



**GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION**

GCDP Referral ID **T-06-PEM-6-15**

Review Date **6/11/2015**

Municipality
Board Name
Applicant's Name

PEMBROKE. T.
ZONING BOARD OF APPEALS
Gary & Chad Smith

Referral Type
Variance(s)
Description:

Area Variance(s)
Area Variance to create a 3 acre parcel for a single-family residence.
Side Yard Setback
Minimum required: 25 ft.
Proposed: 6 ft.

Location
Zoning District

Genesee St. (NYS Rt. 5), Pembroke
Agricultural-Residential (AG-R) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed setback should pose no significant county-wide or inter-community impact. It is recommended that the applicant submit the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is assigned that meets Enhanced 9-1-1 standards, and it is further recommended that the applicant and its neighbor to the east sign a boundary line agreement to legally define the property boundary at the existing fence.

Director

June 11, 2015

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, N.Y. 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:

G.C.D.P. Referral # T-06-PEM-6-15

Date Received 6-2-2015



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

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) Zoning Board of Appeals
Address 1145 Main Road
Corfu, New York 14036

2. APPLICANT INFORMATION

Name Gary Smith & Chad Smith (his son)
Address 788 Genesee St., Corfu, NY 14036
Phone 716-901-6046 Email _____

MUNICIPALITY: City Town Village of Pembroke

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

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

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

A. Address Genesee St., Corfu, NY 14036
B. Nearest intersecting road Between Allegheny Rd. (RT 77) and Lake Rd.
C. Tax Map Parcel Number 22.-1-41
D. Total area of the property 50 acres Area of property to be disturbed _____
E. Present zoning district(s) AG/RES

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
Zoning Schedule A for AG/RES

C. Please describe the nature of this request Because of land separation of 3.007 acres off the east of the parcel, approved by the Town of Pembroke Planning Board on April 27, 2015, large wood building to the west of new property line needs an 8.8 ft. side lot variance

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 checked="" type="checkbox"/> Location map or tax maps | |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>Letter from owner, Gary Smith, giving son permission to act on his behalf</u> |
| <input checked="" type="checkbox"/> SEQR forms | <input checked="" type="checkbox"/> Agricultural data statement | |

*** If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17 in.
Digital copies may be sent via email to planning@co.genesee.ny.us ***

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

Name Diane M. Denton Title Zoning Administration Secretary Phone 585-599-4892 ext. 26
Address 1145 Main Road, Corfu, New York 14036 Email Zoning-Clerk@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 checked="" type="checkbox"/> LAND SEPARATION
<input type="checkbox"/> TEMP. SPECIAL USE PERMIT	<input type="checkbox"/> SUB DIVISION
<input checked="" type="checkbox"/> USE VARIANCE	<input type="checkbox"/> ZONE DISTRICT CHANGE
<input checked="" type="checkbox"/> AREA VARIANCE	<input type="checkbox"/> SITE PLAN REVIEW

DATE APPLIED FOR	5/18/15
APPLICATION NUMBER	05-05-02
REFERRED TO PLANNING	Yes
REFERRED TO ZBA	Yes
PUBLIC HEARING REQ.	Yes

APPLICANT Gary Smith
 ADDRESS 788 Genesee St
Corfu, NY 14036
 TELEPHONE # 716 801 6046

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

STREET LOCATION # 22-1-41 Genesee St.
 TAX MAP PARCEL # 22-1-41
 ZONING DISTRICT Ag R.
 SIZE OF PARCEL 50 Acres
 CORNER LOT _____

SMART GROWTH DEVELOPMENT AREA? Y / (N)
 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	<u>Zoning Schedule A for Ag/RES</u>
<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 checked="" type="checkbox"/> TOWN BOARD
<input type="checkbox"/> GENESEE CO. SOIL & WATER	<input checked="" type="checkbox"/> Z.B.A.
<input type="checkbox"/> DEPARTMENT OF TRANSPORTATION	<input checked="" type="checkbox"/> PLANNING BOARD
<input type="checkbox"/> COUNTY PLANNING DEPARTMENT	<input checked="" type="checkbox"/> PUBLIC HEARING
<input type="checkbox"/> D.E.C.	

DESCRIPTION OF PROPOSED PROJECT OR REASON FOR PERMIT REQUEST land separation

Wood building left on property needs an 8.8 ft. side lot variance to comply

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 Gary R Smith DATE 5/18/15

Handwritten notes:
 \$50 fee for Public Hearing 5/22/15
 Need \$50 for P Hearing

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 5/27/15 HAS HEREBY
(APPROVED) (DISAPPROVED) APPLICATION # 05-05-02 FOR A LAND SEPARATION FROM
PROPERTY IDENTIFIED AS TAX MAP # 22-1-41

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

DATED 5/27/15 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 _____

617.20
Appendix B
Short Environmental Assessment Form

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.

Needs permit for septic - he has the perk test scheduled ^{to} 6/2 ^{the}

Part 1 - Project and Sponsor Information			
<i>Chad R Smith</i>			
Name of Action or Project: <i>Land Separation</i>			
Project Location (describe, and attach a location map): <i>22-1-41</i>			
Brief Description of Proposed Action: <i>Land separation of 3.007 Acres</i>			
Name of Applicant or Sponsor: <i>Chad R. Smith</i>		Telephone: <i>716 901 6046</i>	
		E-Mail: <i>tgga200@hotmail.com</i>	
Address: <i>1172 Akron Road</i>			
City/PO: <i>Corkin</i>	State: <i>NY</i>	Zip Code: <i>14036</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:			NO <input type="checkbox"/>
<i>Health Department</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>50</u>	acres
b. Total acreage to be physically disturbed?		<u>0</u>	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0</u>	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 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			

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)? If Yes, explain purpose and size: _____	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"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
X Applicant/sponsor name: <u>Gary R Smith</u>	Date: <u>5/18/15</u>	
Signature: <u>Gary R Smith</u>		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input 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 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 type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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 checked="" 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>Planning Board - Pembroke</u>	<u>5/27/15</u>
Name of Lead Agency	Date
<u>Thomas Schneider</u>	<u>Chairman</u>
Print or type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<u>Thomas Schneider</u>	<u>Thomas Schneider</u>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT

Town of Pembroke
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.

Gary R. Smith
Applicant Name
788 W. Genesee St
Address
Cortez, NY 14036

Owner if Different than Applicant

Address

1. Type of Application: Special Use Permit Site Plan Approval
Use Variance: Subdivision Approval
2. Description of proposed project: Subdivide 3.007 Acres from existing
50 acre plot 22

3. Location of project: Genesee St. Cortez Tax Map # 22-1-41

4. Is this project within an Agricultural District? No Yes

5. If yes, Agricultural District Number #1

6. Is this property actively farmed? No Yes

7. List all farm operations within 500 feet of your property, (Attach additional sheets if necessary)

Bruce Phalser
Applicant Name
807 West Genesee Street
Address
Cortez, NY 14036

Applicant Name

Address

Applicant Name

Address

Applicant Name

Address

X Gary R Smith
Signature of Applicant

Signature of Owner (if other than Applicant)

Reviewed by Charles R. [Signature]
Signature of Municipal Official

5/18/15
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.

To Whom It May Concern;

Chad R. Smith has the authority to act as an agent of Gary R. Smith in the separation of 3.007 acres from property 22-1-41 across the street from 788 W. Genesee Street in Corfu, NY. This 3.007 acre lot is to be used for the construction of a new residence for Chad R. and Shannon L. Smith.

Gary R Smith

147A(C)
51.1

37.1

50.4A(C)
41

11

310
10.0A(C)
24

2.1A(C)
22.21

2.1A(C)
22.22

2.5A(C)
28

27

26

8.2A(C)
32

9.5A(C)
51.2

1.0A(C)
19.12

2.5A(C)
19.112

1.0
A(C)
19.2

40

39

38

35.2

35.1

36

4.8A(C)
33

1.1
A(C)
31

30

29
6.1A(C)
34

Proposed Site
700'
300'
600'

NEW BUFFALO ROAD (99.0' WIDE)

PEMBROKE FIRE DISTRICT
CORFU FIRE DISTRICT

1170.18

5648.28

3689.40

3432

293.7

299

137.28

414.15

384.25

174.14

148.42

23.16

91.8

338.5

337.1

84.85

156.9

207.63

289.06

207.63

156.52

207.63

200

203.4

187.13

100

386.29

267.96

56.5

299

549.48

250

235.3

100

100

200

650(S)

720(S)

414.23

117.8

125

125

125

130

175

130

650(S)

720(S)

414.23

117.8

125

125

125

130

175

130

175

200

215

165

1445.4

1365

361.78

320

423.5

200

215

75

275

290

323.5

290

215

290

669.5

175

215

200

215

215

264

175

215

99

200

215

15

200

215

264

Formerly Lands of Zacheus Darrow
Formerly
Lands
Of
Cornelius
W.
Burrell

1980 Deed
(30 Ch.)
19 Ch. 99 Lks.)
659.34 Deed

1467.18 Deed
(22 Ch. 23 Lks.)

LOT 12
LOT 11

2 STY. LOG CABIN

NORTH

PARCEL CONTAINING
120.4± ACRES

ROF

LINE AS OCCUPIED BY FENCELINE
1305.2'

3481.50 Deed
(52 Ch. 75 Lks.)

4801.06'

5274.06' (79 Ch. 91 Lks.) Deed

473.00'

275.00'

100.00'

215.00'

373.00'

490.00'
(99.0' R.O.W.)

339.83'

CENTERLINE NEW BUFFALO ROAD--ROUTE 33
(Genesee Street)

LEGEND
● EXISTING IRON PIN
○ UTILITY POLE
- OVERHEAD UTILITY LINES
REFERENCE
SURVEY MAP NO. 94-68
BY DAVID S. LAMENDOLA
L.S., DATED MAY 8, 1994.
* NO EVIDENCE IN FIELD.

FRONTAL SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF LOTS NOS. 11 & 12, TOWNSHIP NO. 12, RANGE 4 OF THE HOLLAND LAND COMPANY'S LAND, SITUATE IN THE TOWN OF PEMERROKE, COUNTY OF GENESEE AND STATE OF NEW YORK.

FEBRUARY 16, 1996 SCALE 1" = 100'
JOB NO. 94-68A

DATE NYSRL S. NO. 49613

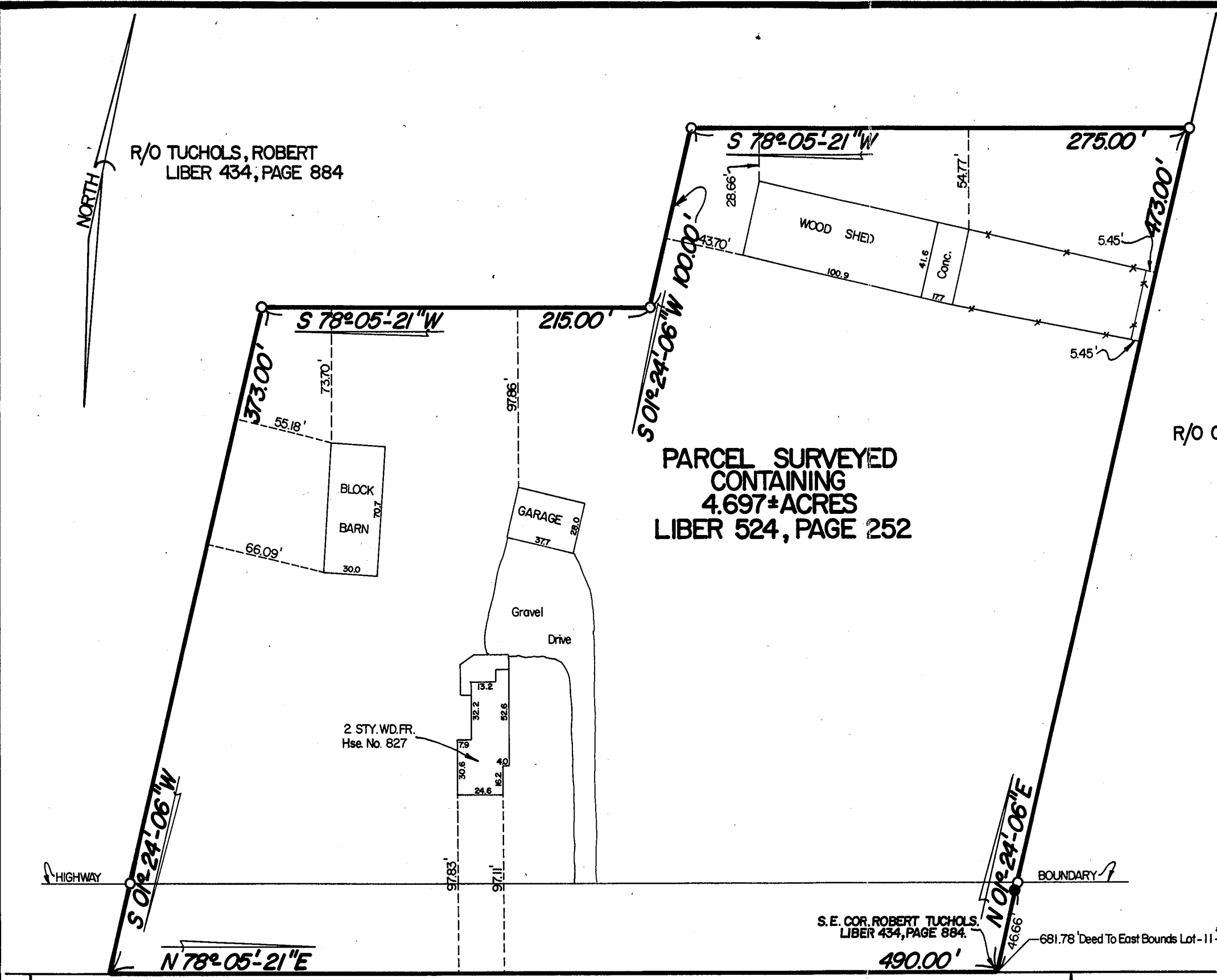
LEGEND
 ● EXISTING IRON PIPE
 ○ SET IRON PIN

NOTE:
 * NO EVIDENCE IN FIELD.

R/O CHITTENDEN, MYRON & ELAINE
 LIBER 415, PAGE 988

BOUNDARY SURVEY SHOWING THE PROPERTY OF KEITH F. & KAREN M. WORTHINGTON, BEING PART OF LOT NO. 11, TOWNSHIP NO. 12, RANGE 4 OF THE HOLLAND LAND COMPANY'S LAND, SITUATE IN THE TOWN OF PEMBROKE, COUNTY OF GENESEE AND STATE OF NEW YORK.

MAY 8, 1994 JOB NO. 94-68 SCALE 1"=60'



PARCEL SURVEYED
 CONTAINING
 4.697± ACRES
 LIBER 524, PAGE 252

R/O TUCHOLS, ROBERT
 LIBER 434, PAGE 884

S.E. COR. ROBERT TUCHOLS
 LIBER 434, PAGE 884. 681.78' Deed To East Bounds Lot - 11 *

CENTERLINE NEW BUFFALO ROAD (Genesee Street) -- RTE. 33 (99.0' R.O.W.)

GREGORY W. TOWNSEND
 Licensed Land Surveyors
 435 East Main Street
 Batavia, New York 14020
 Phone (585) 944-1331
 Fax (585) 943-2691

R/O SMITH, GARY R. & HELEN C.
 LIBER 534, PAGE 11
 Tax Map No. 22-1-41

APPROVED BY RESOLUTION OF THE PLANNING BOARD
 OF THE TOWN OF PEMBROKE, N.Y. ON THE _____ DAY
 OF _____ 2009. SUBJECT TO ALL
 REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
 ANY CHANGE, ERASURE, MODIFICATION OR REVISION
 OF THIS PLAT AS APPROVED SHALL VOID THIS
 APPROVAL SIGNED THIS _____ DAY OF _____
 2009, BY:

_____, CHAIRMAN

FILED IN THE GENESEE COUNTY CLERK'S OFFICE AT:
 MAP CABINET No. _____, SLIDE No. _____, MAP No. _____
 DATE _____
 COUNTY CLERK _____



**PARCEL SURVEYED
 CONTAINING
 3.007 +/- ACRES**

LEGEND
 ● EXISTING IRON PIN
 ○ SET IRON PIN
 # UTILITY POLE
 -U- OVERHEAD UTILITY LINES

REFERENCE
 SURVEY MAP NO. 94-68A BY DAVID S. LAMENDOLA,
 L.S., DATED FEBRUARY 16, 1996

REAL PROPERTY TAX SERVICES

DATE _____
 APPROVED BY _____

This particular referenced action is not subject to
 Genesee County Health Department review under
 New York State Public Health Law Article 11 Title II

Signature _____
 Date _____

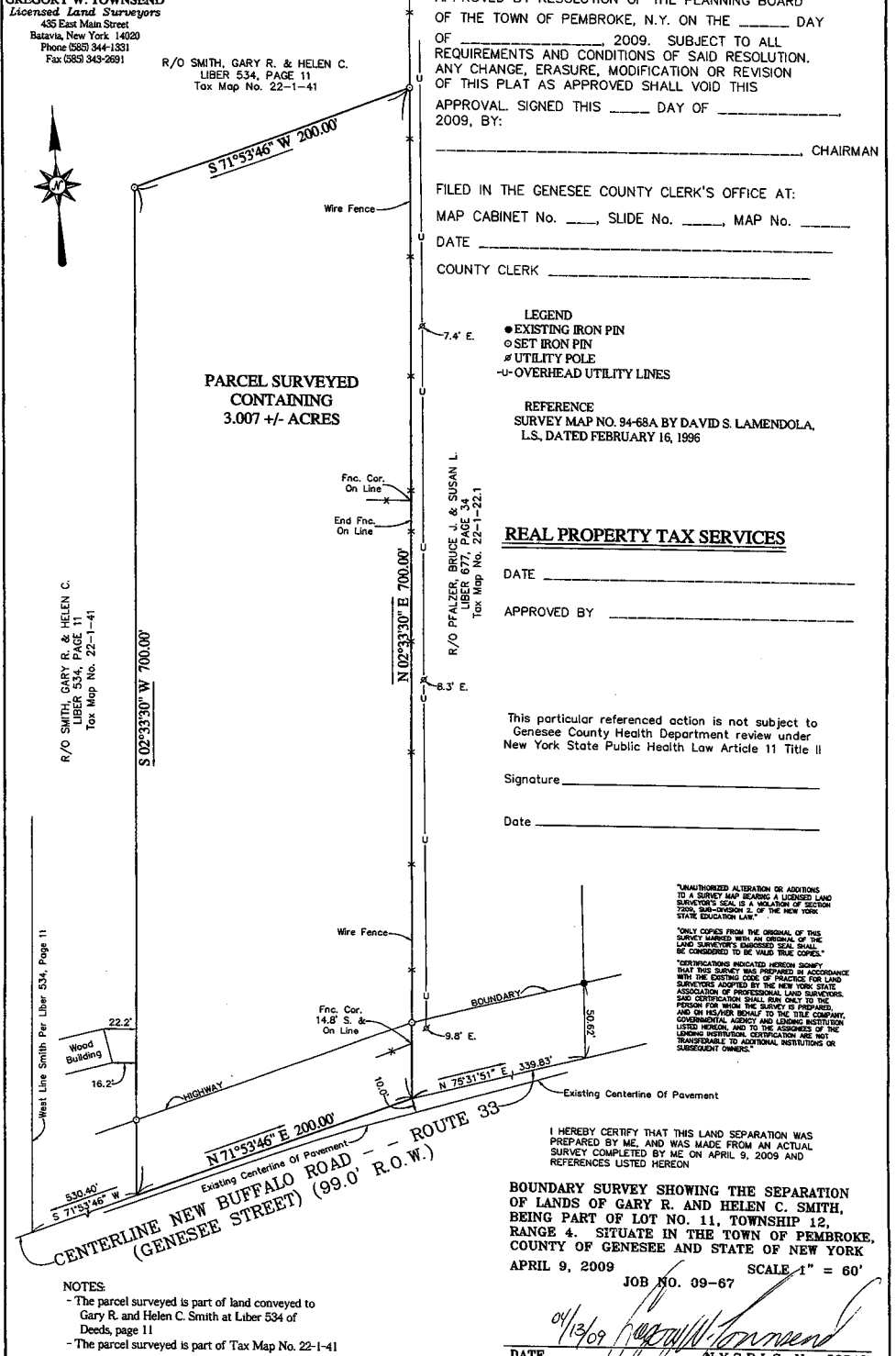
"UNAUTHORIZED ALTERATION OR ADDITIONS
 TO A SURVEY MAP BEARING A LICENSED LAND
 SURVEYOR'S SEAL IS A VIOLATION OF SECTION
 7209, SUB-SECTION 2, OF THE NEW YORK
 STATE EDUCATION LAW."
 "ONLY COPIES FROM THE ORIGINAL OF THIS
 MAP, WHEN MARKED WITH AN ORIGINAL OF THE
 LAND SURVEYOR'S LICENSED SEAL SHALL
 BE CONSIDERED TO BE VALID TRUE COPIES."
 "CERTIFICATIONS INDICATED HEREON DENY
 THAT THIS SURVEY WAS PREPARED IN ACCORDANCE
 WITH THE EXISTING CODE OF PRACTICES FOR LAND
 SURVEYORS ADOPTED BY THE NEW YORK STATE
 ASSOCIATION OF PROFESSIONAL LAND SURVEYORS,
 SAID CERTIFICATION SHALL BE VOID ONLY TO THE
 EXTENT FOR WHICH THE SURVEY IS PREPARED,
 AND ON NEITHER BEHALF TO THE COMPANY,
 GOVERNMENTAL AGENCY AND LICENSED INSTITUTION
 LISTED HEREON, AND TO THE ASSIGNEES OF THE
 LISTED INSTITUTIONAL CERTIFICATION ARE NOT
 TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR
 SUBSEQUENT OWNERS."

I HEREBY CERTIFY THAT THIS LAND SEPARATION WAS
 PREPARED BY ME, AND WAS MADE FROM AN ACTUAL
 SURVEY COMPLETED BY ME ON APRIL 9, 2009 AND
 REFERENCES LISTED HEREON

**BOUNDARY SURVEY SHOWING THE SEPARATION
 OF LANDS OF GARY R. AND HELEN C. SMITH,
 BEING PART OF LOT NO. 11, TOWNSHIP 12,
 RANGE 4, SITUATE IN THE TOWN OF PEMBROKE,
 COUNTY OF GENESEE AND STATE OF NEW YORK**
 APRIL 9, 2009 SCALE 1" = 60'

NOTES:
 - The parcel surveyed is part of land conveyed to
 Gary R. and Helen C. Smith at Liber 534 of
 Deeds, page 11
 - The parcel surveyed is part of Tax Map No. 22-1-41

DATE *04/13/09* *Gregory W. Townsend*
 N.Y.S.R.L.S. No. 50249



T-06-PEM-6-15

