



TOWN OF HENRIETTA Subdivision Application

APPLICATION NO. _____

PLANNING BOARD

OR ADMINISTRATIVE

DATE: 7/18/23

FOR THE APPROVAL OF Fox Field Subdivision Section 2C
(Subdivision)

as shown on a map prepared by BME Associates
(Engineers)

Dated July 2023, consisting of thirty-four (34) Lots, pursuant to Section (276), or (278) Town Law, and for permission to file said map, in sections as shown on said map, for the property located at: Hidden View and Farrell Road Extension (Fox Field Subdivision) Henrietta, NY

Tax Account No. 187.02-2-1.001

Applicant: Jayne's Riverview LLC

Address: 1001 Lexington Avenue
Rochester, NY 14606

Phone #: [REDACTED]

Email: [REDACTED]

Property Owner: Jayne's Riverview LLC

Address: 1001 Lexington Avenue
Rochester, NY 14606

Phone #: [REDACTED]

Email: [REDACTED]

[REDACTED]

Applicant Signature: *Michael S. Weed*

Engineer/Architect: BME Associates

Address: 10 Lift Bridge Lane East
Fairport, NY 14450

Phone #: [REDACTED]

Email: [REDACTED]

Business Owner: _____

Address: _____

Phone #: _____

Email: _____

Print Name: Michael S. Weed

*Town Law – check one above
276 – Standard subdivision, standard zoning
277 – Standard subdivision, standard zoning with land provided for a park or a sum of money for playground or recreational purposes as determined by the Town Board.
278 – Cluster Development Subdivision, smaller lot sizes permitted, with common open areas, same density as standard subdivision.

**Statement of Applicant and Owner with Respect to Reimbursement
of Professional and Consulting Fees**

In conjunction with an application made to the Town of Henrietta, the undersigned states, represents and warrants the following:

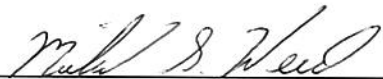
- 1) I/We am/are the applicant and owner with respect to an application to the Town of Henrietta.
- 2) I/We have been advised of, are aware of and agree to comply with the obligation to reimburse the Town of Henrietta for any and all professional and consulting fees incurred by the Town in conjunction with this and any other applications by me/us, including but not limited to engineering and/or legal fees, all as more fully set forth in the Henrietta Town Code.
- 3) I/We have been provided with, or have otherwise reviewed the Henrietta Town Code provisions related to the obligation to reimburse the Town with respect to professional and consulting fees, and agree to comply with the same.
- 4) I/We understand that this obligation shall not be dependent upon the approval or success of the application.
- 5) I/We further agree that in the event the Town of Henrietta is required to refer for collection an outstanding debt for such professional and/or consulting fees due to the Town of Henrietta, I/we shall be obligated to pay the reasonable attorney's fees incurred as a result of the Town's efforts to collect such fees. Reasonable attorney's fees shall also include any and all disbursements that may result from the commencement of litigation.
- 6) Each party to the application, including the applicant and the owner, shall be jointly and severally liable for all consulting and professional fees and expenses incurred in conjunction with the application.

Applicant: Jayne's Riverview LLC

By: MICHAEL S. WEED

Title: MANAGER

Dated: July 2023

Signed: 

Owner: Jayne's Riverview LLC (Same as Applicant)

By: MICHAEL S. WEED

Title: MANAGER

Dated: 7/19/23

Signed: 

July 12, 2023

Planning Board
Town of Henrietta
475 Calkins Road
Henrietta, NY 14467

**Re: Fox Field Subdivision
Revised Subdivision Plat - Final Section 2C**

2192JB

Dear Board Members:

On behalf of the applicant, Jayne's Riverview LLC, we submit the following application for Final Subdivision approval under Section 278 of Town Law, for Section 2C of Fox Field Subdivision. We request to appear at the August 15, 2023 Planning Board meeting, and we have enclosed eight (8) sets of the following application materials for your review:

- Letter of Intent
- Final Section 2C Subdivision Plans
 - Subdivision Plat (dwg. #2192JB-48)
- Subdivision Application to Planning Board
- Subdivision Checklist
- \$150 Application Fee
- Electronic PDF copies (emailed)

The proposed Subdivision Plat for Section 2C is a modification of the originally approved Subdivision Plans for the overall Section 2 consisting of 54 single-family lots. The Planning Board granted approval for Section 2 on May 28, 2020. The applicant now wishes to modify the Subdivision Plats to create Section 2C in order to file the remaining 34 lots along Hidden View and Mossy Oak Cove within this section.

The overall subdivision consists of 107 lots within the Residential R-1-15 zoning district. Section 2 contains 54 lots on 38.48 acres containing 17.3 acres of open space. Section 2C will contain 34 lots on 11.624 acres. The overall construction of Section 2 has been completed, which includes the roadways and infrastructure for the overall development. Sections 2A and 2B were previously approved by the Planning Board on October 21, 2021 and November 16, 2022 respectively, which created the first 20 lots of Section 2. The Section 2C lots include numbers 201-224 and 237-246 and will be the final phase of this section.

The minimum lot standards for the subdivision are consistent with the approved Preliminary Plans and the approved Section 2 plans. No changes have been made from the original approved final Section 2 plans. The lot standards include a minimum lot area of 9,100 sf, a minimum lot width of 70', a front setback of 35', a side setback of 8', and a rear setback of 10'. These lot standards are proposed per the clustering provisions of Section 278 of Town Law.

The temporary easement previously dedicated to the Town of Henrietta for access within the remaining lands of Section 2 will be abandoned with this phase, as right-of-ways for Hidden View and Mossy Oak Cove have been created.

We look forward to presenting the project at the August 15, 2023 Planning Board meeting. If you require any additional information, or have any questions prior to the meeting date, please contact our office.

Sincerely,
BME ASSOCIATES

A handwritten signature in blue ink that reads "Michael Bogojevski". The signature is fluid and cursive, with a horizontal line underlining the name.

Mike Bogojevski, P.E.

MB:blr

Enclosure

c: Ken Marvald; Jayne's Riverview LLC
Mike Weed; Jayne's Riverview LLC

Authorization to Make Application

I, MICHAEL S. WEEP (Jaynes Riverview LLC), authorize

BME Associates

to act as my agent to make application(s) to the Town of Henrietta for the purpose of

Subdivision Application for Section 2C of the Fox Field Subdivision,

for the property that I own located at Hidden View and Mossy Oak Cove within the Fox Field Subdivision.



Signature



Date

TOWN OF HENRIETTA

Subdivision & Resubdivision Map Checklist

- _____ 1. Map is correct size (17" x 22", 22" x 34", or 34" x 44") and on mylar for filing at the Monroe County Clerk's Office.
- _____ 2. Scale (Max. 1:50)
- _____ 3. Date
- _____ 4. Location Sketch.
- _____ 5. If the project is more than 1200 feet (2500 feet if more than 5 lots) from the nearest Monroe County Monumentation, then the following statement is placed on the map: "This project is more than 1,200 feet from the nearest MCGS control monument and therefore is not tied into that network".
- _____ 6. Surveyor's signature and New York State License number.
- _____ 7. Surveyor's seal or stamp (is clearly shown and is legible on prints made from original).
- _____ 8. Surveyor's certification.
- _____ 9. Two Signature Lines are provided for: Director of Engineering/Planning and Planning Board Chairman with others, depending on the project.
- _____ 10. Adjoiners: Property Owners' names with Tax Account Numbers are included.
- _____ 11. Area of parcels in square feet and/or acres (acres shown to a minimum of 3 decimal places).
- _____ 12. Lot numbering scheme is logical. Sectioned subdivisions have a numbering system indicating a section of a subdivision followed by the lot number. For instance, lot number 21 in section 4 would be designated as Lot No. 421.
- _____ 13. If the project is less than 1200 feet (2500 feet if more than 5 lots) from the nearest Monroe County Monumentation, it is tied into the Monroe County Monumentation System and the following conditions are completed:
 - _____ a. Full nomenclature of these monuments as shown on the data sheets supplied by the Monroe County Surveyor's Office.
 - _____ b. Coordinates, if used in project.
 - _____ c. Elevations, if used in project.
 - _____ d. A statement within the map certification that the perimeter and ties to control monuments

were accomplished procedures necessary to achieve an accuracy of 1 part in 10,000 (1:10,000) or better.

(see: The Monroe County Monumentation Law: "A Handout for Surveyors and Engineers", for examples)

- _____ 14. If a New York State or County Monument exists within the scope of this plat, then a note is shown concerning responsibility for its preservation.
- _____ 15. North arrow and origin.
- _____ 16. Right of Way information shown:
 - _____ a. The R.O.W. record width of existing roads is clearly indicated. ("width varies" is not acceptable without additional information).
 - _____ b. The width of all existing internal and proposed road(s) (with 60 foot right-of-way) is clearly shown.
 - _____ c. Highway reservation(s) (for county roads with less than 80 foot right-of-ways).
- _____ 17. A tie distance to the nearest public R.O.W.
- _____ 18. The Town and County where parcel(s) is/are located is shown, along with the Town Lot Number, Range of Lots and Townships.
- _____ 19. Distances shown on all property lines. Where the plat has been tied into the State Plane Coordinate System, a statement as to whether distances are "grid" or "ground", is shown.
- _____ 20. Angles/Bearings/Azimuths is shown on all property lines. Note: on coordinated plats, only azimuths or bearings referenced to the coordinate system are accepted.
- _____ 21. For azimuths and bearings a reference datum and a statement of supporting data for that datum is shown. Examples of acceptable datums: grid, assumed, magnetic, deed reference, or true.
- _____ 22. On coordinated plats, a minimum of three pairs of coordinates is shown.
- _____ 23. On coordinated plats tied to the State Plane Coordination system, a grid and elevation factor, or a combined factor shall be shown.
- _____ 24. Curve data (curve length, radius, and delta angle).
- _____ 25. If elevations are shown, a project bench mark along with its elevation and the reference datum used in establishing the project bench mark shall be shown.
- _____ 26. A minimum of two points (iron pins, pipes, or concrete monuments) found or set on each subject parcel is shown. An established baseline existing adjacent to the parcel being surveyed may be used as long as the complete mathematical tie is shown.
- _____ 27. Town Utility Districts are noted. For example, Henrietta Sanitary Sewer District Extension No. 151.

- _____ 28. Map references and legal sources are listed.
- _____ 29. Deed references are provided.
- _____ 30. Statement regarding existence or non-existence of Federal or New York State Wetlands on the site noted.
- _____ 31. FEMA Floodplain information is noted, such as zone designation, Community Panel Number, and map date (If applicable, floodplain and floodway boundaries are delineated).
- _____ 32. The lines and dimensions of proposed lots, which shall be numbered. If a proposed lot contains one or more existing buildings, the yard dimensions for such buildings shall be indicated. Existing buildings outside the limits of the plat, but within 75 feet of any proposed street or 25 feet of any proposed lot line, shall also be shown.

SUBDIVISION NOTES:

- 1. EXISTING ZONING IS R-1-15 RESIDENTIAL.
2. TOTAL PROJECT AREA IS 109.04 ACRES CONTAINING 107 LOTS AND 64.57 ACRES OF OPEN SPACE TO BE DEDICATED TO THE TOWN OF HENRIETTA. SECTION 2 AREA IS 28.82 ACRES CONTAINING 17,302 ACRES OF OPEN SPACE. SECTION 2 PHASE C CONTAINS 34 LOTS AND WITH A TOTAL AREA OF 11,624.8 ACRES.
3. PROPOSED USE: SINGLE FAMILY RESIDENTIAL.
4. THIS SUBDIVISION IS DESIGNED UNDER SECTION 278 OF NEW YORK STATE TOWN LAW.
5. APPLICABLE LOT STANDARDS: R-1-15 DISTRICT
MIN. LOT SIZE 15,000 SF
MIN. LOT WIDTH 80'
FRONT SETBACK 40' (TOWN OR PRIVATE RD)
FRONT SETBACK 60' (COUNTY OR STATE RD)
SIDE SETBACK 10% WIDTH (6' MIN.)
REAR SETBACK 10'
MAX. LOT COVERAGE 25%
MAX. BUILDING HEIGHT 35'

- 6. THE SETBACK LINES AND NOTES RELATING TO SETBACKS SHOWN HEREON ARE INTENDED TO SHOW APPLICABLE ZONING REQUIREMENTS AND APPROVALS UNDER SECTION 278 OF TOWN LAW OF THE TOWN OF HENRIETTA AS OF THE DATE OF THIS MAP AND ARE NOT INTENDED TO IMPOSE ANY ADDITIONAL RESTRICTIONS OTHER THAN SAID ZONING REQUIREMENTS.
7. REVIEW OF THE FEMA MAPS INDICATES A PORTION OF THIS PROPERTY TO BE WITHIN A RECOGNIZED 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP, TOWN OF HENRIETTA, NEW YORK, PANEL 336 OF 528 COMMUNITY-PANEL NUMBER 3605503360 AND PANEL 337 OF 528 COMMUNITY PANEL NUMBER 3605503376, EFFECTIVE DATE OF AUGUST 28, 2008. NO PROPOSED BUILDING LOTS ARE WITHIN THE FLOODPLAIN.
8. UTILITIES:
SANITARY SEWER: TOWN OF HENRIETTA SEWER DISTRICT
WATERMAIN: MONROE COUNTY WATER AUTHORITY
STORM SEWER: TOWN OF HENRIETTA DEDICATED SENIORS
GAS: RISE
ELECTRIC: RISE
9. ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE MOST RECENT STANDARDS AND SPECIFICATIONS OF THE TOWN OF HENRIETTA AND THE APPROPRIATE AGENCIES (I.E. MONROE COUNTY WATER AUTHORITY AND THE MONROE COUNTY HEALTH DEPARTMENT) UNLESS OTHERWISE NOTED.
10. 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.

SUBDIVISION NOTES CONTINUED:

- 11. THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971 REGARDING LIABILITY THROUGH DISTURBANCES OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.
12. THE FEDERAL METEELS SHOWN ON SITE WERE DELINEATED USING THE MOST RECENT US ARMY CORPS OF ENGINEERS DELINEATION GUIDELINES AND CRITERIA. THE DELINEATION WAS COMPLETED IN SEPTEMBER 2015.
13. STREET TREES REQUIRED AT TWO PER LOT. 108 TOTAL TREES REQUIRED FOR SECTION 2
STREET TREES/PLANTINGS PROVIDED:
STREET TREES: 54
ADDITIONAL TREES: 31
SHRUBS: 52
TOTAL TREES/SHRUBS: 141
14. THESE LANDS ARE WITHIN THE FOLLOWING UTILITY DISTRICT EXTENSIONS:
1. DRAINAGE DISTRICT EXTENSION 21 TO THE HENRIETTA CONSOLIDATED DRAINAGE DISTRICT
2. SANITARY SEWER DISTRICT EXTENSION 216 TO THE HENRIETTA SEWER DISTRICT
3. WATER DISTRICT EXTENSION 164 TO THE HENRIETTA WATER DISTRICT
15. NO LOTS MAY CONNECT ROOF DOWNSPOUTS TO THE STORM SEWER SYSTEM.

REFERENCES:

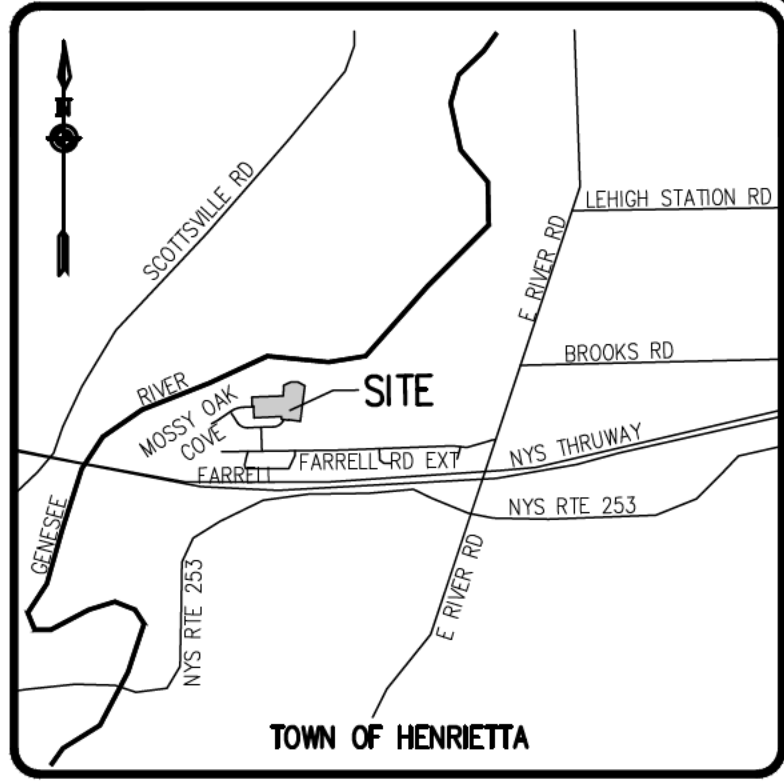
- 1. A PLAN ENTITLED '380 FARRELL ROAD EXTENSION, SUBDIVISION PLAT OF LANDS OF JAYNES RIVERVIEW LLC AND STANLEY CLARKSON,' AS FILED IN THE MONROE COUNTY CLERK'S OFFICE AT LIBER 345 OF MAPS, PAGE 32.
2. A PLAN ENTITLED 'NORTHERLY SIDE OF FARRELL ROAD EXTENSION, LANDS NOW OR FORMERLY OF EASTMAN KODAK CO., TAX ACCOUNT S.B.L. NO. 187.02-02-01.1, BOUNDARY SURVEY,' PREPARED BY PASSERO ASSOCIATES, HAVING PROJECT NO. 24668.00, DRAWING NO. BS-1, LAST REVISED NOVEMBER 10, 2005.
3. LIBER 10227 OF DEEDS, PAGE 378.
4. LIBER 11225 OF DEEDS, PAGE 645.
5. A PLAT ENTITLED 'FOX FIELD SUBDIVISION SECTION 1 PHASE A, SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS BEING FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 32.
6. A PLAT ENTITLED 'FOX FIELD SUBDIVISION SECTION 1 PHASE B, SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 33.
7. A PLAT ENTITLED 'FOX FIELD SUBDIVISION OPEN SPACE PLAN, SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 354 OF MAPS, PAGE 34.
8. A PLAT ENTITLED 'FOX FIELD SUBDIVISION, SECTION 2 PHASE A, FINAL SUBDIVISION PLAT' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 364 OF MAPS, PAGE 36 & 37.
9. A PLAT ENTITLED 'FOX FIELD SUBDIVISION, SECTION 2, FINAL SUBDIVISION PLAT, OPEN SPACE PLAN' PREPARED BY BME ASSOCIATES, AS FILED AT THE MONROE COUNTY CLERK'S OFFICE IN LIBER 364 OF MAPS, PAGE 36.
10. A PLAT ENTITLED 'FOX FIELD SUBDIVISION, SECTION 2 PHASE B, FINAL SUBDIVISION PLAT,' PREPARE BY BME ASSOCIATES, HAVING DRAWING NO. 21928-35, LAST REVISED JANUARY 13, 2023.
11. AN ABSTRACT PREPARED BY CROSSROADS ABSTRACT HAVING ABSTRACT NO. 2161, DATED MARCH 10, 2020.

SURVEY NOTES:

- 1. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983. WESTERN ZONE, NAD 83 (2011) EPOCH 2010 UTILIZING GPS OBSERVATIONS FROM THE NYSOT REFERENCE NETWORK STATION (NYFP 0032). PERIMETER AND/OR TIES TO MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A HORIZONTAL ACCURACY OF 1 PART IN 20,000 (1:20,000) OR BETTER.
MONUMENTATION:
PUBLISHED (NAD 22) MEASURED (NAD 83)
555 (NYGS) 1936 N= 1,112,501.77 E= 729,477.78 N= 1,112,548.67 E= 1,377,835.43
554 (NYGS) 1969 N= 1,113,852.19 E= 730,562.99 N= 1,113,891.20 E= 1,378,821.02
BEARINGS SHOWN HEREON ARE GRID DISTANCES SHOWN HEREON ARE GROUND COINTEGRATED: 0.999978
2. PARCEL SUBJECT TO A UTILITY EASEMENT TO ROCHESTER GAS AND ELECTRIC CORPORATION PER LIBER 11829 OF DEEDS, PAGE 171.

SURVEY NOTES CONTINUED:

- 3. PARCEL SUBJECT TO AND BENEFITED BY A DECLARATION OF EASEMENTS AND RESTRICTIONS PER LIBER 11955 OF DEEDS, PAGE 440.
4. PARCEL SUBJECT TO A DECLARATION OF PERMIT 12021 OF DEEDS, PAGE 4.
5. THE RIGHT-OF-WAY AREAS SHOWN FOR THIS SECTION OF FOX FIELD SUBDIVISION WERE DEDICATED TO THE TOWN OF HENRIETTA PER TOWN RESOLUTION #25-353/2022 AND DEEDED TO SAID TOWN OF HENRIETTA PER LIBER 12766 OF DEEDS, PAGE 210.
6. THERE ARE NO KNOWN WETLANDS WITHIN THE SCOPE OF THIS PLAT.
7. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE 34 LOTS FROM THE REMAINING LANDS A & B.



MONUMENT TABLE
NO. BEARING DIST. NORTHING EASTING
MON 0077 N28°30'43"E 280.54' 1111140.05 1381522.25
MON 2117 N111°38'57"E 1111386.57 1381656.17

I, the undersigned Treasurer of Monroe County Pursuant to Sec 334 of the Real Property Law Certify that all Monroe County Taxes and School Taxes against the land and desc'd hereon have been paid through
Monroe County Treasurer
BY: _____ DATE: _____

MONROE COUNTY DEPARTMENT OF HEALTH CONDITIONS OF APPROVAL FOR REALTY SUBDIVISIONS

- 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 (MCHP).
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 SALES 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 OF THE PROJECT TO PREVENT THE DISTURBANCE OF ONE ACRE OR MORE COVERAGE UNDER THE NYSDEC SPECIAL GENERAL PERMIT GP-10-10-02 FOR STORMWATER DISCHARGES FOR CONSTRUCTION ACTIVITIES SHALL BE OBTAINED.
5. NO LOT OF REMAINING LAND (IF APPLICABLE) SHALL BE SUBDIVIDED WITHOUT PLANS FOR SUCH SUBDIVISIONS BEING SUBMITTED TO AND APPROVED BY THE MCHP.
6. PLAN APPROVAL IS LIMITED TO 5 YEARS. THE EXTENSIONS FOR PLAN APPROVAL MAY BE GRANTED BY THE MCHP-BASED UPON DEVELOPMENT FACTS AND THE REALTY SUBDIVISIONS 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.

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH REALTY SUBDIVISION APPROVAL

THIS IS TO CERTIFY THAT APPROVED PLANS FOR WATER SUPPLY AND SEWAGE DISPOSAL FOR THIS PROJECT ARE ON FILE IN THE OFFICE OF THE MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH. CONSENT IS HEREBY GIVEN FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE IN ACCORDANCE WITH ARTICLE III OF THE MONROE COUNTY SANITARY CODE.
DIRECTOR OF PUBLIC HEALTH
DATE: _____

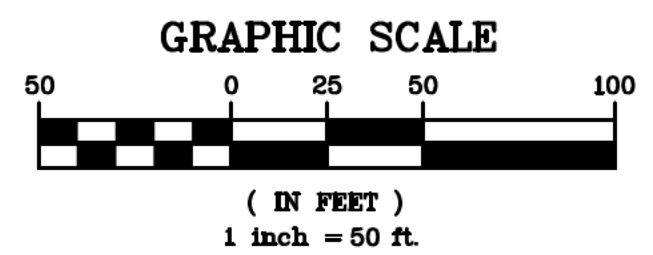
MONROE COUNTY SURVEYORS OFFICE/DEPT. OF TRANSPORTATION

This plat is approved in accordance with the provisions of Section 239-1, Article 12-b of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction.
For General Municipal Law:
County Highway Superintendent Date: _____
For the Monroe County Monumentation Law:
Monroe County Surveyors Office Date: _____

APPROVALS

- BY: _____ DATE: _____
PLANNING BOARD CHAIRMAN
BY: _____ DATE: _____
DIRECTOR OF ENGINEERING AND PLANNING
BY: _____ DATE: _____
DIRECTOR OF BUILDING AND FIRE PREVENTION
BY: _____ DATE: _____
COMMISSIONER OR PUBLIC WORKS
BY: _____ DATE: _____
FIRE MARSHAL

WE, BME ASSOCIATES, CERTIFY THAT THIS MAP WAS PREPARED FROM THE NOTES OF AN INSTRUMENT SURVEY COMPLETED BY US ON MARCH 3, 2020 AND FROM THE REFERENCES NOTED HEREON. THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT WAS BASED MEETS THE GCSA 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: _____
GREGORY D. BELL, MYSPLS NO. 050661



Drawing Alteration
The following is an excerpt from the New York State Education Law Article 145 Section 7209 and applies to this drawing:
'It is a violation of this law for any person, unless he is acting under the direction of a licensed professional engineer or a licensed professional engineer or land surveyor to alter any item in any way if an item bearing the seal of an engineer or land surveyor is altered, the altering engineer or land surveyor shall file with the State Office of Professional Services a notice of alteration and a specific description of the alteration.'

Revision table with columns: NO., REVISIONS, DATE, BY.

BME ASSOCIATES logo and contact information: ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS. 10 LIFT BRIDGE LANE EAST, MONROE, NY 14650. PHONE: 565-377-7260, FAX: 565-377-7309, WWW.BMEPLCO.COM



FOX FIELD SUBDIVISION SECTION 2, PHASE C MONROE COUNTY, NEW YORK STATE. CLIENT: JAYNES RIVERVIEW LLC, 100 LEANING AVENUE, ROCHESTER, NY 14606. DRAWING TITLE: FINAL SUBDIVISION PLAT.

PROJECT MANAGER: P. VARS. PROJECT SURVEYOR: GO BELL. DRAWN BY: JT GILMORE. SCALE: 1"=50'. DATE ISSUED: JULY 12, 2023. PROJECT NO.: 2192JB. DRAWING NO.: 48.