



# GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-PEM-1-22**  
Review Date **1/13/2022**

Municipality	<b>PEMBROKE, T.</b>
Board Name	<b>PLANNING BOARD</b>
Applicant's Name	<b>Brickhouse Commons, LLC</b>
Referral Type	<b>Site Plan Review</b>
Variance(s)	
Description:	<b>Site Plan Review to construct a 42,000 sq. ft. warehouse and office building.</b>
Location	<b>Brick House Corners Dr., Pembroke</b>
Zoning District	<b>Interchange (INT) District</b>

### PLANNING BOARD DECISION

**APPROVAL WITH MODIFICATION(S)**

### EXPLANATION:

The required modifications are as follows: 1) Given that the project will disturb one acre or more of land, the applicant completes a Stormwater Pollution Prevention Plan (SWPPP) and obtains a Stormwater Permit for Construction Activity from NYS Department of Environmental Conservation (DEC) prior to final approval from the Town; and 2) Any signage complies with the Town's zoning regulations. With these required modifications, the proposed warehouse/office building should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is assigned that meet Enhanced 9-1-1 standards. It is further recommended that the applicant ensure that the proposed building will meet the Public Safety Radio System In-Building Coverage Requirement (NYS Fire Code Section 510), and that such requirement be verified post construction by the Code Enforcement Officer or by the Genesee County Sheriff's Office.

Director

January 13, 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) 599-1209

**Clear Form**

**DEPARTMENT USE ONLY:**

GCDP Referral # T-02-PEM-1-22



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

RECEIVED  
Genesee County  
Dept. of Planning  
1/6/2022

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 Pembroke Planning Board  
Address 1145 Main Rd  
City, State, Zip Corfu, New York, 14036  
Phone (585) 599 - 1209 Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name Brickhouse Commons LLC  
Address 13661 Main Street  
City, State, Zip Akron, New York, 14001  
Phone (716) 863 - 6499 Ext. \_\_\_\_\_ Email randy@jrbuffalo.com

MUNICIPALITY:  City  Town  Village of Pembroke

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Area Variance               | <input type="checkbox"/> Zoning Map Change         | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance                | <input type="checkbox"/> Zoning Text Amendments    | <input type="checkbox"/> Preliminary          |
| <input type="checkbox"/> Special Use Permit          | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final                |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____              |   |

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

- A. Full Address Brick House Corners Dr.
- B. Nearest intersecting road Main Rd. and Alleghany Rd.
- C. Tax Map Parcel Number 19.-1-74 Lot #2
- D. Total area of the property about 8 acres Area of property to be disturbed about 2.9 acres
- E. Present zoning district(s) Interchange (INT) District

**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 Brickhouse Commons LLC. would like to place a 42,000 sqft. Warehouse/ Office on Lot#2 on Parcel 19.-1-74. Access will be off of Brick House Corners Dr.  
This is a listed allowed use in this Zoning Dist.

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

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments  | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan         | <input type="checkbox"/> Location map or tax maps    | <input type="checkbox"/> Photos                            |
| <input type="checkbox"/> Subdivision plot plans       | <input type="checkbox"/> Elevation drawings          | <input type="checkbox"/> Other: _____                      |
| <input checked="" type="checkbox"/> SEQR forms        | <input type="checkbox"/> Agricultural data statement |  |

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

Name Jim Wolbert Title CEO / ZEO Phone (585) 599 - 1209 Ext. \_\_\_\_\_  
Address, City, State, Zip 1145 Main Rd. Corfu, New York, 14036 Email zoning-codes@townofpembroke.org

**TOWN OF PEMBROKE  
1145 MAIN ROAD  
CORFU, NEW YORK 14036  
585-599-4892**

APPLICATION FOR:	<input type="checkbox"/> ZONING APPEAL
<input type="checkbox"/> SPECIAL USE PERMIT	<input type="checkbox"/> LAND SEPARATION
<input type="checkbox"/> TEMP. SPECIAL USE PERMIT	<input type="checkbox"/> SUB DIVISION
<input type="checkbox"/> USE VARIANCE	<input type="checkbox"/> ZONE DISTRICT CHANGE
<input type="checkbox"/> AREA VARIANCE	<input checked="" type="checkbox"/> SITE PLAN REVIEW

DATE APPLIED FOR	1-3-22
APPLICATION NUMBER	57
REFERRED TO PLANNING	1-26-21
REFERRED TO ZBA	-
PUBLIC HEARING REQ.	NO

APPLICANT BRICK HOUSE COMMONS LLC  
 ADDRESS 13661 MAIN STREET  
AKRON NY 14001  
 TELEPHONE # 716 863-6499

STREET LOCATION # BRICK HOUSE DR  
 TAX MAP PARCEL # 19-1-74 LOT 2  
 ZONING DISTRICT INDUSTRIAL-06E  
 SIZE OF PARCEL ± 8 ACRES  
 CORNER LOT NO

PROPERTY OWNER (IF OTHER THAN ABOVE)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 TELEPHONE # \_\_\_\_\_

CURRENT SET BACK OF BUILDING  
 FRONT \_\_\_\_\_  
 REAR \_\_\_\_\_  
 SIDE \_\_\_\_\_

PERMIT OR VARIANCE FOR:	IF THIS APPLICATION IS FOR A VARIANCE PLEASE STATE THE SECTION OF THE ORDINANCE UNDER WHICH THE VARIANCE REQUESTED
<input type="checkbox"/> NEW CONSTRUCTION	_____
<input type="checkbox"/> ADDITION	_____
<input type="checkbox"/> SIGN	_____
<input type="checkbox"/> HOME OCCUPATION	DESCRIBE REASON FOR VARIANCE _____
<input type="checkbox"/> OTHER	_____

DOES THIS PROJECT REQUIRE APPROVAL FROM THE FOLLOWING? CHECK THOSE THAT APPLY:

<input type="checkbox"/> GENESEE CO. HEALTH DEPARTMENT	<input type="checkbox"/> TOWN BOARD
<input type="checkbox"/> GENESEE CO. SOIL & WATER	<input type="checkbox"/> Z.B.A.
<input type="checkbox"/> DEPARTMENT OF TRANSPORTATION	<input checked="" type="checkbox"/> PLANNING BOARD
<input checked="" type="checkbox"/> COUNTY PLANNING DEPARTMENT	<input type="checkbox"/> PUBLIC HEARING
<input type="checkbox"/> D.E.C.	

DESCRIPTION OF PROPOSED PROJECT OR REASON FOR PERMIT REQUEST Build A 42,000 sq ft  
WAREHOUSE / OFFICE SPACE ALONG WITH PARKING LOT w/42 SPACES  
ON LOT 2

- INSTRUCTIONS FOR COMPLETING THIS APPLICATION:
1. INCLUDE SITE SKETCH PLAN, PREFERABLY A LAND SURVEY WITH CURRENT AND PROPOSED SET BACKS.
  2. IF APPLICANT IS NOT THE OWNER OF THE LAND ON WHICH THE PROPOSED PROJECT IS LOCATED, THEY ARE THEN REQUIRED TO OBTAIN WRITTEN PERMISSION FROM THE LAND OWNER FOR THE PROJECT.
  3. A SEQR FORM (EAF) MUST BE INCLUDED WITH THE APPLICATION.
  4. APPLICANT OR REPRESENTATIVE SHOULD ATTEND PLANNING BOARD AND/OR ZBA MEETING.

NOTE: IF THE REQUEST IS FOR A USE OR AREA VARIANCE, THE PLANNING BOARD'S ONLY ACTION WILL BE TO MAKE A RECOMMENDATION TO THE ZONING BOARD OF APPEALS FOR APPROVAL OR DISAPPROVAL.

APPLICANT SIGNATURE Randall D. Fancher DATE 1-6-22

**SPECIAL USE PERMIT**

THE PEMBROKE PLANNING BOARD AT A MEETING HELD ON \_\_\_\_\_ HAS HEREBY  
(APPROVED) (DISAPPROVED) APPLICATION # \_\_\_\_\_ FOR A SPECIAL USE PERMIT TO  
CONDUCT A \_\_\_\_\_ ON PROPERTY IDENTIFIED AS  
TAX MAP # \_\_\_\_\_

THE FOLLOWING RESTRICTIONS HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED \_\_\_\_\_ CHAIRMAN OF THE PLANNING BOARD \_\_\_\_\_  
ZONING OFFICER \_\_\_\_\_

The applicant agrees to the Special Conditions imposed with approval \_\_\_\_\_  
Signature

Dated \_\_\_\_\_

**LAND SEPARATION PERMIT**

THE PEMBROKE PLANNING BOARD AT A MEETING HELD ON \_\_\_\_\_ HAS HEREBY  
(APPROVED) (DISAPPROVED) APPLICATION # \_\_\_\_\_ FOR A LAND SEPARATION FROM  
PROPERTY IDENTIFIED AS TAX MAP # \_\_\_\_\_

PLEASE NOTE: THIS PERMIT WILL NOT BE ISSUED UNTIL A SURVEY FOR THE NEWLY CREATED PARCEL IS  
SUBMITTED TO THE TOWN CLERK.

DATED \_\_\_\_\_ CHAIRMAN OF THE PLANNING BOARD \_\_\_\_\_

MYLAR RECEIVED (Date) \_\_\_\_\_ LETTER SENT TO APPLICANT FOR FILING WITH COUNTY (Date) \_\_\_\_\_

FILED WITH COUNTY (Date) \_\_\_\_\_

**VARIANCE**

**ZONING BOARD OF APPEALS ONLY**

THE PEMBROKE BOARD OF APPEALS AT A MEETING HELD ON \_\_\_\_\_ HAS HEREBY  
(APPROVED) (DISAPPROVED) APPLICATION # \_\_\_\_\_ FOR (AN AREA) OR (A USE)  
VARIANCE ON PROPERTY IDENTIFIED AS TAX MAP # \_\_\_\_\_

FOR THE FOLLOWING PURPOSE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

THE FOLLOWING RESTRICTIONS HAVE BEEN IMPOSED AS A CONDITION OF APPROVAL

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED \_\_\_\_\_ CHAIRMAN ZONING BOARD OF APPEALS \_\_\_\_\_

The applicant agrees to the Special Conditions imposed with approval \_\_\_\_\_  
Signature

Dated \_\_\_\_\_

# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

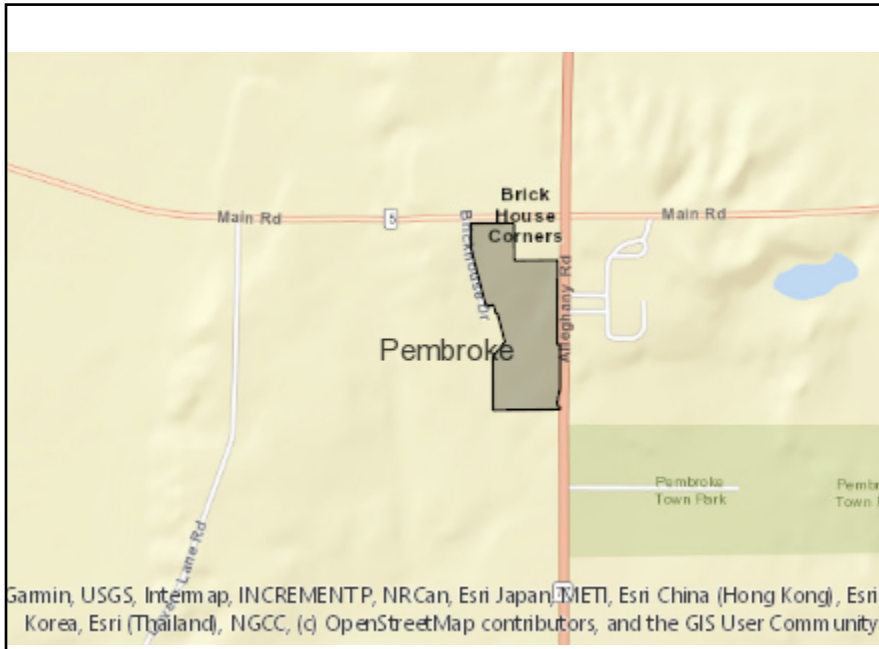
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<b>Part 1 – Project and Sponsor Information</b>			
Brickhouse Commons LLC.			
Name of Action or Project: Site Plan Review Warehouse / Office			
Project Location (describe, and attach a location map): Parcel # 19.-1-74 Lot #2			
Brief Description of Proposed Action: Construct a 42,000 sqft. Building for Warehouse / Office Space			
Name of Applicant or Sponsor: Brickhouse Commons LLC.		Telephone: 716-863-6499	
		E-Mail: randy@jrbuffalo.com	
Address: 13661 Main Street			
City/PO: Akron		State: New York	Zip Code: 14001
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 type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Building Permit and Site Plan Approval - Town of Pembroke			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ about <u>8</u> acres			
b. Total acreage to be physically disturbed? _____ about <u>2.9</u> acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ about <u>12</u> acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
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?	NO <input type="checkbox"/>	YES <input checked="" 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: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	YES <input 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: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?  b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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?  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: _____ _____ _____	NO <input type="checkbox"/> <input type="checkbox"/>	YES <input checked="" 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 checked="" 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? Northern Long-eared Bat	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" 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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>  Applicant/sponsor/name: <u>James Wolbert</u> Date: <u>01-03-22</u>  Signature: _____ Title: <u>CEO / ZEO</u>		



**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

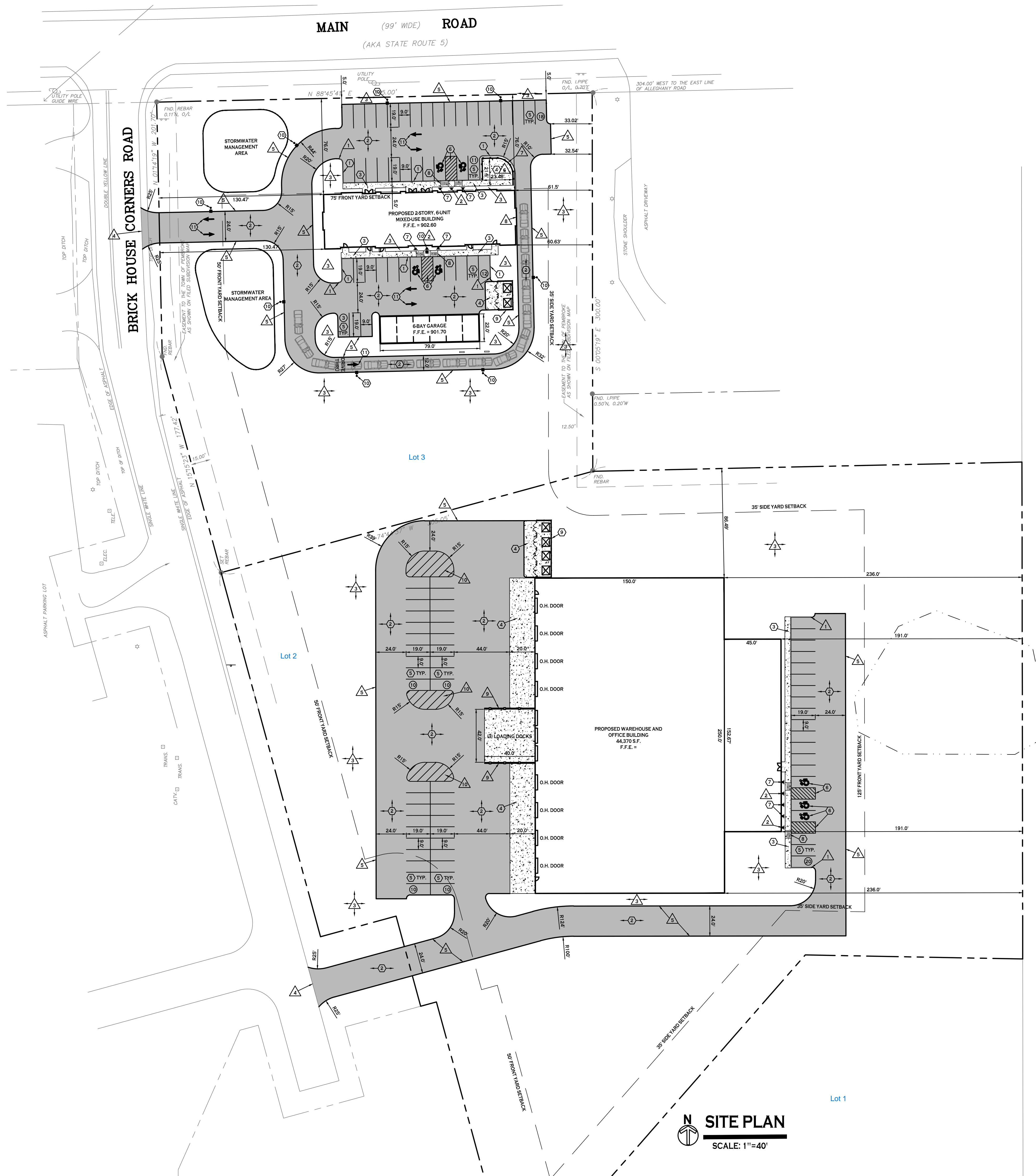


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Northern Long-eared Bat
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



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Carmina Wood Morris DPC



SITE DATA		
SITE AREA = 8.54± ACRES		
ZONED: INTERCHANGE DISTRICT (INT)		
PROJECT: 2-STORY, 6-UNIT MIXED USE BUILDING & 44,370 S.F. WAREHOUSE		
<b>SETBACKS - BUILDING</b>		
FRONT:	REQUIRED: 75/50 FT	PROVIDED: 75.0 FT MIN.
FRONT (RTE 77):	125 FT	191.0 FT MIN.
SIDE:	35 FT	60.63 FT MIN.
REAR:	30 FT	N/A
<b>MIN. FRONTAGE:</b> 200 FT MIN. > 200 FT		
<b>PARKING (9' x 19'):</b> 43 SPACES 104 SPACES + 6 GARAGES		
<b>BUILDING HEIGHT:</b> 60 FT MAX. < 60 FT		
<b>SITE COVERAGE:</b> 35% MAX. (2.99 AC) < 35%		

**PARKING CALCULATION:**

"RETAIL"  
1 SPACE PER 200 SF  
6,566 SF / 200 = 33 SPACES

"APARTMENTS"  
5 SPACES PER 3 DWELLING UNITS  
(6 UNITS) / 3 x 5 = 10 SPACES

"WAREHOUSE"  
PER PLANNING BOARD

**TOTAL = 43 SPACES**

- DETAIL LEGEND** SEE SITE DETAIL SHEET
- ① TYPE "A" CONCRETE CURB
  - ② STANDARD DUTY ASPHALT
  - ③ CONCRETE SIDEWALK
  - ④ EXTERIOR CONCRETE SLAB ON GRADE
  - ⑤ 90° PARKING STALL
  - ⑥ HANDICAPPED PAVEMENT MARKINGS
  - ⑦ HANDICAPPED PARKING SIGN
  - ⑧ HANDICAPPED PAVEMENT RAMP
  - ⑨ DUMPSTER ENCLOSURE
  - ⑩ LIGHT POLE FOUNDATION
  - ⑪ PAINTED TRAFFIC ARROWS

- NOTE LEGEND**
- △ RUNOUT CURB IN 2' OR MATCH EXISTING CURB
  - △ INSTALL "NO PARKING" SIGN, M.U.T.C.D. SIGN NO. P1-1C
  - △ LANDSCAPED AREA - SEE LANDSCAPE PLAN. IF NO PLANTINGS, INSTALL TOPSOIL & SEED
  - △ MATCH EXISTING EDGE OF PAVEMENT
  - △ EDGE OF PAVEMENT
  - △ OUTDOOR PATIO SEATING
  - △ PATIO RAILING - COORDINATE WITH OWNER
  - △ DRIVE-THRU WINDOW
  - △ CONCRETE RETAINING WALL WITH RAILING
  - △ INFILL W/ 4" WIDE YELLOW PAVEMENT STRIPED @ 2' O.C.

- GENERAL NOTES:**
- INSTALL ALL MATERIALS TO MANUFACTURER'S RECOMMENDATIONS AND BEST STANDARDS OF TRADE INVOLVED.
  - SUBSTITUTIONS SHALL BE MADE ONLY WITH OWNER'S APPROVAL AND BE OF EQUIVALENT QUALITY TO WHAT IS SPECIFIED.
  - WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND OSHA SAFETY RULES AND REGULATIONS.
  - VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE SITE. NOTIFY OWNER & ENGINEER OF DISCREPANCIES IN CONDITIONS SHOWN ON DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ANY EXISTING STRUCTURES TO REMAIN AND ANY FINISH MATERIAL INSTALLED WHILE WORKING ON OTHER COMPONENTS.
  - CONTRACTOR SHALL KEEP JOB FREE OF DEBRIS AND MAKE FINAL CLEANUP TO SATISFACTION OF OWNER.
  - CONTRACTOR SHALL ASCERTAIN THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION SO THAT THIS WORK WILL NOT DISTURB EXISTING LINES AND/OR INSTALLATIONS. COORDINATE ALL WORK WITH THE APPLICABLE UTILITY COMPANIES.
  - ALL OTHER PERMITS REQUIRED BY STATE OF NEW YORK, COUNTY OF GENESEE, AND TOWN OF PEMBROKE ARE THE RESPONSIBILITY OF THE CONTRACTOR/DEVELOPER/OWNER.
  - SITE CONTRACTOR TO SUPPLY AND INSTALL ALL SITE SIGNAGE

- SITE NOTES:**
- ALL RADII SHALL BE 3'-0" UNLESS OTHERWISE NOTED.
  - ALL DISTURBED AREAS: SHALL HAVE 6" MIN. OF TOPSOIL AND SEED.
  - ALL DIMENSIONS FROM PROPERTY LINES SHALL BE MEASURED PERPENDICULAR TO THE PROPERTY LINE.
  - CENTER ENTRANCE SIDEWALKS ON DOOR OPENINGS.
  - BUILDING DIMENSIONS ARE APPROXIMATE, REFER TO ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS.

**SITE LEGEND**

PROPERTY LINE	---
PROPOSED CONCRETE CURB	====
PROPOSED CONCRETE PAD/SIDEWALK	▨
PROPOSED ASPHALT PAVEMENT	▩
PROPOSED SIGN	■
PROPOSED PARKING NUMBER	②⑦
PROPOSED LIGHT POLE	●

NOTE: BOUNDARY AND TOPOGRAPHIC INFORMATION PROVIDED BY OTHERS. CARMINA WOOD MORRIS, D.P.C. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.



**N SITE PLAN**  
SCALE: 1"=40'



REVISIONS: No. Description Date

PROJECT NAME:  
Site Development Plans for:  
**Brickhouse Commons**  
Brickhouse Drive  
Town of Pembroke, NY, Genesee County

Issued for Construction: xx.xx.xx  
Municipality Submission: 1/4/22  
Drawn by: A. Pandolle  
Scale: As Noted

**DRAWING NAME:**  
Site Plan

**DRAWING NO.:**  
**C-100**  
Project no.: 20.088



# T-02-PEM-1-22

