



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-BER-5-22**
Review Date **5/12/2022**

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

BERGEN, T.
PLANNING BOARD
The Darby Trust
Subdivision: Final
Final Subdivision to divide two building lots from one parcel.

Location
Zoning District

Reed Rd., Bergen
Residential-Agricultural (RA-40) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed subdivision should pose no significant county-wide or inter-community impact. The applicant should note that future public water access is not guaranteed for any non-agricultural development that may be proposed in the future. Water hookups for such future uses are subject to review and authorization by Genesee County per the County Smart Growth Plan and the water agreements between Genesee County, the Town of Bergen and Monroe County Water Authority (MCWA). In addition, enrollment in the Agricultural District Program may limit public water access due to Town enacted lateral restrictions.

Director

May 12, 2022

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # **T-02-BER-5-22**



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
Genesee County
Dept. of Planning
5/5/2022**

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Town OF Bergen Planning

Address 10 Hunter St

City, State, Zip Bergen, NY 14416

Phone (585) 494 - 1121 Ext. _____

2. APPLICANT INFORMATION

Name The Darby Trust

Address 1 Donlin Dr

City, State, Zip Rochester, NY 14624

Phone () - Ext. _____ Email _____

MUNICIPALITY: City Town Village of Bergen

3. TYPE OF REFERRAL: (Check all applicable items)

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan Review

- Zoning Map Change
- Zoning Text Amendments
- Comprehensive Plan/Update
- Other: _____

- Subdivision Proposal
- Preliminary
- Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address Reed Rd

B. Nearest intersecting road 3500 ft east of W Sweden Rd

C. Tax Map Parcel Number 8.-1-1.1 & 8.-1-1.2

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) RA-40

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?

NO YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request _____

Subdivide two 3 acre lots for the purpose of residential development from parent parcel Parent parcel to remain agricultural use

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- Local application
- Site plan
- Subdivision plot plans
- SEQR forms

- Zoning text/map amendments
- Location map or tax maps
- Elevation drawings
- Agricultural data statement

- New or updated comprehensive plan
- Photos
- Other: _____

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name Gary Fink Title Chairperson Phone (585) 355 -0135 Ext. _____

Address, City, State, Zip _____ Email _____

TOWN OF BERGEN APPLICATION FOR SUBDIVISION

<input checked="" type="checkbox"/> MINOR <small>1-4 LOTS</small>	<input type="checkbox"/> MAJOR <small>5+ LOTS</small>	<input type="checkbox"/> BULKLAND TRANSFER <small>40+ ACRES</small>
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DATE: 02/14/2022

OWNER (OF LAND TO BE SUBDIVIDED)

APPLICANT (IF OTHER THAN OWNER)

Name: The Darby Trust
 Address: 1 Donlin Drive
Rochester NY 14624
 Phone #: _____

Name: _____
 Address: _____
 Phone #: _____

INSTRUCTIONS: Please fill out this application as completely as possible. Submit additional documents which can include but is not limited to Maps - Sketch, Tape and or Survey Maps. Abstracts, Deeds Covenants etc.

1. Location of proposed Subdivision - Tax Map # (TMP) 8.-1-1.1 & 8.-1-1.2
 Road Reed Nearest street intersection 3,500' east of W. Sweden Road

2. Number of existing lot(s). 1 Number of proposed lot(s). 2
 SUBMIT A MAP/SKETCH OF THE EXISTING LOT(S) AND OF THE PROPOSED NEW LOT(S) LINE(S).

3. Current Zoning District RA-40
 Will there be a Zoning District Change? NO YES If yes list the requested Zone change.

4. Check the intended use of the subdivision and the # of lot(s).

	# of PARCELS		# of PARCELS
<input checked="" type="checkbox"/> RESIDENTIAL	<u>2</u>	<input checked="" type="checkbox"/> AGRICULTURAL	<u>1</u>
		<input type="checkbox"/> RECREATION	
		<input type="checkbox"/> COMMERCIAL	
		<input type="checkbox"/> INDUSTRIAL	

5. Is a Special Use permit , Variance , or Other procedure necessary? BRIEFLY STATE REASON
No.

6. Are there any Deed restrictions and/or covenants that apply or are contemplated for this subdivision?
 NO YES IF YES, ATTACH A COPY OF THE PROPOSED DEED RESTRICTION OR COVENANT. BRIEFLY LIST THE NATURE OF THE RESTRICTION HERE.

7. Is there an Engineer designing this project? NO YES
 Name: Jeremy Kimble Phone #: 585-427-0320 x16
 Address: 133 South Fitzhugh Street Name Firm Vanguard Engineering PC
Rochester NY 14608 Address _____

*****SIGNATURE BLOCK*****

MaryKay D. Viscardi (Trustee)
 Signature OWNER
2/22/22
 Date

 Signature APPLICANT (if different than owner)
 Date

	REVIEW BY: (if Applicable)	DATE	FEES COLLECTED:	AMOUNT	DATE	BOARD ACTION:	DATE MTG./ACTION TAKEN
OFFICE USE ONLY	State		Preliminary			Consultation	
	Health Department		Final	<u>60</u>		Preliminary	
	County Planning Bd.		Bulkland Transfer			S.E.Q.R.	
	Town Engineer		Recreational Fee			Public Hearing	
	Town D.O.T.		Per lot	<u>60</u>		Final	
	Town Engineer		Amendments				
	Fire Department		Public Hearing	<u>106</u>			
		TOTAL	<u>266</u>				
		Cash <input type="checkbox"/> or Check # <u>51715164</u>				Filed w/ County Clerk	

COPY DISTRIBUTION : White - PLANNING BOARD Yellow - CLERK Pink - APPLICANT

TOWN OF BERGEN

Agricultural Data Statement

Application # _____

Date _____

INSTRUCTIONS: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval, requiring municipal review, that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag. & Markets certified Agricultural District.

Applicant

Name The Darby Trust

Address 1 Donlin Drive
Rochester NY 14624

Owner if different than Applicant

Name _____

Address _____

1. Type of application: Special use permit ; Site plan approval ; Use variance ;
Subdivision approval
2. Description of proposed project: Subdivide two 3-acre lots for the purpose of residential development from parent parcel. Parent parcel to remain agricultural use.
3. Location of project: Address Reed Road
Tax Map Number (TMP) 8.-1-1.1 & 8.-1-1.2
4. Is this parcel within an Agricultural District ? NO YES } Check with your local Assessor if you do not know
5. If yes, Agricultural District Number RA-40
6. Is this parcel actively farmed ? NO YES
7. List all farm operations within 500 feet of your parcel, (Attach additional sheets if necessary).

1.

Name Ruth Kruppner

Address Reed Road
TM# 8.-1-3.113

Is this parcel actively farmed ? NO YES

2.

Name Judy Aradine

Address Creamery Road
TM# 8.-1-2.111

Is this parcel actively farmed ? NO YES

3.

Name Jeffrey Aradine

Address Creamery Road
TM# 8.-1-2.121

Is this parcel actively farmed ? NO YES

4.

Name Laurie Carson-Nelson

Address Reed Road
TM# 9.-1-32.11

Is this parcel actively farmed ? NO YES

Marijka D. Usicardi (Trustee) 2/22/22
Signature of Applicant

Signature of Owner (if other than Applicant)

REVIEWED
BY

Signature of Municipal Official

Date

NOTE TO
REFERRAL
AGENCY

County review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>LARRY TRUST</i>			
Project Location (describe, and attach a location map): <i>SUBDIVISION</i>			
Project Location (describe, and attach a location map): <i>BEED ROAD</i>			
Brief Description of Proposed Action: <i>SUBDIVISION OF 2 LOTS FOR BUILDING LOTS FROM PARCEL TM# 8.-1-1.1 & 8.-1-1.2</i>			
Name of Applicant or Sponsor: <i>LARRY TRUST</i>		Telephone: <i>585-427-0320 x16</i>	
Address: <i>1 DONLIN DRIVE</i>		E-Mail:	
City/PO: <i>ROCHESTER</i>		State: <i>NY</i>	Zip Code: <i>14624</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>APPROVAL OF TOWN OF BERGEN PLANNING BOARD</i>		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>GARY C. FINK</u> Date: <u>5/5/22</u></p> <p>Signature: <u>Gary C. Fink, PLANNING BOARD CHAIR</u></p>		

Project: _____

Date: _____

Short Environmental Assessment Form

Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: _____

Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<u>BERGEN PLANNING BOARD</u> Name of Lead Agency	<u>5/6/22</u> Date
<u>GARY C. FINK</u> Print or Type Name of Responsible Officer in Lead Agency	<u>CHAIRMAN</u> Title of Responsible Officer
<u>Gary C. Fink</u> Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>GARY C. FINK</u> Date: <u>5/5/22</u></p> <p>Signature: <u>Gary C. Fink, PLANNING BOARD CHAIR</u></p>		

VANGUARD

E n g i n e e r i n g P C

TRANSMITTAL LETTER

To: Town of Bergen Planning Board
10 Hunter Street
Bergen NY 14416
Attention: Secretary Kim Donley

Date: February 22, 2022
From: Jeremy Kimble
Project Number: 202124
Regarding: Darby Subdivision Phase 2

We send you the following items:

Copies	Date	Description
5	02/08/2022	Subdivision Plan
1	02/15/2022	Subdivision Application with EAF
1	02/15/2022	Signed & Notarized Affidavit
1		\$160 Subdivision Application Fee Check
1		\$100 Public Hearing Fee Check

We transmit the items:

for approval

for review and comment

for your use

as requested

Remarks:

February 15, 2022

Town of Bergen Planning Board
PO Box 249
10 Hunter Street
Bergen New York 14416

Re: Darby Subdivision Phase 2; Reed Road, Tax Map No. 8.-1-1.1

Town of Bergen Planning Board:

1. We, The Darby Trust, having mailing address of 1 Donlin Drive, Rochester, New York 14624, owners of the above reference property, respectfully request subdivision approval as outlined in the attached drawings prepared by Vanguard Engineering PC.
2. Please see attached portion of the title abstract of the aforementioned property, providing a history of conveyances since 1933.
3. The property has been subdivided once before, with resulting parcel having Tax Map No. 8.-1-1.2 (#2117 Reed Road). We propose to subdivide the property into three new lots, with the intent to sell two lots for future residential development. The remaining lands will continue to be used for agricultural purposes.
4. The above information is accurate and we understand the issuance of a building permit is reliant on the accuracy of this affidavit.

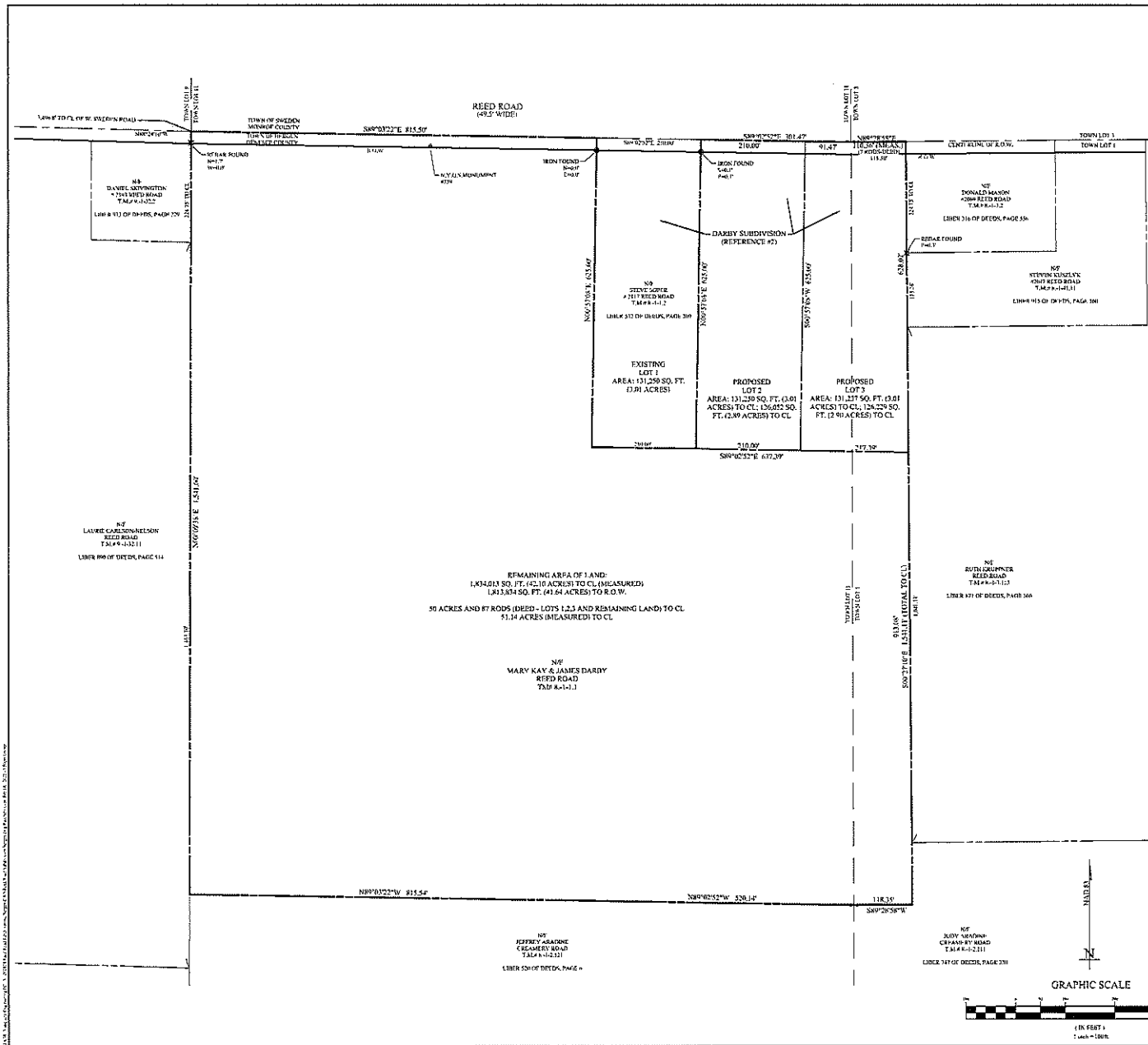
Sincerely,

MaryKay D. Viscardi (trustee)
The Darby Trust

Sworn to me this 22nd day of February, 2022.

Notary Public

FERDI TUGAL
Notary Public - State of New York
No. 01TU6338572
Qualified in Monroe County
My Commission Exp. 03/14/2024



RESUBDIVISION NOTES

- TAX ACCOUNT NUMBERS: R-4-1.1 & R-4-1.2
- LOT AREAS: EXISTING LOT 1 = 131,250 SF = 3.01 ACRES
PROPOSED LOT 2 = 131,250 SF = 3.01 ACRES
PROPOSED LOT 3 = 131,250 SF = 3.01 ACRES
REMAINDER OF LANDS = 42.10 ACRES
- ZONING: RA-40 RESIDENTIAL-AGRICULTURAL
- DIMENSIONAL REQUIREMENTS:

REQUIRED	PROPOSED
MIN. LOT WIDTH	100 FEET
MIN. LOT AREA	302.00 FEET MIN.
FRONT SETBACK	40 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	40 FEET
- SITE IS NOT A WITHIN REGULATED FLOODPLAIN ACCORDING TO FLOOD INSURANCE STUDY COMMUNITY PANEL NUMBER 301378 WITH EFFECTIVE DATE JULY 6, 1984.
- SITE DOES NOT CONTAIN FEDERAL OR NYSDEC REGULATED WETLANDS ACCORDING TO NATIONAL WETLANDS INVENTORY AND NYSDEC TOXIC WETLANDS SPREADER MAPPER WEBSITES, RESPECTIVELY.

SURVEY REFERENCES

- FRONTIER ABSTRACT AND RESEARCH SERVICES, INC. SEARCH NO. 5150411 (LAST DATED 01/23/2023).
- DOCUMENT #1067 - DARBY SUBDIVISION (FILED IN THE GENESSEE COUNTY CLERK'S OFFICE).
- DOCUMENT #2363 - KRUPPNER SUBDIVISION (FILED IN THE GENESSEE COUNTY CLERK'S OFFICE).
- LIBER 232 OF MAPS, PAGE 66 (FILED IN THE MONROE COUNTY CLERK'S OFFICE).
- LIBER 294 OF MAPS, PAGE 64 (FILED IN THE MONROE COUNTY CLERK'S OFFICE).
- LIBER 344 OF MAPS, PAGE 35 (FILED IN THE MONROE COUNTY CLERK'S OFFICE).
- LIBER 578 OF DEEDS, PAGE 990.
- DEEDS LISTED HEREON.

SURVEY NOTES

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR DOCUMENTS FROM A TITLE SEARCH AND IS THEREFORE SUBJECT TO WHATEVER STATE OF FACTS THAT MAY BE REVEALED IN SUCH REPORTS.

SURVEY CERTIFICATION

WE, MARQUES & ASSOCIATES, HEREBY CERTIFY THAT THIS MAP WAS MADE ON DECEMBER 8, 2021 FROM A SURVEY PERFORMED ON NOVEMBER 25, 2021 AND FROM REFERENCES LISTED HEREON.

ISRAEL L. MARQUES, L.S. - NYSLS #46618

TOWN OF BERGEN APPROVALS

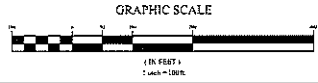
PLANNING BOARD CHAIRMAN: _____ DATE _____

TOWN ENGINEER: _____ DATE _____

TOWN CLERK: _____ DATE _____

LEGEND

- IN ROW
- EX PROPERTY LINE
- EX CENTERLINE
- EX MONUMENT
- PR INTERIOR PROPERTY LINE
- PR EXTERIOR PROPERTY LINE



VANGUARD
Engineering PC
133 South Pittsburgh Street
Pittsburgh, PA 15203
688-427-0250 & www.vanguard.com



REVISION	DATE	BY	REASON

DATE	BY	REVISION

DATE	BY	REVISION

DATE	BY	REVISION

T-02-BER-5-22



© All Pictometry

T-02-BER-5-22

