SETBACK = 30 FEET
MIN. REAR SETBACK = 30 FEET
MAX. BLDG. HEIGHT = 2 STORIES OR 35 FEET, WHICHEVER IS LESS

EPOD(1): STEEP SLOPE PROTECTION OVERLAY DISTRICT; A PORTION OF LOT 4 & 5 FALL WITHIN THE STEEP SLOPE PROTECTION OVERLAY DISTRICT.

EPOD(5): WATERCOURSE PROTECTION OVERLAY DISTRICT; A PORTION OF LOT 5 FALLS WITHIN THE WATERCOURSE PROTECTION OVERLAY DISTRICT.

REALTY CONDITIONS OF APPROVAL:
MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH APPROVAL FOR THIS REALTY SUBDIVISION IS GRANTED ON CONDITION THAT:
1. THE PROPOSED FACILITIES FOR WATER SUPPLY AND SEWAGE TREATMENT ARE INSTALLED IN CONFORMANCE WITH THE APPROVED PLANS ON FILE WITH THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH (MCPH).
2. AN ORIGINAL REALTY SUBDIVISION MAP APPROVED THIS DATE SHALL BE FILED IN THE OFFICE OF THE CLERK OF MONROE COUNTY PRIOR TO OFFERING LOTS FOR SALE.
3. THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER OF A LOT WITH A COPY OF THE APPROVED PLAN OR, IN THE CASE OF SALE OF DEVELOPED LOTS, THE OWNER OF THE REALTY SUBDIVISION SHALL FURNISH EACH PURCHASER WITH AN ACCURATE "AS-BUILT" PLAN DEPICTING ALL INSTALLED FACILITIES INCLUDING SEWAGE, STORM WATER, AND WATER SUPPLY.
4. ADEQUATE EROSION/SILTATION CONTROL MEASURES SHALL BE EMPLOYED PRIOR TO AND DURING CONSTRUCTION. IF THE PROJECT WILL RESULT IN THE DISTURBANCE OF ONE ACRE OR MORE, COVERAGE UNDER THE NYSDOS SPDES GENERAL PERMIT GP-6-15-002 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
5. NO LOT OR REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH RESUBDIVISION BEING SUBMITTED TO AND APPROVED BY THE MCPH.
6. PLAN APPROVAL IS LIMITED TO 5 YEARS. THE EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MCPH BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISION REGULATIONS IN EFFECT AT THAT TIME. A NEW PLAN SUBMISSION MAY BE REQUIRED TO OBTAIN A TIME EXTENSION.
7. PRIVATE WELLS AND PRIVATE ON-SITE WASTEWATER TREATMENT SYSTEMS SHALL NO LONGER BE CONSTRUCTED OR USED AFTER PUBLIC FACILITIES BECOME AVAILABLE.

ZONING:
ZONED: RA-2 (RURAL AGRICULTURAL DISTRICT)
MIN. LOT AREA = 97,100 SQUARE FEET (2.2 AC.)
MIN. LOT WIDTH = 200 FEET
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