



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-04-PEM-04-23

Review Date

4/13/2023

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

PEMBROKE, T.

PLANNING BOARD

L. Visone Development LLC

Subdivision: Final

Final Subdivision to divide one parcel into three.

Location
Zoning District

797 Main Rd. (NYS Rt. 5), Pembroke

Industrial (I) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modifications are as follows: 1) Per the Town Code Enforcement Officer, the driveway be rebuilt as a private road to Town specifications; and 2) The applicant adjust the parcel boundaries so that each lot has the required 200 ft. of lot frontage on the new private road or in combination with the frontage on NYS Rt. 5. With these required modifications, the subdivision should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the enclosed application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that addresses are assigned to the different structures with the new private road that meet Enhanced 9-1-1 standards.

Director

April 13, 2023

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-04-PEM-04-23



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
4/3/2023

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 NY 14036
Phone (585) 599 - 1209 Ext. _____

2. APPLICANT INFORMATION

Name L Visone Development LLC
Address 9829 Main St
City, State, Zip Clarence New York 14031
Phone (716) 221 - 4371 Ext. _____ Email _____

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 checked="" type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 797 Main Rd., Corfu, New York 14036
B. Nearest intersecting road Rt 5 & Lake Rd
C. Tax Map Parcel Number 14.-2-28.2
D. Total area of the property 61 Area of property to be disturbed Approx. 4.5 acres
E. Present zoning district(s) Industrial

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 Sub-Division Plan for 3 lots and fire access road off of NYSTA land.

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 checked="" type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Docs showing legal use of NYSTA</u> |
| <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 James Wolbert Title CEO / ZEO Phone (585) 599 - 1209 Ext. _____
Address, City, State, Zip 1145 Main Rd. Corfu, NY 14036 Email zoning-codes@townofpembroke.org

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

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

DATE APPLIED FOR	_____
APPLICATION NUMBER	_____
REFERRED TO PLANNING	_____
REFERRED TO ZBA	_____
PUBLIC HEARING REQ.	_____

APPLICANT <u>L Visone Development LLC</u> ADDRESS <u>797 Main Rd</u> <u>Pembroke, NY 14036</u> TELEPHONE # <u>716-221-4371</u>	STREET LOCATION # <u>797 Main Rd</u> TAX MAP PARCEL # <u>18428914-2-28.2</u> ZONING DISTRICT <u>Industrial</u> SIZE OF PARCEL <u>New Parcels - Approx 2.1 and 2.4 ac</u> CORNER LOT _____
PROPERTY OWNER (IF OTHER THAN ABOVE) NAME <u>L Visone Development LLC</u> ADDRESS <u>9829 Main St</u> <u>Clarence, NY 14031</u> TELEPHONE # <u>716-221-4371</u>	
CURRENT SET BACK OF BUILDING FRONT <u>Multiple</u> REAR <u>Multiple</u> SIDE <u>Multiple</u>	

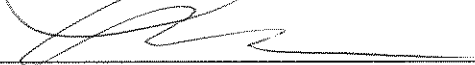
PERMIT OR VARIANCE FOR: <input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION <input type="checkbox"/> SIGN <input type="checkbox"/> HOME OCCUPATION <input type="checkbox"/> OTHER	IF THIS APPLICATION IS FOR A VARIANCE PLEASE STATE THE SECTION OF THE ORDINANCE UNDER WHICH THE VARIANCE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

DOES THIS PROJECT REQUIRE APPROVAL FROM THE FOLLOWING? CHECK THOSE THAT APPLY:	
<input type="checkbox"/> GENESEE CO. HEALTH DEPARTMENT <input type="checkbox"/> GENESEE CO. SOIL & WATER <input type="checkbox"/> DEPARTMENT OF TRANSPORTATION <input checked="" type="checkbox"/> COUNTY PLANNING DEPARTMENT <input type="checkbox"/> D.E.C.	<input type="checkbox"/> TOWN BOARD <input type="checkbox"/> Z.B.A. <input checked="" type="checkbox"/> PLANNING BOARD <input type="checkbox"/> PUBLIC HEARING

DESCRIPTION OF PROPOSED PROJECT OR REASON FOR PERMIT REQUEST <u>Parceling properties to sell buildings and retain land for future development.</u>	

- 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 SEQF 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 <u></u>	DATE <u>3-30-23</u>
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Town of Pembroke

Zoning & Land Use Permit Application Guidelines

1. Please fill out the front of the Zoning & Land Use Application to the best of your ability.
2. Please fill out Part 1 of the attached SEQR Short Environmental Assessment Form. Depending on the scope of your project you may be required to submit the SEQR Long Form.
3. Please fill out the Agricultural Data Statement if required.
4. Please submit a plot plan drawing. (See attached sample plot plans as examples)
5. If you are requesting a Special Use Permit, Site Plan review or a Land Separation, the Town of Pembroke Planning Board will need to approve your application. (*See SECTION 708 of the Town of Pembroke Zoning Law for more information.*) If the property in question fronts, or is within 500 feet a State or County road Genesee County Planning will need to review you application. Please see the Zoning and Codes Department to schedule the appropriate hearing.
6. If you are requesting an Area or Use Variance, the Town of Pembroke Zoning Board of Appeals will need to approve your application. (*See SECTION 707 of the Town of Pembroke Zoning Law for more information.*) If the property in question fronts, or is within 500 feet a State or County road Genesee County Planning will need to review you application. Please see the Zoning and Codes Department to schedule the appropriate hearing.
7. A \$50.00 fee is charged for all Public Hearings if required.
8. Please *do not* start construction until the appropriate actions have been taken by the Zoning Board of Appeals or Planning Board and a Building Permit has been issued.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

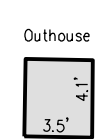
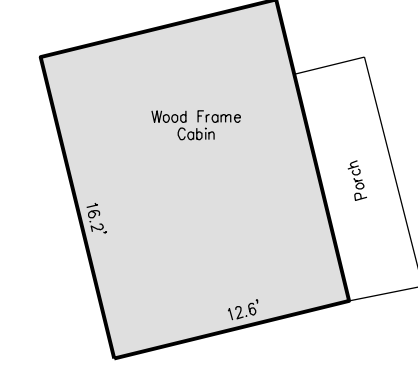
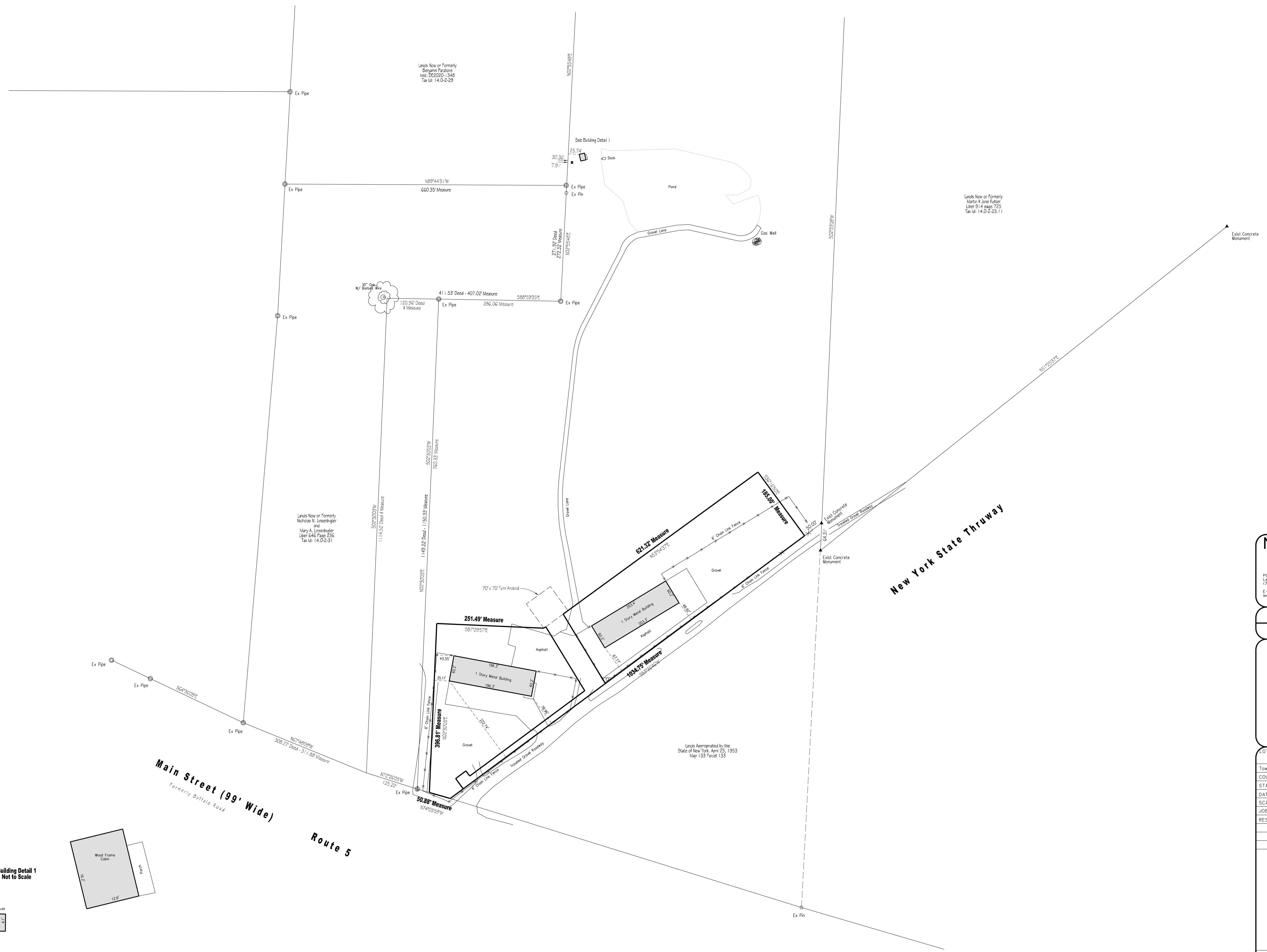
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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			
L Visone Development, LLC			
Name of Action or Project: 797 Main Rd Subdivision			
Project Location (describe, and attach a location map): 797 Main Rd, Clarence NY 14036			
Brief Description of Proposed Action: Owner is requesting subdivision of the 60+ acre parcel into 3 parcels.			
Name of Applicant or Sponsor: L Visone Development LLC		Telephone: 716-759-1715	
		E-Mail: brianne@visoneco.com	
Address: 9829 Main St			
City/PO: Clarence		State: NY	Zip Code: 14031
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 X
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:			NO X
3.a. Total acreage of the site of the proposed action?		4.6 acres	
b. Total acreage to be physically disturbed?		0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		61 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 checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" 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? b. Consistent with the adopted comprehensive plan?			X X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	X
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	X X X
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	YES	X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	X X
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	YES	X X
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 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?	NO	YES	X
16. Is the project site located in the 100 year flood plain?	NO	YES	X
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 type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES _____ _____	NO	YES	X

FILE: Z:\nbms (NBserv01) (Z:\Active Projects\1783_797 Main St\1783_New 797 Main Street Option 3.dgn



Niagara
And Mapping Services

P.O. Box 1120
Lewiston, NY 14092
(716) 297-9584
E-Mail: lee@niagraboundary.com

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

Map Showing Boundary Survey of Proposed New Lot Owned by

L. Visone Development

Dead Reference: Instrument No. DE2018-645
Tax ID: 14.0-2-28.2

LOT	SECTION	TOWNSHIP	RANGE
25	12	4	4
Town: Pembroke			
COUNTY: Genesee			
STATE: New York			
DATE: February 24, 2023			
SCALE: 1" = 100'			
JOB NO.: 11783-23			
RESURVEYED:			

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S (EMBERS) SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREIN, ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF THE UNDERSIGNED.

USE OF THIS SURVEY IN CONNECTION WITH AN AFFIDAVIT OF NO CHANGE IS FORBIDDEN.

RE: 797 Main Road Pembroke

Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov>
To: Brianne Frawley <brianne@visoneco.com>

Tue, Dec 15, 2020 at 9:12 AM

Good Morning Brianne,

I was just typing this email to you. After confirming with our Headquarters Real Property Group, properties adjacent to the Thruway parcel highlighted in the attached document, including the subject property, do have rights to access this parcel. No Thruway Occupancy permit is require. However, if any work is to take place (new or existing driveway, etc.) now or in the future, a NYSTA Work Permit would be required.

If you have any questions, please let me know.

Thank you,

Scott

Wayne Scott Helser Jr., P.E.

Div. Permit Coordinator/Div. Capital Program Manager

NYS Thruway Authority, Buffalo Division

455 Cayuga Rd., Suite 800 Cheektowaga, NY 14225

Office: (716) 635-6244 | Cell: (716) 397-5882

wayne.helser@thruway.ny.gov | www.thruway.ny.gov

From: Brianne Frawley <brianne@visoneco.com>
Sent: Tuesday, December 15, 2020 9:08 AM
To: Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov>
Subject: Re: 797 Main Road Pembroke

ATTENTION: Email messages can contain fraudulent links or attachments leading to malicious software. Do not open attachments or click on links from unknown senders or in unsolicited emails.

Good morning Scott,

Just following up to see if you have any updates from your Real Property group on whether we have access or not?

Thanks,

Brianne Frawley

Development Manager

VisoneCo Site Development, LLC

Stonewall Property Management

10151 Main Street, Clarence, NY 14031

P: 716.759.1715 | F: 716.759.1501

VisoneCo.com | StonewallMgt.com

On Tue, Dec 8, 2020 at 2:19 PM Brianne Frawley <brianne@visoneco.com> wrote:

Scott,

I added blue lines where we would want access. Please let me know if you need anything else.

Thanks,

Brianne Frawley

Development Manager

VisoneCo Site Development, LLC

Stonewall Property Management

10151 Main Street, Clarence, NY 14031

P: 716.759.1715 | F: 716.759.1501

VisoneCo.com | StonewallMgt.com

On Tue, Dec 8, 2020 at 1:00 PM Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov> wrote:

I will need to inquire with our Real Property group in order to answer that question. Please provide the parcel you are referencing and where you are trying to access to/from.

Thank you,

Scott

Wayne Scott Helser Jr., P.E.

Div. Permit Coordinator/Div. Capital Program Manager

NYS Thruway Authority, Buffalo Division

455 Cayuga Rd., Suite 800 Cheektowaga, NY 14225

Office: (716) 635-6244 | Cell: (716) 397-5882

wayne.helser@thruway.ny.gov | www.thruway.ny.gov

From: Brianne Frawley <brianne@visoneco.com>
Sent: Tuesday, December 8, 2020 12:26 PM
To: Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov>
Subject: Re: 797 Main Road Pembroke

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Ok so does that mean that we already have access as an adjacent parcel or would we still need an occupancy permit?

Thanks

Brianne Frawley

Development Manager

VisoneCo Site Development, LLC

Stonewall Property Management

10151 Main Street, Clarence, NY 14031

P: 716.759.1715 | F: 716.759.1501

VisoneCo.com | StonewallMgt.com

On Tue, Dec 8, 2020 at 12:01 PM Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov> wrote:

It means that when that parcel of property was taken by the State in a manner that maintained access to/from adjacent parcels. FEE Without access restricts any access to/from adjacent parcels.

Wayne Scott Helser Jr., P.E.

Div. Permit Coordinator/Div. Capital Program Manager

NYS Thruway Authority, Buffalo Division

455 Cayuga Rd., Suite 800 Cheektowaga, NY 14225

Office: (716) 635-6244 | Cell: (716) 397-5882

wayne.helser@thruway.ny.gov | www.thruway.ny.gov

From: Brianne Frawley <brianne@visoneco.com>
Sent: Tuesday, December 8, 2020 11:49 AM
To: Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov>
Subject: Re: 797 Main Road Pembroke

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Thank you for sending those over Scott. Before we mark it up, what does the "FEE with access" mean?

Thanks,

Brianne Frawley

Development Manager

VisoneCo Site Development, LLC

Stonewall Property Management

10151 Main Street, Clarence, NY 14031

P: 716.759.1715 | F: 716.759.1501

VisoneCo.com | StonewallMgt.com

On Tue, Dec 8, 2020 at 11:14 AM Helser, Scott (Wayne) <Wayne.Helser@thruway.ny.gov> wrote:

Hello Brianne,

I've include an image of Google Earth with an overlay of the Thruway Property in this area (also attached) . The parcel shown that has the existing driveway residing on it is FEE with access, unlike the other portions of Thruway Property in this area.

Please provide a mark-up drawing/sketch of where you are trying to gain access to/from so I may inquire with our HQ Real Property Group.



Thank you,

Scott

Wayne Scott Helser Jr., P.E.

Div. Permit Coordinator/Div. Capital Program Manager

NYS Thruway Authority, Buffalo Division

455 Cayuga Rd., Suite 800 Cheektowaga, NY 14225

Office: (716) 635-6244 | Cell: (716) 397-5882

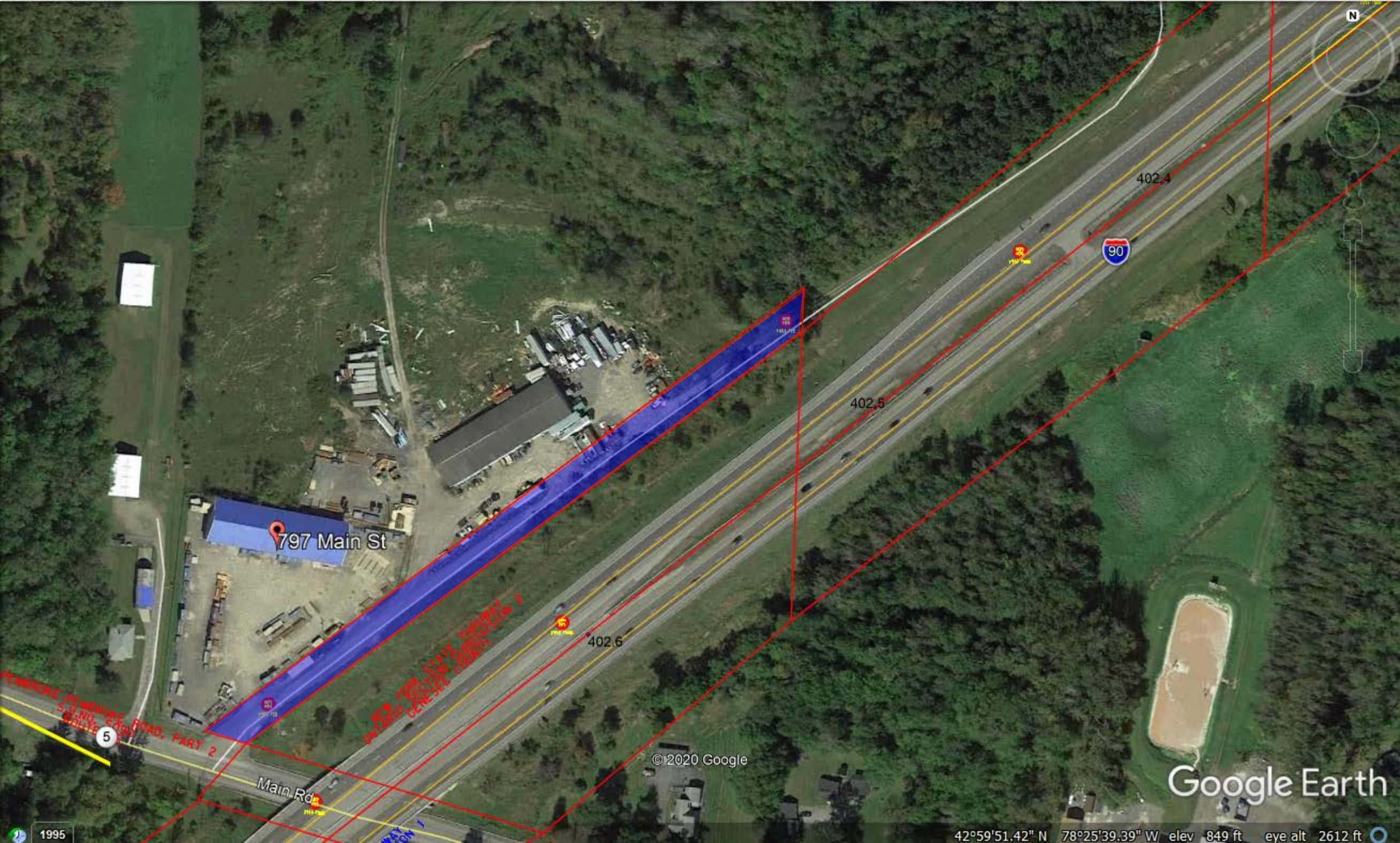
wayne.helser@thruway.ny.gov | www.thruway.ny.gov

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797 Main St



402.4

402.5

402.6

Main Rd

5

© 2020 Google

Google Earth

1995

42°59'51.42" N 78°25'39.39" W elev 849 ft eye alt 2612 ft

NEW YORK STATE DEPARTMENT OF PUBLIC WORKS
NEW YORK STATE THRUWAY
THE ONTARIO SECTION
COUNTY OF GENESEE
SUBDIVISION No. 2

Map No.23
Parcel No.24

FEE
Area 1.200² Acres

ANTONI NOWAK and FRANCES NOWAK
(Reputed Owners)

Map and description of property which the Superintendent of Public Works deems necessary to be acquired in fee in the name of The People of the State of New York, by appropriation, for purposes connected with the Thruway System of the State, pursuant to the applicable provisions of ARTICLE XII-A of the Highway Law, and ARTICLE 2, TITLE 9 of the Public Authorities Law.

All that piece or parcel of property hereinafter designated as Parcel No.24, situate in the Town of Pembroke, County of Genesee, State of New York, as shown on the accompanying map and described as follows:

PARCEL No.24

Beginning at a point in the northerly boundary line of the existing East Pembroke-Pembroke Road, Part 2 S.H. 5090, said point being northwesterly 231.10 feet at right angles from station 67/84.16 of the hereinafter described survey base line for the construction of the New York State Thruway, Ontario Section; thence N 54°-10'-03" E 1084.61 feet to a point in the division line between the property of Antoni Nowak and Frances Nowak (reputed owners) on the west, and the property of Leo Kutter and Flora Kutter (reputed owners) on the east, said point being northwesterly 198.79 feet at right angles from said survey base line station 78/68.29; thence southerly along said division line 63.93 feet to a point in the northerly taking line of Parcel No.25 of a proposed Right of Way for the New York State Thruway, Ontario Section; said point being northwesterly 150 feet at right angles from said survey base line station 78/26.98; thence along said taking line S 54°-10'-03" W 1007.13 feet to a point in the first mentioned northerly boundary line, said point being northwesterly 180 feet at right angles from said survey base line station 68/20.30; thence northwesterly 62.59 feet along the said northerly boundary line to the point of beginning; being 1.200 acres, more or less.

The above mentioned survey base line is a portion of the survey base line for the construction of the New York State Thruway, Ontario Section, as shown on a map and plan on file in the office of the State Department of Public Works and described as follows:

Beginning at Station 56/57.55; thence N 52°-27'-38" E 1105.20 feet to Station 67/35.65; thence N 52°-27'-38" E 1822.34 feet to Station 85/57.99.

All bearings referred to true north at the 77° 37' 11.842" meridian of West Longitude.

It is hereby certified that this is an accurate description and map made from an accurate survey.

GINNITY and MORRISON, Consulting Engineers

Date April 25, 1952

By: H. Ginnity
Partner

I hereby certify that this is an accurate description and map made from an accurate survey, prepared under my direction.


Date May 9, 1952.

J. P. Larsen
J. P. LARSEN
District Engineer
District No. 4

Pursuant to the applicable provisions of ARTICLE XII-A of the Highway Law and ARTICLE 2, TITLE 9 of the Public Authorities Law, this description and map are hereby officially approved; and this description and the original tracing of this map are hereby officially filed in the office of the State Department of Public Works on MAY 27, 1952.

E. B. Hughes
E. B. HUGHES
Director, Bureau of Rights of
Way and Claims

I have compared the foregoing copy of description and map with the original thereof as filed in the office of the State Department of Public Works and I do hereby certify the same to be a true and correct copy of said original and of the whole thereof.

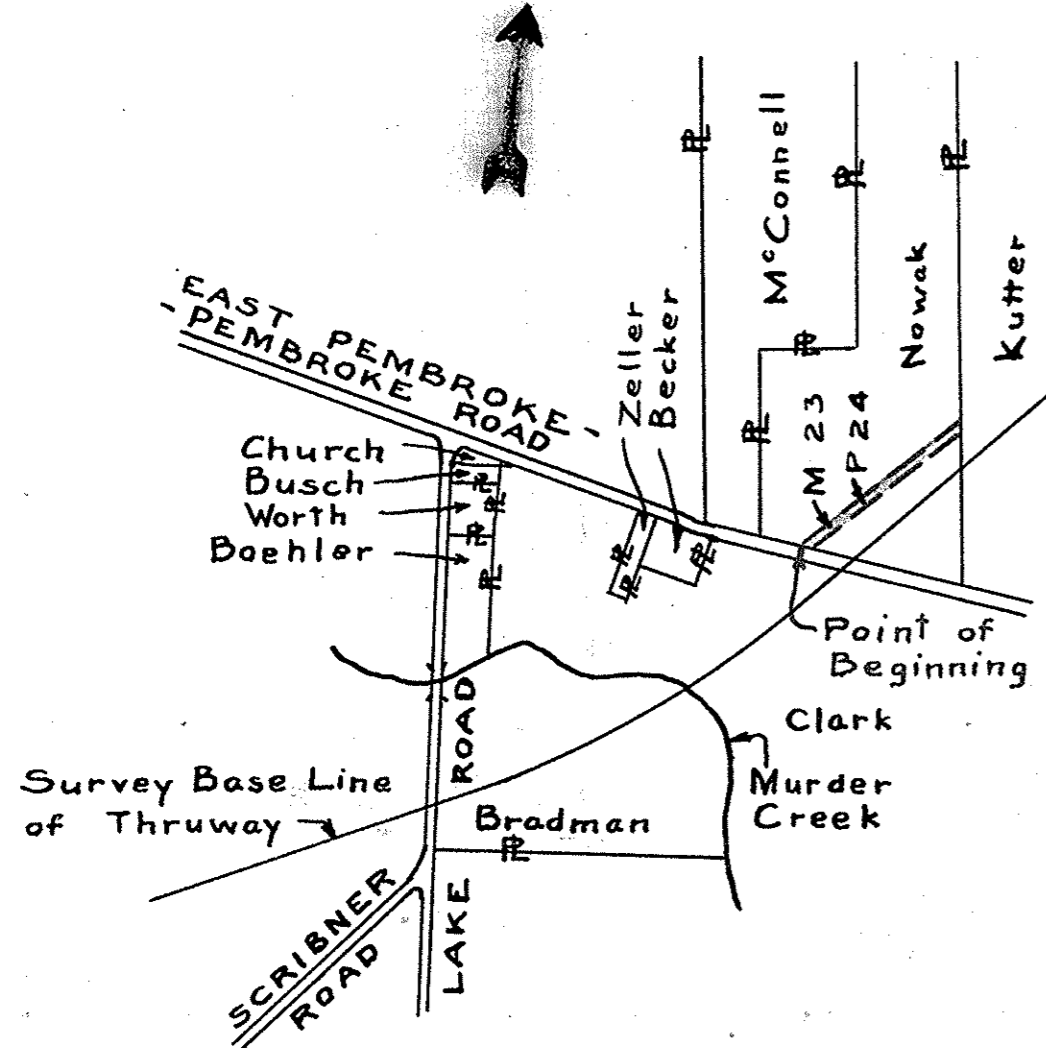

Director, Bureau of Rights of
Way and Claims

NEW YORK STATE THRUWAY
THE ONTARIO SECTION
COUNTY OF GENESEE
SUBDIVISION No. 2
TOWN OF PEMBROKE
DIST. No. 4
MAP No. 23 PAR. No. 24
SHEET 2 OF 2 SHEETS
ANTONI NOWAK &
FRANCES NOWAK
(Reputed Owners)

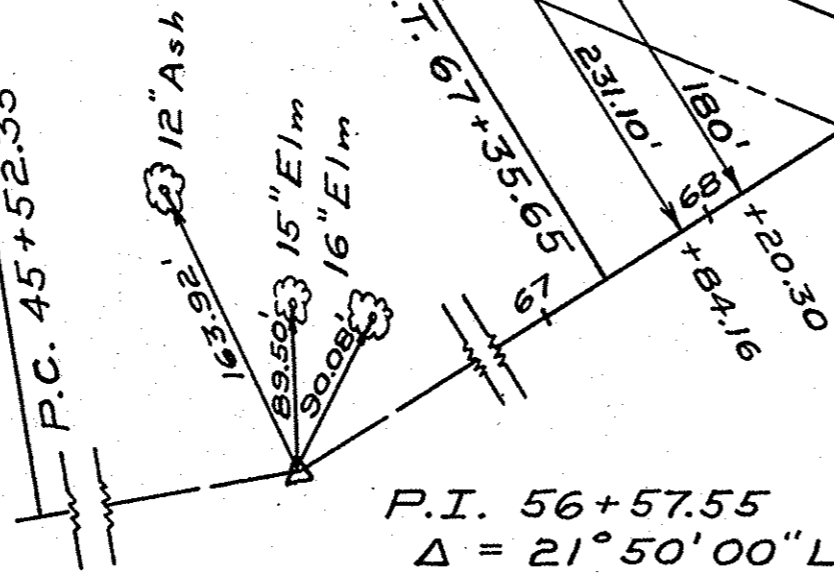
Layout by Kimble Date Apr. 1952
 Checked by Date "
 Computed by Shafer Date "
 Checked by R. Morrison Date "
 Described by Ginnity Date "
 Checked by A. Morrison Date "
 Traced by Kimble Date "
 Checked by Ginnity Date "
 Typed by E. Morrison Date "
 Checked by A. Morrison Date "
 Prepared by Ginnity and Morrison, Engineer,
 under the direction of New York State
 Department of Public Works; survey notes on
 file at District Office No. 4, located at
 Rochester, N.Y.

C.C.D-I 243, P. 72

INSERT SKETCH
 Not to scale. Shown for general
 information only, the accuracy of which is
 not certified below.



P.C. 45+52.35



P.I. 56+57.55
 $\Delta = 21^{\circ} 50' 00'' Lt.$
 $R = 5729.65'$
 $T = 1105.20'$
 $L = 2183.3'$

TRUE NORTH AT LONGITUDE $77^{\circ} 37' 11.842''$
 SCALE: 1"=100'

ANTONI NOWAK &
 FRANCES NOWAK
 (Reputed Owners)

N $54^{\circ} 10' 03'' E$
 Area = 1.200² Acre
 S $54^{\circ} 10' 03'' W$

24

Highway Boundary Line
 EAST PEMBROKE ROAD
 PEMBROKE ROAD
 S.H. 5090 PART 2

LEO KUTTER &
 FLORA KUTTER
 (Reputed Owners)

8" Cherry 71.01'
 P.O.L. 85+57.99
 24" Elm 76.83'
 24" Elm 19.38'

NEW YORK STATE THRUWAY
 THE ONTARIO SECTION
 COUNTY OF GENESSEE

SUBDIVISION NO. 2
 TOWN OF PEMBROKE
 DIST. NO. 4

MAP NO. 23 PART NO. 24

SHEET 1 OF 2 SHEETS
 ANTONI NOWAK &
 FRANCES NOWAK
 (Reputed Owners)

T-04-PEM-04-23

