



January 13, 2026

Perinton Planning Board  
Town of Perinton  
1350 Turk Hill Rd  
Fairport NY 14550

RE: Planning Board Application for Subdivision and Site Plan  
Patricia Fuchs, Landowner  
2 Mason Road / Letter of Intent

Dear Chairman and Members of the Board,

On behalf of the parcel landowner, Patricia Fuchs, we respectfully submit this application for a two-lot subdivision and site plan approval to construct a single-family dwelling on the southerly extent of the property.

The existing parcel is currently 1.34 acres located at the Class-B Residential zoning district. The proposed subdivision meets all of the dimensional zoning requirements within the district therefore no variances are anticipated as a part of this application.

The existing dwelling is currently serviced by public water through the Monroe County Water Authority and public sanitary sewer through the Town of Perinton. We have identified that a portion of the existing sanitary lateral servicing Lot 1 runs through the rear yard of Lot 2. As a result of this, we are proposing a private easement over Lot 2 to benefit Lot 1 and their connection to the public sewer. This easement will be coordinated directly with the applicant's attorney and be recorded in conjunction with our subdivision map. The proposed dwelling, depicted on Lot 2, will connect to the same service providers.

Site drainage for the parcels flow in a southerly direction ending at a catch basin along the southerly lot line which is maintained through the Town of Perinton. We propose no changes to the runoff direction for this development.

It is the applicant's intent to begin construction, weather permitting, once permitting approvals are obtained.

We kindly request the Town's review of this application and look forward to working collaboratively with Town staff throughout the review process. Thank you for your time and consideration.

Respectfully submitted,

**Bryan J. White, PLS | Principal**  
**McMahon LaRue Associates**

**PLANNING BOARD APPLICATION**

To: Town of Perinton  
1350 Turk Hill Road  
Fairport, NY 14450  
(585) 223-0770

Please note that members of Town staff and reviewing Board members may visit your property to review your request. Please review Perinton Town Code requirements at:

<http://www.perinton.org/codes/>

PROJECT NAME Fuchs Subdivision - 2 Mason Road

Location 2 Mason Road Fairport NY 14450

APPLICANT Patricia Fuchs

Phone [REDACTED] mailing address 2 Mason Road

City Fairport Zip 14550 Fax n/a e-mail [REDACTED]

OWNER Same as Above

Phone \_\_\_\_\_ mailing address \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_ Fax \_\_\_\_\_ e-mail \_\_\_\_\_

Person appearing at public hearing for application Bryan White, PLS | McMahon LaRue Associates

Phone 585-436-1080 mailing address 822 Holt Rd.

City Webster Zip NY Fax n/a e-mail Bryan@McMahon-LaRue.com

**REASON FOR APPEARING**

Subdivision Approval: \_\_\_\_\_ Concept X Preliminary X Final \_\_\_\_\_ 1260 Hse.

Site Plan Approval: X Preliminary X Final **FEE** \_\_\_\_\_ **SQ.FT.** 495 Gar.

Change of Use From n/a to \_\_\_\_\_

**TYPE OF PROJECT** Single-Family Subdivision & Site Plan Approval

Is this parcel in a flood plain? no Conservation Easement? no

Size of parcel in acreage 1.34 Tax Account Number(s) 166.16-2-1

Present Zoning Residential B

Patricia Fuchs

Applicant Signature - sign & print name

Same as Above

Owner Signature (if other than applicant) - sign & print name



## TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

### Owner Authorization to Make Application

I, Patricia Fuchs, authorize  
(print owner name legibly)

McMahon LaRue Associates | Bryan White, PLS  
(applicant/engineer name & company name)

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

Site Plan & Subdivision Approval,  
(site plan/subdivision/change of use, etc.)

for the property that I own located at 2 Mason Road.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



## CONCEPT SUBDIVISION REVIEW

### PROJECT NAME

Fuchs Subdivision - 2 Mason Road

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This CHECKLIST is for use by the applicant and the Building Department as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

If the applicant is proposing a new project of a sizeable nature or a significant change to a current project, it may be to their best interest to appear before the Planning Board for an informal discussion prior to preparing the detailed plans as required below.

If variances will be required from the Zoning Board of Appeals, the applicant should first appear before the Planning Board on an informal basis to obtain a recommendation to the Zoning Board of Appeals. This should help to minimize any further conflicts later on.

- |  |       |     |
|--|-------|-----|
| 1. Plan of not more than 200 feet to the inch. Scale showing the project title or name and name and address of the applicant.  | SHOWN | N/A |
| 2. North point, scale, date and small scale location map shall be included.  | SHOWN | N/A |
| 3. Boundary map of applicant's entire holding and showing subdivisions, streets and easements within 100 feet of applicant's property. Adjacent land use including buildings, pavement, landscaping, topography, ownership, utility lines and zoning should also be shown. | SHOWN | N/A |
| 4. Topographic information at not more than 5 ft. intervals:   |       |     |
| a. Existing street and building  | SHOWN | N/A |
| b. Water courses   | SHOWN | N/A |
| c. 100 year flood plane limits   | SHOWN | N/A |
| d. Perinton L.D.D. Limits  | SHOWN | N/A |
| e. Water bodies and wooded areas   | SHOWN | N/A |
| f. Large trees and swamp areas   | SHOWN | N/A |

- |  |       |     |
|--|-------|-----|
| 5. Proposed streets, sidewalks and open space  | SHOWN | N/A |
| 6. Storm water drainage schematic  | SHOWN | N/A |
| 7. Statement and/or schematic plan of proposed water supply and method of sewage disposal. | SHOWN | N/A |
| 8. Indication of present zoning and any existing legal restrictions.                       | SHOWN | N/A |
| 9. Name and address of licensed preparer of each plan.                                     | SHOWN | N/A |

**NOTE:** If the applicant is requesting the use of Town Law 281 Clustering or Perinton 10% Townhouse rule, this must be so noted on the plans.

Review completed by \_\_\_\_\_ Date \_\_\_\_\_

MAP NO. \_\_\_\_\_ Date \_\_\_\_\_

This proposal will be reviewed for a determination under the State Environmental Quality Review Act.

Under which of the following classifications does this project fall?

- |             |     |    |
|-------------|-----|----|
| 1. Exempted | YES | NO |
| 2. Excluded | YES | NO |
| 3. Type I   | YES | NO |
| 4. Type II  | YES | NO |
| 5. Unlisted | YES | NO |

## PRELIMINARY SUBDIVISION REVIEW

### PROJECT NAME

Fuchs Subdivision - 2 Mason Road

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This CHECKLIST is for use by the applicant and the Building Department as a guide to insure that all necessary information has been provided on the maps.

The checklist should be completed by the applicant and submitted along with the application sheet.

If the applicant is proposing a new project of a sizeable nature or a significant change to a current project, it may be to their best interest to appear before the Planning Board for an informal discussion prior to preparing the detailed plans as required below.

If variances will be required from the Zoning Board of Appeals, the applicant should first appear before the Planning Board on an informal basis to obtain a recommendation to the Zoning Board of Appeals. This should help to minimize any future conflicts later on.

CONCEPT APPROVAL was granted on \_\_\_\_\_.  
The Preliminary Plan must accommodate the directions given by the Planning board at Concept approval as listed in the minutes of that meeting. The plan must contain the following minimum requirements as listed in Section 182-12.

- |   |       |     |
|---|-------|-----|
| 1. The drawing should be of a size not greater than 34" x 44" and of a scale not more than 1"=100' and shall indicate the Title, Subdivision name and name and address of the subdivider. A small-scale location map shall also be shown. | SHOWN | N/A |
| 2. North point, scale and date issued.  | SHOWN | N/A |
| 3. Parcel boundary lines with dimensions and phases of development where applicable.  | SHOWN | N/A |
| 4. Names and property lines of adjacent owner(s), subdivision names and sections where applicable, plus tax account information.  | SHOWN | N/A |
| 5. Existing streets that abut the development parcel.   | SHOWN | N/A |
| 6. Site distance for road or driveway intersections.  | SHOWN | N/A |
| 7. Existing watercourses, water mains, sanitary and storm sewers near the parcel with size, type, depth, and any utilities or easements.  | SHOWN | N/A |

8. Contours at not more than 5 foot intervals of all land within and adjacent to the parcel and all pertinent topographic and surface features, such as buildings, streams or swales, water bodies, swamps, wooded areas. Also, limits of N.Y.S.D.E.C. Wetlands and Town of Perinton L.D.D. areas.	SHOWN	N/A
9. Grading plan for all disturbed areas showing 2 foot contours with building elevations and drainage arrows.	SHOWN	N/A
10. Erosion control plan.	SHOWN	N/A
11. Proposed street and sidewalk alignments with center-line spot elevations and slopes.	SHOWN	N/A
12. Names of proposed streets.	SHOWN	N/A
13. Proposed lot lines with dimensions and lot numbers. If existing structures are involved show resulting yard setbacks.	SHOWN	N/A
14. Alignment and purpose of proposed easements.	SHOWN	N/A
15. Location and purpose of open space areas.	SHOWN	N/A
16. A statement as to proposed public water source and method of sewage disposal.	SHOWN	N/A
17. Utility plan showing design details of water, sewer profiles, storm water systems. Include invert and rim elevations, pipe sizes, off site improvements and identify any deviation from the Town Design Criteria.	SHOWN	N/A
18. Indicate present zoning of parcel and adjacent lands and bulk area requirements to be applied.	SHOWN	N/A
19. Identification of any non-conforming lots and the actual bulk area information.	SHOWN	N/A
20. Identification of present municipal and special district boundaries.	SHOWN	N/A
21. Seal and signature of the licensed plan preparer.	SHOWN	N/A
22. Drainage report and storm water management plan.	SHOWN	N/A
23. Conservation Easements as applicable.	SHOWN	N/A
24. Other special feature accommodations as applicable.	SHOWN	N/A

This proposal will be reviewed for a determination under the State Environmental Quality Review Act.

Under which of the following classifications does this project fall?

1. Exempted	YES	NO
2. Excluded	YES	NO
3. Type I	YES	NO
4. Type II	YES	NO
5. Unlisted	YES	NO



## **TOWN OF PERINTON**

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

To: Applicant

Re: Fuchs Subdivision - 2 Mason Road

Location of project/project name

Dear Sir or Madam:

Attached please find Monroe County Department of Planning and Development Referral Form & criteria for the above mentioned project.

Please fill out completely and return the original to the Town of Perinton, Secretary to the Boards at the same time you submit your application to the Town. Town staff will fill out The Municipal Information & Certification portion & sign the document. Once this is complete, it is the applicant's responsibility to send it in to Monroe County to the address as noted on the application on page 1. Please note from the County application that you are also required to provide them with appropriate number of complete copies of your submittal, as indicated on their application.

If the applicant & Town staff have not received the comments from the County by noon on the date of the public hearing, it is the responsibility of the applicant to inquire with the County as to the status and have them sent to the Town of Perinton, Secretary to the Boards.

Comments must be received from Monroe County prior to the public hearing, or the Public Hearing on this request will need to be rescheduled to a date after the Town has received Monroe County comments.

Thank you for your prompt attention to this matter.



## MONROE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

### DEVELOPMENT REFERRAL FORM

#### SUBMITTAL INSTRUCTIONS

Referrals are reviewed weekly by the MCDP&D and the Monroe County Development Review Committee (DRC). Applications must be received by 12:00 p.m. Friday. Any submittals received after 12:00 p.m. Friday will be distributed to the DRC in the next review cycle. Incomplete applications will be held for ten business days for correction. If not corrected within this time frame they will be returned to the municipality.

Direct all submittals and questions to: Monroe County Department of Planning and Development, Planning Division, CityPlace, 50 West Main Street, Suite 8100, Rochester, New York 14614-1225, Phone (585) 753-2000, Fax (585) 753-2028.

#### SUBMITTAL CHECKLIST *(Please check all that apply)*

- ☐ Referral form completed in full, clearly printed or typed, signed by municipal representative.
- ☐ 5 copies of plan sets folded to 8 ½"x11" with title block showing, including overall site plan showing phased development; or 5 copies of text amendment or new local law.
- ☐ If there is a wetland or protected stream on the property include extra copy of plan set (making a total of 6 sets).
- ☐ All information obtained by the municipality pertaining to this application (letter from agent, environmental assessment forms, agricultural data statement, etc.) is attached.
- ☐ Airport Referral Form (for projects subject to MCDP&D review under Section 239-m of the New York State (NYS) General Municipal Law (GML) and Section C5-4A of the County Charter).

See [www2.monroecounty.gov/planning-index.php](http://www2.monroecounty.gov/planning-index.php) for forms & more information.

***Note: According to State Law, Monroe County is allowed 30 days to respond to this application.***

#### MUNICIPAL INFORMATION

Municipality:	Perinton			
Referring Board:	<input checked="" type="checkbox"/> Planning	<input type="checkbox"/> Zoning	<input type="checkbox"/> Town/Village Board	<input type="checkbox"/> City Bureau Zoning/Planning
Date of Board Hearing for action:	02/18/26	Preferred Response Date:	02/09/26	
Please discuss any special concerns or additional information the municipality has with this application:				

#### CERTIFICATION

With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS GML Article 12b, Section 239-m,1(c).

Referring Official Signature:				
Print Name:			Title:	
Phone No.:		Fax No.:		E-mail:



**MONROE COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT  
DEVELOPMENT REFERRAL FORM, PAGE 2**

**PREVIOUS DRC REVIEW NUMBER:** \_\_\_\_\_

**PROJECT APPLICANT**

	Owner/Applicant	Agent
Name:	Patricia Fuchs	Bryan White, PLS
Business:		McMahon LaRue Associates
Address:	2 Mason Rd	822 Holt Rd
City/State/Zip Code:	Fairport NY 14450	Webster NY 14580
Telephone No.:	855-217-6916	585-436-1080
E-mail Address:	bryother84skin@hotmail.com	Bryan@McMahon-LaRue.com

**PROJECT INFORMATION**

Project Name:	Fuchs Subdivision		
Project Description:	2-lot subdivision seeking site plan approval of a family dwelling.		
Project Address or Intersection:	2 Mason Road   Corner of Mason Rd & Ayrault Rd		
Tax Account Number(s):	166.16-2-1		
Type of Development <i>(Check only one, even though more than one type may apply.)</i>			
<input checked="" type="checkbox"/> Residential: <i>(If Residential, check below box for all that apply)</i> <input type="checkbox"/> Conversion to Residential <input type="checkbox"/> Senior Housing <input type="checkbox"/> Special Needs Housing	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Public Services	
	<input type="checkbox"/> Commercial	<input type="checkbox"/> Recreation & Entertainment	
	<input type="checkbox"/> Community Service	<input type="checkbox"/> Vacant Land	
	<input type="checkbox"/> Industrial	<input type="checkbox"/> Wild, Forested, Conservation Lands & Public Parks	
	<input type="checkbox"/> Other (explain):		
Project Size			
Project Acreage:	1.34ac	Proposed Gross Floor Area:	1,260 Sqft
Number of Units:	1	Number of Lots:	2
Max. Structure/Equipment Height:			
25'			
Permits: Will this project require any permits from the following agencies? <i>(Note: Permit application should be submitted directly to the agency.)</i>			
<input type="checkbox"/> Army Corps of Engineers	<input checked="" type="checkbox"/> MC Dept. of Health	<input type="checkbox"/> MC Dept. of Env. Services	
<input type="checkbox"/> NYS Dept. of Environmental Conservation	<input type="checkbox"/> NYS Dept. of Transportation	<input checked="" type="checkbox"/> MC Dept. of Transportation	
<input type="checkbox"/> Other (explain):			
Known environmental issues/resources on site:			

**TYPE OF REFERRAL** *(Please check all appropriate boxes.)*

Planning/Zoning Referral <i>(Subject to review under NYS GML Sec. 239-m &amp; n and County Charter C5-2.B(4) &amp; (5).)</i>	
<input type="checkbox"/> Code Revision	<input type="checkbox"/> Rezoning
<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Special Permit/Variance
<input checked="" type="checkbox"/> Subdivision	
<input type="checkbox"/> Airport Referral <i>(Subject to review under County Charter Sec. C5-4.A. Attach Airport Referral Form.)</i>	

**FOR MCDP&D USE ONLY**

Copy Only	Airport	MCDOH	Post Mark Date:		Referral No.:	
Agriculture	Comm. Dev.	MCDOT	Date Received:		Reviewer:	
Army Corps	Econ. Dev.	NYS DOT	DRC Due Date:			
Canal Corp.	MCDES	NYS DEC	Notes:			
	Parks					
	Public Safety					
	Real Property					

# **Town of Perinton Agricultural Data Statement**

Project application number \_\_\_\_\_

In accordance with Section 283-a of the New York State Town Law, the Town of Perinton will use the data in this statement to assist in evaluating the impacts of proposed development projects, subdivisions or special use permits on farm operations within the Agricultural Use Districts.

A. Name of applicant: Patricia Fuchs

B. Mailing address 2 Mason Road Fairport NY 14450  
of applicant: \_\_\_\_\_  
\_\_\_\_\_

C. Description of the 2-lot subdivision with site plan for  
proposed project: single-family dwelling.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. Project location: 2 Mason Road.  
On the corner of Mason Rd. and Ayrault Rd..  
(give street address, distance and direction from nearest cross street)

E. Tax account number 166.16-2-1

F. Total number of acres involved in the project 1.34-ac  
(total acreage in tax account Or in all involved tax accounts)

G. Total number of acres to be disturbed, altered, divided, effected 0.571ac & 0.424ac

H. Is any of the site currently used for agriculture? \_\_\_\_\_ Yes X No

If so, how many acres are involved? \_\_\_\_\_ acres, and what type(s) of agriculture  
currently take place on the site? \_\_\_\_\_  
\_\_\_\_\_

If no, is the site within 500 feet of an agricultural operation within the District? \_\_\_\_\_  
(information is available on the location of the operations within the district)

I. Who is currently farming the site? n/a  
Does this person own the site? \_\_\_\_\_ Yes \_\_\_\_\_ No, rent the land

K. Generally describe the topography of the site \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

L. Does the site contain any Limited Development District? \_\_\_\_\_ Yes \_\_\_\_\_ No  
(Section 148-80 of the Town of Perinton Code)

M. Following development, what is the intended use of the remainder of the land? \_\_\_\_\_

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

Who will retain ownership of the remainder of the site? \_\_\_\_\_

\_\_\_\_\_

N. Please describe the existing ground cover on the site \_\_\_\_\_

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

Describe the site drainage \_\_\_\_\_

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

( include information on any field tiles, streams, flood plain areas and changes to the site drainage)

O. On an existing tax parcel map indicate the parcel(s) that contain the site and all properties within 500 feet of the boundaries of the site that contain agricultural activity. For any identified agricultural sites within 500 feet, identify the owners or operators and describe the operations on those properties. For example, livestock, field crops, orchards, nursery and greenhouses. Provide detail for each of the identified subtypes, were applicable. Tax map and parcel ownership information is available at the Town of Perinton Office of Code Enforcement & Development or Assessors Office.

Signature of individual completing form \_\_\_\_\_ Date \_\_\_\_\_

\*\*\*\*\*

(FOR TOWN USE ONLY)

\*\*\*\*\*

Referred to Monroe County Planning \_\_\_\_\_ Yes \_\_\_\_\_ No, if no state reason \_\_\_\_\_

\_\_\_\_\_

Date of referral \_\_\_\_\_ County referral number \_\_\_\_\_

Signature of Official Accepting form \_\_\_\_\_ Date \_\_\_\_\_



**TOWN OF PERINTON**  
**1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796**  
**(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)**

## **NOTICE OF PENDING APPLICATION**

### **Project involving land requiring an Agriculture Data Statement**

This notice is being sent to you, an identified owner of land containing a farm operation or the operator of a farm operation with boundaries within five hundred feet of a parcel of land proposed for Site Plan, Subdivision, Special Use Permit or Use Variance approval before the Town. This notice is being sent in accordance with the provisions of Section 283-a of the State of New York Town Law.

Patricia Fuchs is proposing Site Plan & Subdivision at  
(Applicant Name) (Proposed Action)

2 Mason Road tax account no. 166.16-2-1  
(Street Location)

The Planning Board of the Town of Perinton will conduct a public hearing on this application on 02/18/2026 at 7:30 P.M. in the Perinton Town Hall, 1350 Turk Hill Road. Should you have any questions regarding this application, you may review the proposal at the Office of Code Enforcement & Development at the Town Hall Monday through Friday from 9:00 a.m.-5:00 p.m., or call the Office of Code Enforcement & Development at 223-0770.

If you have comments regarding this application, they will be received by the Board at the public hearing or they may be submitted to the Board in writing prior to the meeting.



# City of Rochester

## Emergency Communications Department

321 West Main Street  
Rochester, New York 14608-1902  
(585) 528-2200 Fax (585) 528-2265

John M. Merklinger  
Director

CALEA Accredited  
NAEMD Center of Excellence  
www.911rochester.org

### RIGHT-OF-WAY NAMING ACT APPLICATION

Pursuant to Resolution 366 of 1987, the Monroe County Legislature designated the 9-1-1 Program Office to approve all proposed names as defined in the New York State authorizing legislation. These names include, but are not limited to: all roadways, subdivisions, dwelling projects, plazas and complexes, etc. We will respond within 30 days of receipt of your application.

#### PLEASE COMPLETE ONE FORM PER SUBDIVISION/COMPLEX AND SUBMIT TO ECD.

In accordance with the Right of Way Naming Act, I hereby apply for permission to use the following proposed names:  
(PLEASE PRINT)

- |          |          |
|----------|----------|
| 1. _____ | 5. _____ |
| 2. _____ | 6. _____ |
| 3. _____ | 7. _____ |
| 4. _____ | 8. _____ |

Name of Local Municipality \_\_\_\_\_

Name of Subdivision / Project \_\_\_\_\_

NAME OF APPLICANT \_\_\_\_\_

Address of Applicant \_\_\_\_\_

Day Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_ Fax Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_\_

Local Municipal Contact (if known): \_\_\_\_\_

I understand that this process is intended to protect the integrity of the Emergency Communications Department, and that the County's recommendation will be based upon considerations of potential confusion or errors in dispatching emergency services. Further, I acknowledge that I must notify the County of any changes or discontinuance of approved name.

\_\_\_\_\_  
Signature of Applicant

\* PLEASE CALL THE CAD INFO SPECIALIST @ ECD WITH ANY QUESTIONS @ (585) 528-2252 \*

#### Preferred street types and their abbreviations are listed below for your reference:

Alley . . .	AL	Heights . . .	HT	Rise . . .	RI
Avenue	AV	Highway	HW	Road	RD
Boulevard	BL	Hill	HL	Run	RN
Circle	CI	Lane	LA	Square	SQ
Court	CT	Loop	LP	Street	ST
Crescent	CR	Manor	MN	Terrace	TE
Crossing	XG	Park	PK	Trail	TR
Drive	DR	Parkway	PW	Walk	WK
Expressway	EW	Place	PL	Way	WY
Gardens	GD	Point	PT		

***WE'RE HERE FIRST WHEN SECONDS COUNT***



# *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.

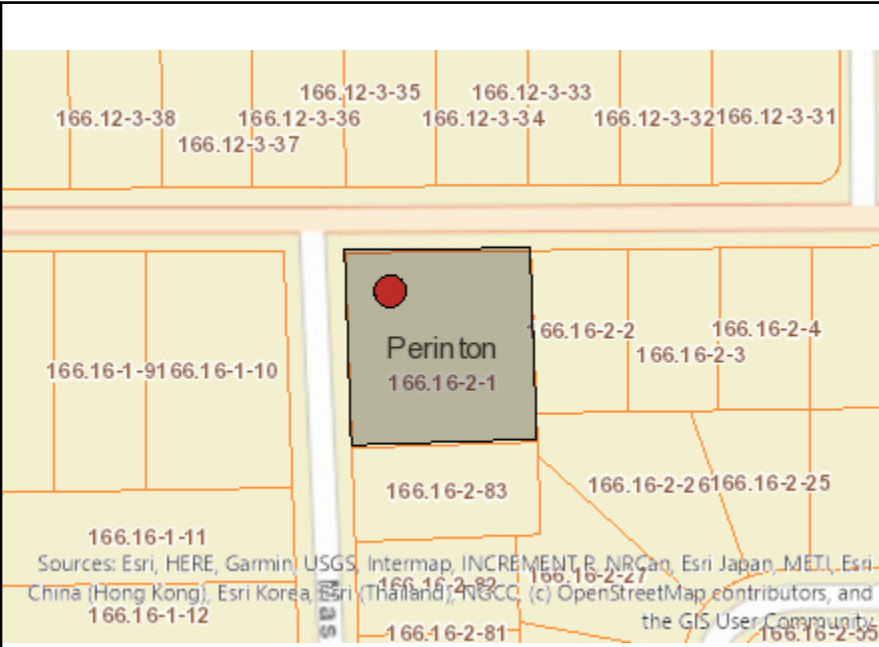
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Fuchs Subdivision			
Project Location (describe, and attach a location map): 2 Mason Road Fairport NY 14450			
Brief Description of Proposed Action: Proposed 2-lot subdivision and site plan to construct a single-family dwelling.			
Name of Applicant or Sponsor: Patricia Fuchs		Telephone: [REDACTED]	
		E-Mail: [REDACTED]	
Address: 2 Mason Rd			
City/PO: Fairport		State: NY	Zip Code: 14450
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: Monroe County Real Property, Surveyor, Tax & Finance, Health Dept. Town of Perinton Planning Board			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.34 acres	
b. Total acreage to be physically disturbed?		0.4 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.34 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	N/A  <input 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 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 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 type="checkbox"/>  <input type="checkbox"/>  <input 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 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 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 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 type="checkbox"/>  <input type="checkbox"/>	YES  <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? 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 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: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span><input type="checkbox"/> Shoreline</span> <span><input type="checkbox"/> Forest</span> <span>Agricultural/grasslands</span> <span>Early mid-successional</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <span>Wetland</span> <span><input type="checkbox"/> Urban</span> <span>Suburban</span> </div>		
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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
<input 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, <div style="margin-left: 20px; margin-top: 10px;">           a. Will storm water discharges flow to adjacent properties?         </div> <div style="margin-left: 20px; margin-top: 10px;">           b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?         </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input 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: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input 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: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input 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: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Applicant/sponsor/name: _____</span> <span>Date: _____</span> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span>Signature: <u>Byron J. White</u></span> <span>Title: _____</span> </div>		



**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 to confirm data provided by the Mapper or to obtain data not provided by the Mapper.



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]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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?”

	<b>No, or small impact may occur</b>	<b>Moderate to large impact may occur</b>
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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.

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.

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.

---

Name of Lead Agency

---

Date

---

Print or Type Name of Responsible Officer in Lead Agency

---

Title of Responsible Officer

---

Signature of Responsible Officer in Lead Agency

---

Signature of Preparer (if different from Responsible Officer)



## **TOWN OF PERINTON**

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796  
(585) 223-0770, Fax: (585) 223-3629, [www.perinton.org](http://www.perinton.org)

# **Owner Authorization to Make Application**

I, Patricia Fuchs, authorize  
(print owner name legibly)

Bryan White, PLS with McMahon LaRue Associates  
(applicant/engineer name & company name)

to act as my agent to make application(s) to the Town of Perinton for the purpose of  
Subdivision and Site Plan,  
(site plan/subdivision/change of use, etc.)

for the property that I own located at 2 Mason Rd.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Date**

### MONUMENTATION NOTE:

THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 2019 REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS.

THE DEVELOPER AND CONTRACTOR MUST LOCATE, MARK, BARRICADE, SAFEGUARD AND PRESERVE ALL SURVEY CONTROL MONUMENTS AND RIGHT OF WAY MONUMENTS IN THE AREAS OF CONSTRUCTION. FOR DESCRIPTIVE AND SURVEY DATA FOR GEODETIC CONTROL MONUMENTS, GO TO THE COUNTY OF MONROE SURVEYORS OFFICE WEBSITE AND ACCESS THE GIS BASED INTERNET WEB VIEWER, OR CONTACT THE MONROE COUNTY SURVEYORS OFFICE.

THE PROJECT BOUNDARY SURVEY AND TIES TO MONROE COUNTY GEODETIC MONUMENTS WERE MADE USING PROCEDURES NECESSARY TO ACHIEVE A LOCAL POSITIONAL ACCURACY AT 95% CONFIDENCE LEVEL NOT EXCEEDING 0.025 FEET.

ACHIEVED NETWORK POSITIONAL ACCURACY AT TWO SIGMA, 95% CONFIDENCE LEVEL [0.05 FEET]

THE COMBINED SCALE FACTOR IS 1.000028838

MAP DISTANCES SHOWN ARE GROUND LEVEL DIMENSIONS.

THIS PROJECT IS LESS THAN 2,500 FEET FROM THE NEAREST GEODETIC SURVEY MONUMENT AND THIS PROJECT IS TIED INTO THE MONROE COUNTY GEODETIC MONUMENTATION NETWORK.

THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE NEW YORK STATE PLANE COORDINATE SYSTEM OF 1983, WEST ZONE, TRANSVERSE MERCATOR PROJECTION, NAD 83 (2011) UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS FROM THE NYSDOT REFERENCE NETWORK CORRS STATION (NYPF-0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS:

MONUMENT: 1160-3 (NYGS) 1940	PUBLISHED: N= 1,123,202.41 E= 818,173.44 Z= 505.185 (NAD27/NGVD29)	MEASURED: N= 1,123,241.48 E= 1,466,532.25 Z= 504.42 (NAD83/NAVD88)-[2011]
------------------------------	--	---

MONUMENT: 1160-4 (NYGS) 1940	PUBLISHED: N= 1,124,259.83 E= 817,136.18 Z= 477.128 (NAD27/NGVD29)	MEASURED: N= 1,124,307.10 E= 1,466,531.93 Z= 477.39 (NAD83/NAVD88)-[2011]
------------------------------	--	---

THIS PLAT IS APPROVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 239-F, ARTICLE 12-B OF THE GENERAL MUNICIPAL LAW AND/OR THE MONROE COUNTY MONUMENTATION LAW. A SEPARATE APPROVAL IS REQUIRED FOR SITE CONSTRUCTION.

FOR THE GENERAL MUNICIPAL LAW:

MONROE COUNTY HIGHWAY SUPERINTENDENT	DATE
--------------------------------------	------

FOR THE MONROE COUNTY MONUMENTATION LAW:

MONROE COUNTY SURVEYORS OFFICE	DATE
--------------------------------	------

0 20 40 60

GRAPHIC SCALE: 1" = 20'

### MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL **NOT** REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE.

BY:	DATE:
-----	-------

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED

### TAXES PAID STAMP

I THE UNDERSIGNED TREASURER OF MONROE COUNTY, PURSUANT TO SECT. 334 OF THE REAL PROPERTY LAW, CERTIFY THAT ALL MONROE COUNTY TAXES AND SCHOOL TAXES AGAINST THE LAND DESCRIBED HEREIN HAVE BEEN PAID THROUGH

DATED: \_\_\_\_\_

ROBERT FRANKLIN  
MONROE COUNTY TREASURER

BY: \_\_\_\_\_

### REFERENCES:

MAPS:

- LIBER 151 OF MAPS, PAGE 73; SCENIC ACRES SUB'D, SECTION 1
- LIBER 175 OF MAPS, PAGE 58; GRAND VIEW HEIGHTS SUB'D, SECTION 1
- UNRECORDED MAP NO. 3257-230; PLAN OF LAND OWNED BY HERMAN E. & MYRTLE A. WEBB

DEEDS:

- LIBER 10800 OF DEEDS, PAGE 597; (SUBJECT PARCEL)

### ABSTRACT OF TITLE:

THIS MAP WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY EASEMENTS OR ENCUMBRANCES THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.

### CERTIFICATION:

I HEREBY CERTIFY TO THE PARTIES LISTED HERE UNDER THAT THIS MAP WAS MADE USING THE REFERENCE MATERIAL LISTED HEREON AND THE NOTES OF AN INSTRUMENT SURVEY PERFORMED IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS COMPLETED ON OCTOBER 6, 2025.

- PATRICIA A. FUCHS

### SIGNATURES:

COMMISSIONER OF PUBLIC WORKS	DATE
PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD ATTORNEY	DATE
FIRE COMMISSIONER/CHIEF	DATE
TOWN ENGINEER	DATE
PERINTON TOWN CLERK	DATE

### SITE DATA:

S.B.L. LOT NO.: 166.16-02-001  
ADDRESS: 2 MASON ROAD  
LANDOWNER: PATRICIA A. FUCHS  
TITLE RECORD: LIBER 10800 OF DEEDS, PAGE 597

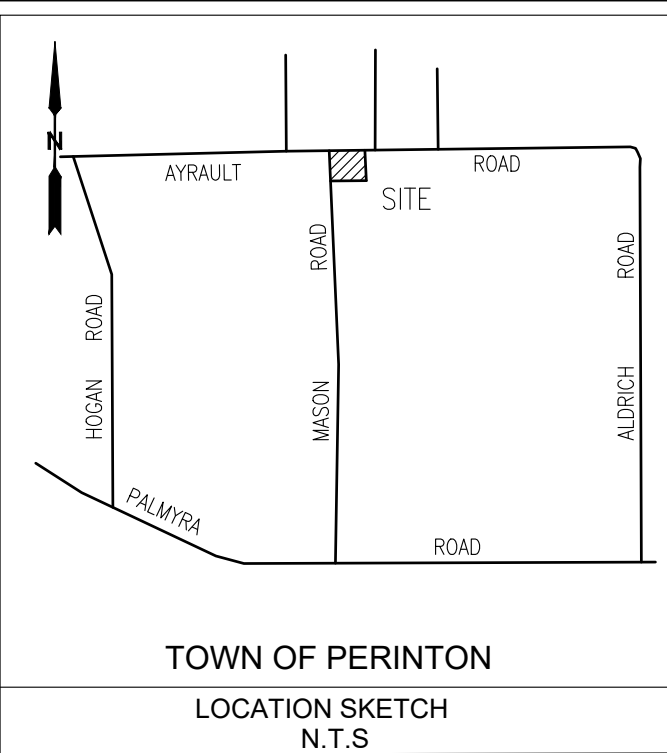
TOTAL SITE AREA = 58,224.7 SQ.FT.  
1.337 ACRES TO CL

ZONING DISTRICT = CLASS B RESIDENTIAL

DIMENSIONAL CONSTRAINT (WITH SEWERS):	REQUIRED:
FRONT YARD	50 FT.
REAR YARD	15 FT.
SIDE YARD	12 FT.
MIN. LOT SIZE (STANDARD / CORNER)	14,400 / 19,200 SQ.FT.
MIN. LOT WIDTH (STANDARD / CORNER)	90 FT. / 120 FT.

### SUBDIVISION NOTE:

- APPROVAL OF THIS SUBDIVISION DOES NOT CONSTITUTE BUILDING LOT APPROVAL FOR LOT 2. A SITE PLAN WILL NEED TO BE APPROVED BY THE TOWN OF PERINTON.



MCMAHON LARUE  
ENGINEERS AND SURVEYORS

822 HOLT RD.  
WEBSTER, NEW YORK 14580  
INFO@MCMAHON-LARUE.COM  
(585) 436 - 1080

PLANS UNDER  
REVIEW  
NOT FOR  
CONSTRUCTION

### DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION ".

MAP SHOWING  
THE  
FUCHS SUBDIVISION

SITUATED IN  
PART OF TOWN LOT 22  
TOWNSHIP 12 - RANGE 4  
PHELPS AND GORHAM PURCHASE  
TOWN OF PERINTON, MONROE COUNTY  
STATE OF NEW YORK

PROJECT:

LANDS of PATRICIA FUCHS

2 MASON ROAD  
TOWN OF PERINTON

PROJ. NO: 25-0165

CLIENT:  
PATRICIA FUCHS  
2 MASON ROAD  
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY:

JAT

CHECKED BY:

AIL, BJW

ISSUED:

OCTOBER 9, 2025

SCALE:

1" = 20'

PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

SUBDIVISION PLAT

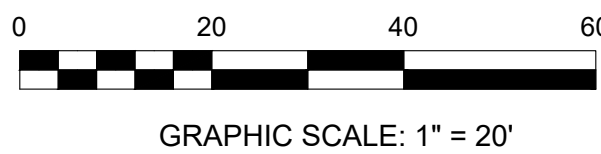
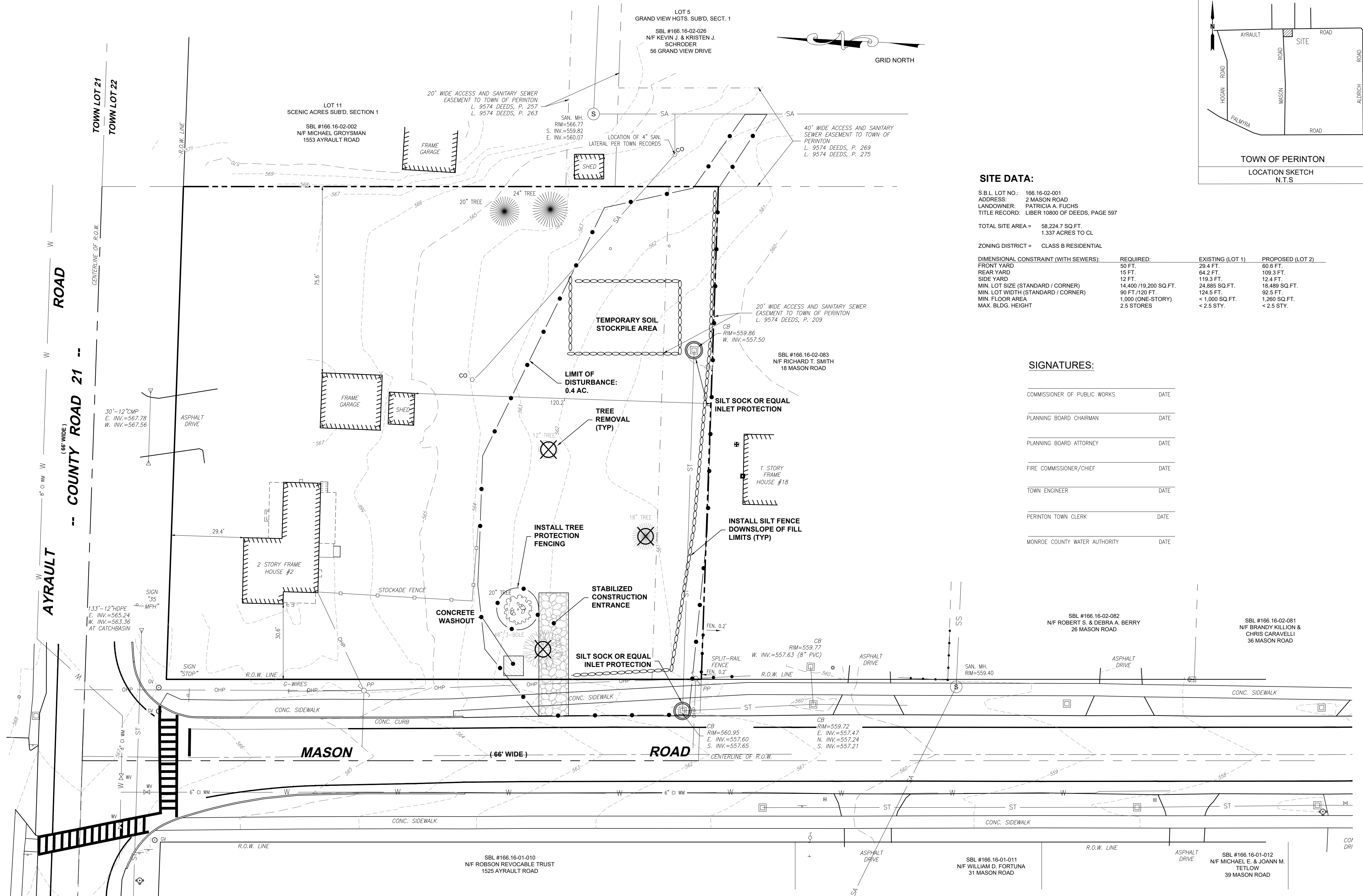
SHEET NUMBER

1 of 5

DRAWING NUMBER

C-100

Alfred I. LaRue, N.Y.S.P.L.S # 046558



**UTILITIES:**  
UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF FIELD LOCATIONS AND RECORD MAPS. SUB-GRADE UTILITY LOCATIONS WERE NOT VERIFIED NOR CERTIFIED TO SUCH.  
SUB-SURFACE UTILITIES ARE DEPICTED AT QUALITY LEVEL "C" AS DEFINED IN ASCE STANDARD 38-02.

**SITE DATA:**

S.B.L. LOT NO.: 166.16-02-001  
ADDRESS: 2 MASON ROAD  
LANDOWNER: PATRICIA A. FUCHS  
TITLE RECORD: LIBER 10800 OF DEEDS, PAGE 597

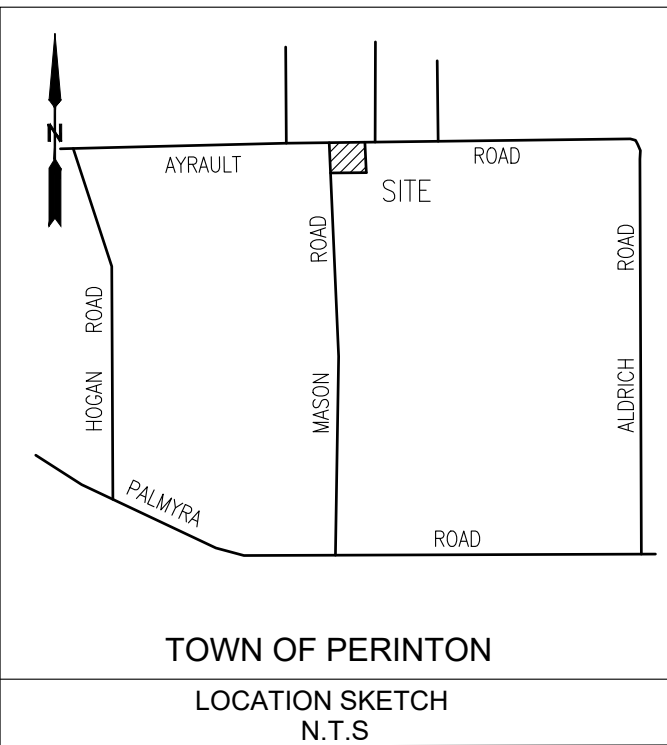
TOTAL SITE AREA = 58,224.7 SQ.FT.  
1.337 ACRES TO CL.

ZONING DISTRICT = CLASS B RESIDENTIAL

DIMENSIONAL CONSTRAINT (WITH SEWERS):	REQUIRED:	EXISTING (LOT 1)	PROPOSED (LOT 2)
FRONT YARD	50 FT.	29.4 FT.	60.6 FT.
REAR YARD	15 FT.	64.2 FT.	109.3 FT.
SIDE YARD	12 FT.	119.3 FT.	12.4 FT.
MIN. LOT SIZE (STANDARD / CORNER)	14,400 / 19,200 SQ.FT.	24,885 SQ.FT.	18,489 SQ.FT.
MIN. LOT WIDTH (STANDARD / CORNER)	90 FT. / 120 FT.	124.5 FT.	92.5 FT.
MIN. FLOOR AREA	1,000 (ONE-STORY)	< 1,000 SQ.FT.	1,200 SQ.FT.
MAX. BLDG. HEIGHT	2.5 STORES	< 2.5 STY.	< 2.5 STY.

**SIGNATURES:**

COMMISSIONER OF PUBLIC WORKS	DATE
PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD ATTORNEY	DATE
FIRE COMMISSIONER/CHIEF	DATE
TOWN ENGINEER	DATE
PERINTON TOWN CLERK	DATE
MONROE COUNTY WATER AUTHORITY	DATE



**MCMAHON LARUE**  
ENGINEERS AND SURVEYORS

822 HOLT RD.  
WEBSTER, NEW YORK 14580  
INFO@MCMAHON-LARUE.COM  
(585) 436 - 1080

**PLANS UNDER REVIEW  
NOT FOR CONSTRUCTION**

**DRAWING ALTERATION**

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**FUCHS SUBDIVISION**

SITUATED IN  
PART OF TOWN LOT 22  
TOWNSHIP 12 - RANGE 4  
PHELPS AND GORHAM PURCHASE  
TOWN OF PERINTON, MONROE COUNTY  
STATE OF NEW YORK

**PROJECT:**

**SITE DEVELOPMENT**

LOT 2  
FUCHS SUBDIVISION

PROJ. NO: 25-0165

CLIENT:  
PATRICIA FUCHS  
2 MASON ROAD  
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

**DRAWN BY:**

JAT

**CHECKED BY:**

AIL, BJW

**ISSUED:**

OCTOBER 9, 2025

**SCALE:**

1" = 20'

**PROJECT STATUS**

**PRELIMINARY / FINAL**

**DRAWING TITLE**

**EXISTING CONDITIONS  
and DEMO PLAN**

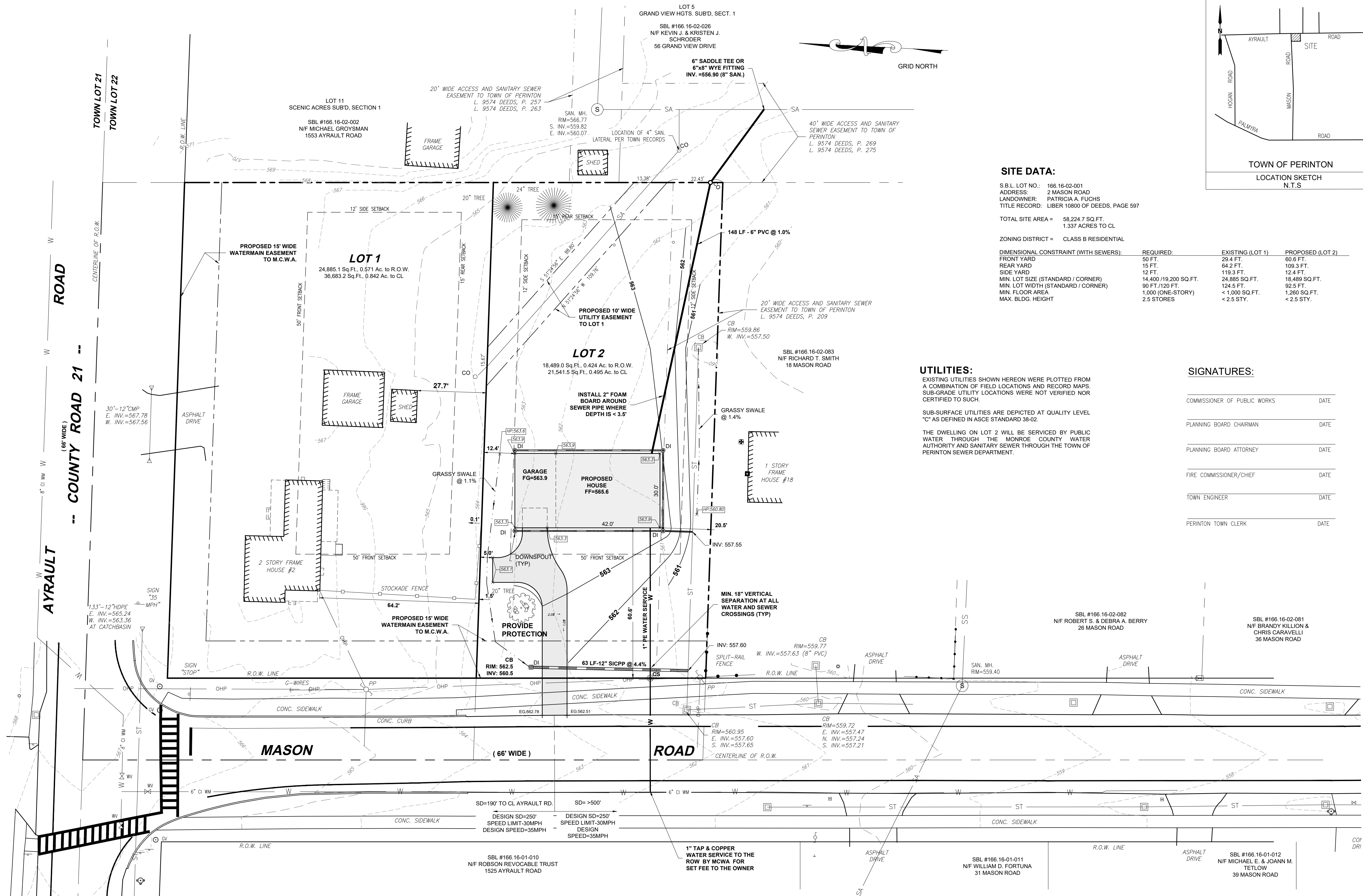
**SHEET NUMBER**

2 of 5

**DRAWING NUMBER**

C-101





**SITE DATA:**

S.B.L. LOT NO.: 166 16-02-001  
ADDRESS: 2 MASON ROAD  
LANDOWNER: PATRICIA A. FUCHS  
TITLE RECORD: LIBER 10800 OF DEEDS, PAGE 597

TOTAL SITE AREA = 58,224.7 SQ. FT.  
1.337 ACRES TO CL

ZONING DISTRICT = CLASS B RESIDENTIAL

DIMENSIONAL CONSTRAINT (WITH SEWERS):	REQUIRED:	EXISTING (LOT 1)	PROPOSED (LOT 2)
FRONT YARD	50 FT.	29.4 FT.	60.6 FT.
REAR YARD	15 FT.	64.2 FT.	109.3 FT.
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MIN. LOT SIZE (STANDARD / CORNER)	14,400 / 19,200 SQ. FT.	24,885 SQ. FT.	18,489 SQ. FT.
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MIN. FLOOR AREA	1,000 (ONE-STORY)	< 1,000 SQ. FT.	1,260 SQ. FT.
MAX. BLDG. HEIGHT	2.5 STORES	< 2.5 STY.	< 2.5 STY.

**UTILITIES:**

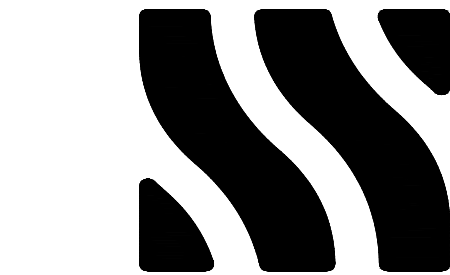
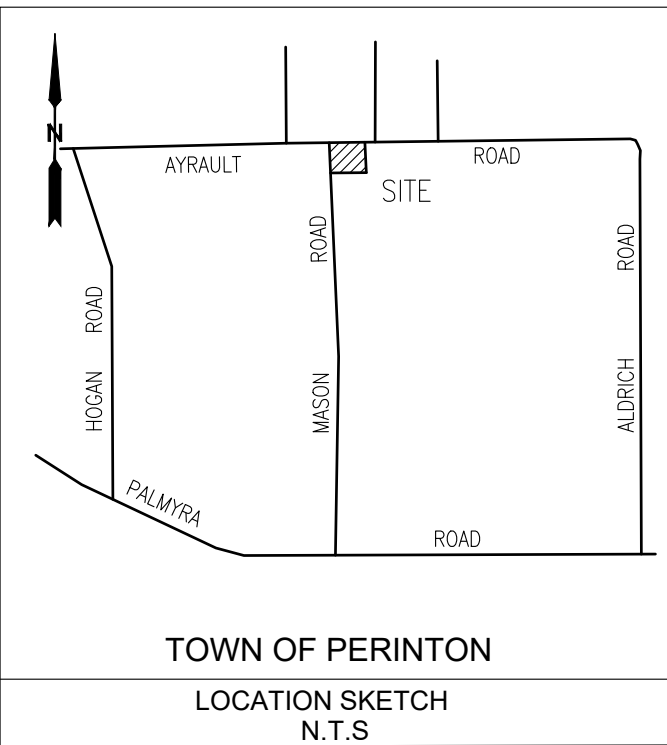
EXISTING UTILITIES SHOWN HEREON WERE PLOTTED FROM A COMBINATION OF FIELD LOCATIONS AND RECORD MAPS. SUB-GRADE UTILITY LOCATIONS WERE NOT VERIFIED NOR CERTIFIED TO SUCH.

SUB-SURFACE UTILITIES ARE DEPICTED AT QUALITY LEVEL "C" AS DEFINED IN ASCE STANDARD 38-02.

THE DWELLING ON LOT 2 WILL BE SERVICED BY PUBLIC WATER THROUGH THE MONROE COUNTY WATER AUTHORITY AND SANITARY SEWER THROUGH THE TOWN OF PERINTON SEWER DEPARTMENT.

**SIGNATURES:**

COMMISSIONER OF PUBLIC WORKS	DATE
PLANNING BOARD CHAIRMAN	DATE
PLANNING BOARD ATTORNEY	DATE
FIRE COMMISSIONER/CHIEF	DATE
TOWN ENGINEER	DATE
PERINTON TOWN CLERK	DATE



**MCMAHON LARUE**  
ENGINEERS AND SURVEYORS

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WEBSTER, NEW YORK 14580  
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**PLANS UNDER  
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NOT FOR  
CONSTRUCTION**

**DRAWING ALTERATION**

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**FUCHS SUBDIVISION**

SITUATED IN  
PART OF TOWN LOT 22  
TOWNSHIP 12 - RANGE 4  
PHELPS AND GORHAM PURCHASE  
TOWN OF PERINTON, MONROE COUNTY  
STATE OF NEW YORK

**PROJECT:**

**SITE DEVELOPMENT**

**LOT 2  
FUCHS SUBDIVISION**

PROJ. NO: 25-0165

CLIENT:  
PATRICIA FUCHS  
2 MASON ROAD  
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY:

JAT

CHECKED BY:

AIL, BJW

ISSUED:

OCTOBER 9, 2025

SCALE:

1" = 20'

PROJECT STATUS

**PRELIMINARY / FINAL**

DRAWING TITLE

**SITE DEVELOPMENT  
PLAN**

SHEET NUMBER

**3 of 5**

DRAWING NUMBER

**C-200**



GRAPHIC SCALE: 1" = 20'

GENERAL NOTES:

1. ALL UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF RUSH, MONROE COUNTY WATER AUTHORITY AND MONROE COUNTY DEPARTMENT OF HEALTH'S LATEST SPECIFICATIONS.
2. TOPOGRAPHIC INFORMATION IS BASED ON A TOPOGRAPHIC SURVEY DATED OCTOBER 28, 2025. THE CONTRACTOR SHALL CONFIRM ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF WORK AND NOTIFY THE DEVELOPER OF ANY DISCREPANCIES IMMEDIATELY.
3. THE CONTRACTOR SHALL CLEAN DEBRIS FROM ALL EXISTING STORM STRUCTURES WITHIN THE WORK LIMIT LINES. THE CONTRACTOR SHALL MAINTAIN TEMPORARY AND/OR PERMANENT STORM WATER DRAINAGE IN ALL AREAS FOR THE DURATION OF THE CONTRACT.
4. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE AMENITIES NOT DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF HIS CONSTRUCTION ACTIVITIES, AS DETERMINED BY THE DEVELOPER AND AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL PROTECT AND SUPPORT ALL EXISTING UTILITIES FOR THE DURATION OF THE CONTRACT. THE CONTRACTOR SHALL REPLACE ANY UTILITY WHICH BECOMES DAMAGED AS A RESULT OF HIS/HER CONSTRUCTION ACTIVITIES.
6. THE CONTRACTOR SHALL MAINTAIN SAFE VEHICULAR AND PEDESTRIAN ACCESS TO THE SITE FOR THE DURATION OF THE CONSTRUCTION.
7. THE CONTRACTOR SHALL HAVE IN PLACE ALL BARRICADES, SIGNAGE, AND LIGHTS PERTAINING TO MAINTENANCE AND PROTECTION OF TRAFFIC BEFORE ANY EXCAVATION ACTIVITY TAKES PLACE.
8. ALL EXCESS EXCAVATION MATERIALS DETERMINED BY THE DEVELOPER TO BE REUSABLE BY THE CONTRACTOR FOR THIS CONTRACT, MAY BE STORED ON-SITE IN A LOCATION DETERMINED BY THE OWNER. CONTRACTOR SHALL STRIP AND STOCKPILE TOPSOIL WHERE POSSIBLE.
9. CONTRACTOR STAGING AREAS ARE TO BE COORDINATED WITH THE OWNER PRIOR TO START OF CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED. ALL STAGING AREAS ARE TO BE WITHIN WORK LIMITS.
10. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE INFERRED FROM SURFACE EVIDENCE, AND RECORD AND UTILITY PLANS. ACTUAL LOCATION AND DESCRIPTION MAY DIFFER. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES FOR STAKEOUT. TRUE LOCATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS.

GRADING NOTES:

1. CONTRACTOR SHALL ADJUST THE RIMS OF ALL MANHOLES, CATCH BASINS, VALVE BOXES, AND ALL OTHER UTILITY SITE STRUCTURES TO MEET FINISHED GRADE IN AREAS REQUIRING REPAVING OR REGRADEING AS PART OF THIS WORK INCLUDING THOSE THAT MAY NOT BE SHOWN ON THESE DRAWINGS.
2. THE LINE AND GRADE OF NEW PAVEMENT SHALL MEET EXISTING PAVEMENT FLUSH WHERE DESIGNATED TO MEET ON THE DRAWING.
3. ALL FILL AREAS ARE TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER. COMPACTION SHALL BE ACCOMPLISHED TO 95% OF THE MODIFIED PROCTOR.

CONSTRUCTION SEQUENCE:

1. INSTALL STAGING AREA
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. FLAG THE WORK LIMITS. MARK AREAS TO BE PROTECTED.
4. INSTALL ALL EROSION CONTROL DEVICES.
5. CLEAR AND GRUB THE SITE.
6. ROUGH GRADE THE SITE, STOCKPILE TOPSOIL, AND CONSTRUCT SWALES.
7. LEAVE THE SURFACE SLIGHTLY ROUGHENED AND VEGETATE AND MULCH IMMEDIATELY.
8. CONSTRUCT UNDERGROUND UTILITIES.
9. CONSTRUCT THE NEW HOME.
10. INSTALL SEPTIC SYSTEM.
11. COMPLETE FINAL GRADING. INSTALL PERMANENT SEEDING AND PLANTINGS.
12. REFER TO EROSION CONTROL NOTES FOR SPECIFIC EROSION CONTROL MAINTENANCE TASKS AND SCHEDULES. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED TO THE SATISFACTION OF THE TOWN OF PERINTON, REMOVE ALL TEMPORARY EROSION CONTROL DEVICES;

CONSTRUCTION SITE WASTE MANAGEMENT:

1. DESIGNATE A WASTE COLLECTION AREA ONSITE THAT DOES NOT RECEIVE A SUBSTANTIAL AMOUNT OF RUNOFF FROM UPLAND AREAS AND DOES NOT DRAIN DIRECTLY TO A WATERBODY.
2. CONSTRUCT A TEMPORARY LAND DIKE AROUND THE WASTE COLLECTION AREA TO PREVENT SITE WASTES FROM CONTRIBUTING TO STORMWATER CONTAMINATION.
3. ENSURE THAT CONTAINERS HAVE LIDS AND ARE KEPT IN A COVERED AREA WHEN POSSIBLE.
4. SCHEDULE WASTE COLLECTION APPROPRIATELY.
5. CLEAN UP SPILLS IMMEDIATELY USING AN ABSORBENT MATERIAL SUCH AS SAWDUST OR KITTY LITTER.
6. POST GUIDELINES FOR PROPER HANDLING, STORAGE, AND DISPOSAL OF CONSTRUCTION SITE WASTES. PROVIDE PROPER TRAINING TO ALL WORKERS ON THE SITE.

EROSION CONTROL MAINTENANCE /  
INSPECTION PROCEDURES

1. THE FOLLOWING PRACTICES WILL BE EMPLOYED TO MAINTAIN EROSION AND SEDIMENT CONTROLS: CONTRACTOR SHALL INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES AT LEAST ONCE PER DAY, AND CLEAN WITHIN ONE WORKING DAY OF ANY RAINFALL EVENT OF 1/2" RAINFALL OR GREATER OR FOLLOWING SIGNIFICANT SNOW MELT.
2. MAINTAIN ALL MEASURES IN GOOD WORKING ORDER; IF A REPAIR IS NECESSARY, INITIATE IT WITHIN 24 HOURS OF REPORT.
3. REMOVE BUILT UP SEDIMENT FROM SILT FENCE WHEN IT HAS REACHED ONE-THIRD THE HEIGHT OF THE FENCE
4. INSPECT SILT FENCE FOR DEPTH OF SEDIMENT AND TEARS, TO SEE IF THE FABRIC IS SECURELY ATTACHED TO THE FENCE POST, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
5. INSPECT SEDIMENT BASINS FOR DEPTH OF SEDIMENT. REMOVE BUILT-UP SEDIMENT WHENEVER THE CAPACITY OF THE BASIN HAS BEEN REDUCED BY FIFTY PERCENT OF THE DESIGN CAPACITY. THE BIORETENTION AREA WILL BE CLEANED PRIOR TO INSTALLATION OF UNDERRAIN AND BIO-SOIL AT THE CONCLUSION OF CONSTRUCTION AND WILL BE TESTED TO ENSURE IT PERFORMS AS DESIGNED.
6. INSPECT TEMPORARY AND PERMANENT SEEDING AND PLANTING FOR BARE SPOTS, WASHOUTS, AND HEALTHY GROWTH.
7. THE BIO-RETENTION AREA WILL BE REQUIRED TO BE TESTED IN THE PRESENCE OF A TOWN EMPLOYEE PRIOR TO THE ISSUANCE OF A C OF O.

EROSION CONTROL NOTES:

1. ALL EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL. LOCAL AND GOVERNING SOIL, WATER CONSERVATION AGENCY RECOMMENDATIONS. SILT FENCE WILL BE INSTALLED WITH A TRENCHER. ONLY AREAS NEEDED FOR CONSTRUCTION AS SHOWN ON THESE PLANS SHALL BE DISTURBED. NO OTHER TREES, SHRUBS, OR GRASSES ARE TO BE REMOVED FOR CONSTRUCTION. REMAINING VEGETATION SHALL BE PROTECTED TO PRESERVE THEIR AESTHETIC AND EROSION CONTROL VALUES. THE CONTROL OF EROSION AND SEDIMENTATION SHALL BE A CONTINUOUS PROCESS UNDERTAKEN AS NECESSARY PRIOR TO, DURING AND AFTER SITE PREPARATION AND CONSTRUCTION BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EROSION CONTROL AND SEDIMENTATION CONTROLS AFTER GROUND COVER IS ESTABLISHED. LAWN AREA AROUND THE HOME SHALL BE STABILIZED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
2. THE CONTRACTOR SHALL REMOVE EROSION CONTROL MEASURES WHEN AN AREA IS PERMANENTLY STABILIZED.
3. CONSTRUCTION IS COMPLETE, FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED, AND IS APPROVED BY THE TOWN OF PERINTON.
4. LOOSE PILE MATERIAL THAT IS EXCAVATED FOR BUILDING CONSTRUCTION PURPOSES SHALL BE KEPT LOOSE PILED UNTIL IT IS USED FOR FOUNDATION BACKFILL OR FINAL GRADING AND PERMANENT VEGETATION
5. RUNOFF FROM STOCKPILED MATERIALS SHALL BE CONTAINED BY EROSION CONTROL MEASURES. STOCKPILED MATERIALS NOT MOVED WITHIN 30 DAYS SHALL BE SHAPED INTO A UNIFORM PILE AND SEEDED WITH A RAPID GERMINATING GRASS SEED MIX.
6. CONTRACTOR SHALL ROUGH GRADE THE SITE. ALL FILL MATERIAL SHALL BE COMPACTED SUFFICIENTLY TO PREVENT PROBLEMS OF EROSION, AND WHERE THE MATERIAL IS TO SUPPORT STRUCTURES, IT SHALL BE COMPACTED TO A MINIMUM OF 95% OF MODIFIED PROCTOR TEST DENSITY WITH PROPER MOISTURE CONTENT.
7. ALL CATCH BASIN INLETS SHALL HAVE STAKED SILT FENCE AROUND THEM TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER. ALL FIELD INLETS ARE TO HAVE STONE FILTER DAMS AS SHOWN IN THE EXCAVATED DROP INLET DETAIL.
8. CONTRACTOR SHALL TEMPORARY SEED AND MULCH ALL DIVERSION DITCHES AND ANY OTHER DISTURBED AREAS NOT SCHEDULED FOR IMMEDIATE ADDITIONAL WORK. REMAINING DISTURBED AREAS SHALL BE SEEDED WITH GROUND COVER AND MULCHED AS SOON AFTER THEIR DISTURBANCE AS CONSTRUCTION PRACTICES AND WEATHER WILL ALLOW. CONTRACTOR SHALL STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
9. DRAINAGE SYSTEMS AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED AS FREQUENTLY AS NECESSARY AND REPLACED IF NECESSARY UNTIL SUCH TIME AS A SUBSTANTIAL STAND OF VEGETATION HAS DEVELOPED AND POTENTIAL FOR EROSION NO LONGER EXISTS.
10. THE CONTRACTOR SHALL MAINTAIN SITE CONDITIONS WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THE CONTRACTOR SHALL KEEP CLEAN AND FREE SIDEWALKS, STREETS, AND PAVEMENTS FROM DIRT, MUD, STONE, DEBRIS, AND OTHER HAULED MATERIALS AS A RESULT OF HIS/HER WORK.
11. A STABILIZED CONSTRUCTION ENTRANCE LOCATED SHALL BE IN PLACE PRIOR TO WORK COMMENCING ON THE SITE. THE CONTRACTOR SHALL CONTROL DUST FROM SITE ACTIVITY TO THE SATISFACTION OF THE PROJECT DEVELOPER, OWNER, AND THE TOWN OF PERINTON.
12. SITE EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO MEASURES SHOWN ON THE PLANS. CONTRACTOR SHALL IMPLEMENT OTHER MEASURES ORDERED BY THE DEVELOPER OR A TOWN REPRESENTATIVE NECESSARY TO CONTROL EROSION AND SEDIMENTATION ON SITE.
13. CONTRACTOR SHALL INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PER WEEK, AND CLEAN WITHIN ONE WORKING DAY OF ANY RAINFALL EVENT OF 1/2" RAINFALL OR GREATER OR FOLLOWING SIGNIFICANT SNOW MELT.
14. CHECK AND REPAIR SILT FENCE, AS NECESSARY.
15. SWEEP ADJOINING ROADWAYS, IF ANY TRACKING OF SOILS ONTO OFF-SITE PAVING OCCURS.
16. INSPECT AND CLEAN ALL TEMPORARY EROSION CONTROL STRUCTURES AFTER EACH RAIN STORM EVENT.
17. ALL SLOPES 1:ON-3 OR GREATER WILL BE STABILIZED WITH JUTE MESH AND RESTORED WITH "ERNST" NATIVE STEEP SLOPE MIX WITH RYE GRASS OR OTHER APPROPRIATE COVER.
18. THE ENTIRE PROJECT WILL BE RESTORED WITH 6" OF TOPSOIL.
19. EROSION CONTROL MEASURES SUCH AS SILT FENCE ARE TO BE PLACED 5' INTO THE PROJECT FROM ORANGE CONSTRUCTION FENCE, AND SHALL REMAIN IN EFFECT UNTIL DEEMED UNNECESSARY BY TOWN OF PERINTON.
20. IN AREAS WHERE SOIL DISTURBANCE ACTIVITY HAS TEMPORARILY OR PERMANENTLY CEASED, THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED.

TEMPORARY/PERMANENT EROSION CONTROL MEASURES

- A. **TEMPORARY STABILIZATION**- TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES THE APPLICATION OF SOIL STABILIZATION MEASURES MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. IF: SPRING OR SUMMER OR EARLY FALL, THEN SEED THE AREA WITH RYEGRASS (ANNUAL OR PERENNIAL) AT 30 LBS. PER ACRE (APPROXIMATELY 0.7 LB./1000 SQ. FT. OR USE 1 LB./1000 SQ. FT.) IF: LATE FALL OR EARLY WINTER, THEN SEED CERTIFIED 'AROSTOOK' WINTER RYE (CEREAL RYE) AT 100 LBS. PER ACRE (2.5 LBS./1000 SQ. ANY SEEDING METHOD MAY BE USED THAT WILL PROVIDE UNIFORM APPLICATION OF SEED TO THE AREA AND SOIL TO SEED CONTACT. MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/ACRE (APPROX. 90 LBS./1000 SQ. FT. OR 2 BALES). THE STRAW MULCH IS TO BE TACKED INTO PLACE BY A DISK WITH BLADES SET NEARLY STRAIGHT.
- B. **PERMANENT STABILIZATION**- DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE STABILIZED WITH PERMANENT SEED THRU THE APPLICATION OF SOIL STABILIZATION MEASURES INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN FOURTEEN (14) DAYS FROM THE DATE THE CURRENT THE CURRENT SOIL DISTURBANCE ACTIVITY CEASED. LIME AND FERTILIZER WILL BE APPLIED AS DETERMINED BY SOIL TESTS. SEEDING SHALL BE COMPLETED IN COMPLIANCE WITH THE "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL."

GENERAL SEED MIX:

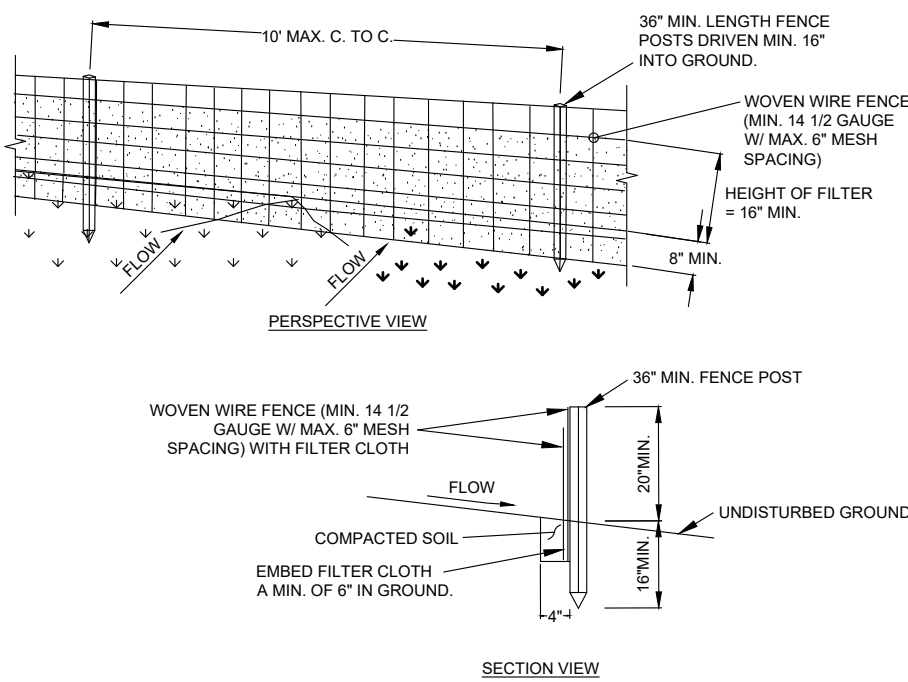
SPECIES	VARIETY	LBS./ACRE	LBS./1000 SQ. FT.
COMMON WHITE	CLOVERCOMMON	8	0.20
TALL FESCUE	KY-31/REBEL	20	0.45
RYEGRASS (PERENNIAL)	PENNFINE/LINN	5	0.10

AFTER SEEDING, THE SURFACE SHALL BE EVENLY RAKED WITH A FINE-TOOTH RAKE AND ROLLED WITH AN APPROVED ROLLER. WEIGHING REQUIREMENT MAY BE MODIFIED IF DEEMED APPROPRIATE BY THE LOCAL SOIL AND WATER CONSERVATION DISTRICT OFFICE. A MULCH OF CLEAN NEW CROP WHEAT OR OTHER APPROVED CROPS, FREE OF NOXIOUS WEED SEEDS, SHALL BE PLACED UNIFORMLY IN A CONTINUOUS BLANKET TO PROVIDE A COVER OF 3". LOOSE DEPTH. STRAW SHALL BE OF SUCH THICKNESS THAT IT CAN BE LEFT IN PLACE DURING CUTTING OPERATIONS.

THE PERMANENT LAWN SEED MIX SHALL CONSIST OF:  
65% KENTUCKY BLUEGRASS BLEND AT 2.0-2.6 LBS/1000 SQ. FT.  
20% PERENNIAL RYE GRASS AT 0.6-0.7 LBS/1000 SQ. FT.  
15% FINE FESCUE AT 0.4-0.6 LBS/1000 SQ. FT.

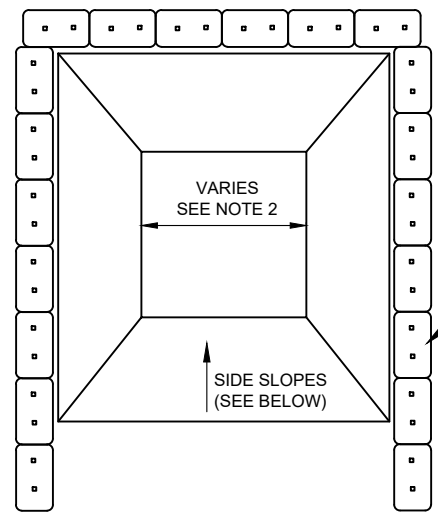
STEEP SLOPE SEED MIX SHALL CONSIST OF:  
25% SLENDER WHEATGRASS  
20% PERENNIAL RYEGRASS  
20% KENTUCKY BLUEGRASS  
20% ANNUAL RYEGRASS  
15% HAIRY VETCH  
RATE = 20 LBS./ACRE

AFTER SEEDING, EACH AREA SHALL BE MULCHED AS DESCRIBED ABOVE. ALL SLOPES GREATER THAN 3H:1V SHALL HAVE JUTE OR OTHER EROSION CONTROL FABRIC APPLIED.

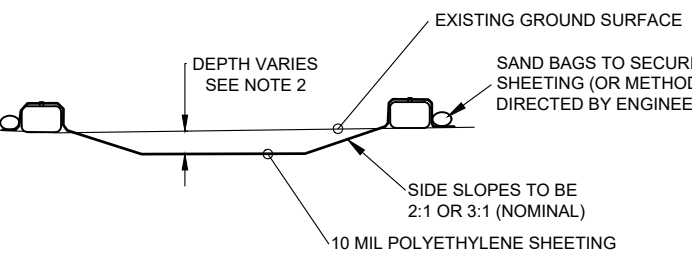


① SILT FENCE

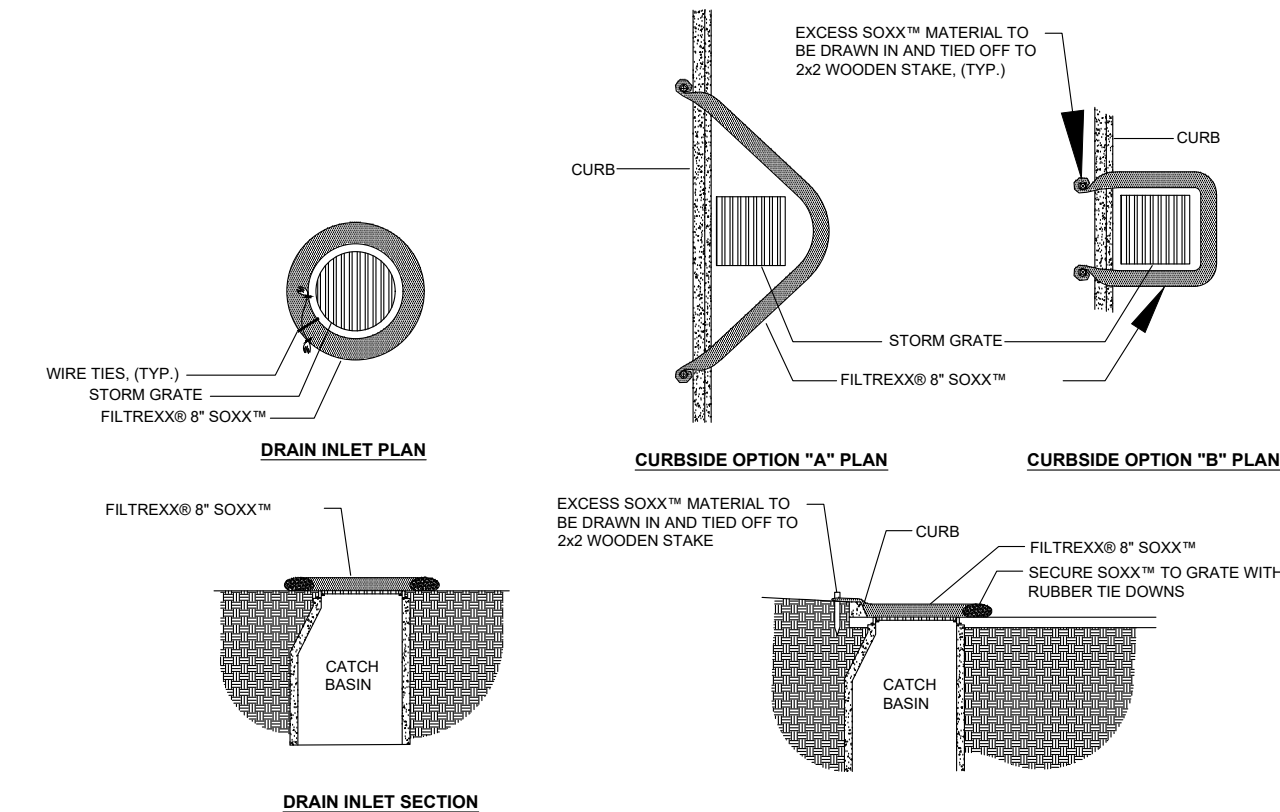
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE, NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION, NEW YORK STATE SOIL & WATER CONSERVATION COMMITTEE



④ CONCRETE WASHOUT AREA

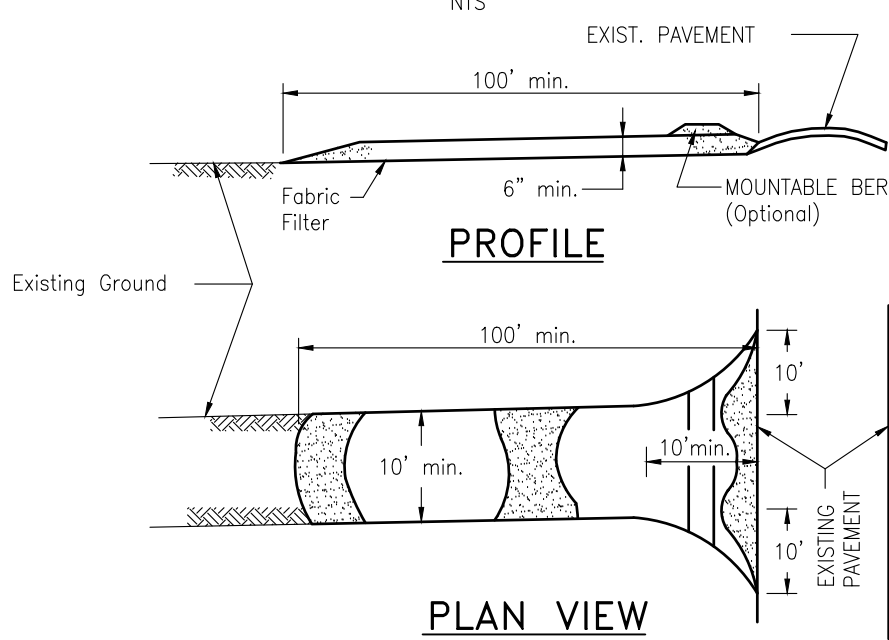


1. CONCRETE WASHOUT AREA(S) SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE. THE CONCRETE WASHOUT AREA SHALL BE ENTIRELY SELF-CONTAINED.
2. THE CONTRACTOR SHALL SUBMIT THE DESIGN, LOCATION AND SIZING OF THE CONCRETE WASHOUT AREA(S) WITH THE PROJECT'S EROSION AND SEDIMENTATION CONTROL PLAN AND SHALL BE APPROVED BY THE ENGINEER.  
LOCATION: WASHOUT AREA(S) ARE TO BE LOCATED AT LEAST 50 FEET FROM ANY STREAM, WETLAND, STORM DRAINS, OR OTHER SENSITIVE RESOURCE. THE FLOOD CONTINGENCY PLAN MUST ADDRESS THE CONCRETE WASHOUT IF THE WASHOUT IS TO BE LOCATED WITHIN THE FLOODPLAIN.  
SIZE: THE WASHOUT MUST HAVE SUFFICIENT VOLUME TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS INCLUDING, BUT NOT LIMITED TO, OPERATIONS ASSOCIATED WITH GROUT AND MORTAR.
3. SURFACE DISCHARGE IS UNACCEPTABLE. THEREFORE, HAY BALES OR OTHER CONTROL MEASURES, AS APPROVED BY THE ENGINEER, SHOULD BE USED AROUND THE PERIMETER OF THE CONCRETE WASHOUT AREA FOR CONTAINMENT.
4. SIGNS SHOULD BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CONCRETE AREA(S) AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS. WASHOUT AREA(S) SHOULD BE FLAGGED WITH SAFETY FENCING OR OTHER APPROVED METHOD.
5. WASHOUT AREA(S) ARE TO BE INSPECTED AT LEAST ONCE A WEEK FOR STRUCTURAL INTEGRITY, ADEQUATE HOLDING CAPACITY AND CHECKED FOR LEAKS, TEARS, OR OVERFLOWS. (AS REQUIRED BY THE CONSTRUCTION SITE ENVIRONMENTAL INSPECTION REPORT) WASHOUT AREA(S) SHOULD BE CHECKED AFTER HEAVY RAINS.
6. HARDENED CONCRETE WASTE SHOULD BE REMOVED AND DISPOSED OF WHEN THE WASTE HAS ACCUMULATED TO HALF OF THE CONCRETE WASHOUT'S HEIGHT. THE WASTE CAN BE STORED AT AN UPLAND LOCATION, AS APPROVED BY THE ENGINEER. ALL CONCRETE WASTE SHALL BE DISPOSED OF IN A MANNER CONSISTENT WITH ALL APPLICABLE LAWS, REGULATIONS, AND GUIDELINES.
7. PAYMENT FOR THIS ITEM IS TO BE INCLUDED UNDER THE GENERAL COST OF THE WORK FOR THE PROJECT, INCLUDING SITE RESTORATION.



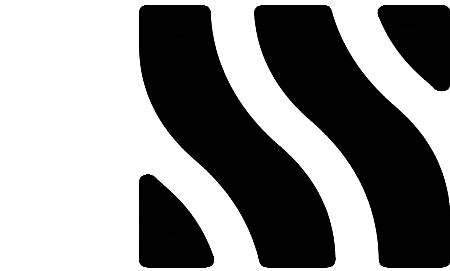
FILTREXX® INLET PROTECTION

STABILIZED CONSTRUCTION ENTRANCE



CONSTRUCTION SPECIFICATIONS

1. Stone Size – #3 and #4 stone, or reclaimed or recycled concrete equivalent.
2. Length – As required, but not less than 100 feet (except on a single residence lot where a 30 foot minimum length would apply).
3. Thickness – Not less than six (6) inches.
4. Width – Ten (10) foot minimum, but not less than the full width at points where ingress and egress occurs.
5. Filter Cloth – Will be placed over the entire area prior to placing of stone. Filter will not be required on a single family residence lot.
6. Surface Water – All surface water flowing or diverted toward construction entrances shall be piped across the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be permitted.
7. Maintenance – The entrance shall be maintained in a condition which will prevent tracking or flowing of sediment onto public rights–or–way. This may require periodic top dressing with additional stone as conditions demand and repair and/or cleanout of any measures used to trap sediment. All sediment spilled, dropped, washed or tracked onto public rights–of–way must be removed immediately.
8. Washing – Wheels shall be cleaned to remove sediment prior to entrance onto public rights–of–way. When washing is required, it shall be done on an area stabilized with stone and which drains into an approved sediment trapping device.
9. Periodic inspection and needed maintenance shall be provided after each rain.



MCMAHON LARUE  
ENGINEERS AND SURVEYORS

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WEBSTER, NEW YORK 14580  
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(585) 436 - 1080

PLANS UNDER  
REVIEW  
NOT FOR  
CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

\*IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION \*.

FUCHS SUBDIVISION

SITUATED IN  
PART OF TOWN LOT 22  
TOWNSHIP 12 - RANGE 4  
PHELPS AND GORHAM PURCHASE  
TOWN OF PERINTON, MONROE COUNTY  
STATE OF NEW YORK

PROJECT:

SITE DEVELOPMENT

LOT 2  
FUCHS SUBDIVISION

PROJ. NO: 25-0165

CLIENT:  
PATRICIA FUCHS  
2 MASON ROAD  
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY: JAT  
CHECKED BY: AIL, BJW  
ISSUED: OCTOBER 9, 2025  
SCALE: N.T.S.

PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

CONSTRUCTION  
DETAILS

SHEET NUMBER	DRAWING NUMBER
4 of 5	C-300



R:\DETAILS\DM\2024 DME DETAILS\DME 27-1 TO 2 INCH WATER SERVICE.DWG

1", 1-1/2" AND 2" WATER SERVICE LINE NOTES

- All materials, installation and testing procedures shall be in compliance with current AWWA standards and in accordance with the regulations and specifications of the Authority. Should a conflict exist the Authority's specifications shall govern.
- Water service lines shall have a minimum of five feet of cover from finished grade in non-pavement areas and six feet of cover from finished grade in paved areas.
- Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
- Water service lines shall be identified as:

DESCRIPTION	SIZE <sup>(a)</sup>	MATERIAL <sup>(b)</sup>	TYPE <sup>(c)</sup>
MCWA Portion = from the water main to and including the control valve on the ROW/property/easement line	1"	Type "K" Copper	DS
Private Portion = from the control valve to the meter	1"	PE	DS

- <sup>(a)</sup> Minimum size is 1-inch.

<sup>(b)</sup> Acceptable material for private portion is either Type "K" Copper or Polyethylene plastic (PE) #4710, SDR 9, AWWA C901, NSF-PW, 250 psi (CTS OD)

<sup>(c)</sup> Service Types include: Domestic = DS, Fire = FS, or Combined = CMB
- The Water Authority's portion of the service line shall be installed after the private portion of service is installed.
- Water meter(s) to be located on the interior of exterior wall(s) immediately upon service entrance into the building footprint or heated enclosure. A bypass assembly is not required around 5/8-inch through 1-inch meters. 1 1/2-inch and 2-inch meters may require a bypass assembly depending upon the application. 3-inch and larger meters require a bypass assembly.



R:\DETAILS\DM\2024 DME DETAILS\DME 16-COPPER SERVICE INSTALLATION ON DI OR CI PIPE.DWG

RIGHT-OF-WAY OR WATER MAIN EASEMENT LINE

GRADE

COPPER SERVICE LINE

INSULATED CORPORATION STOP (INSTALL WITH OPERATING KEY POSITIONED ON SIDE)

DI OR CI WATER MAIN

5' MIN COVER

22-1/2"

CURB BOX w/ROD

CURB STOP

5' MIN COVER

SOLID CONCRETE BLOCK (MIN:4"x8"x16")

WRAP CORPORATION STOP AND COPPER SERVICE LINE WITH MIN 3.5" OF POLYETHYLENE AND SECURE EVERY 6" WITH TAPE

NOTE: 1. USE COPPER SERVICE UNLESS OTHERWISE APPROVED BY THE ENGINEER.

2. PRIOR TO TAPPING A POLY-WRAPPED MAIN, TIGHTLY WRAP THE MAIN/POLYWRAP WITH TWO LAYERS OF 8 MIL POLYETHYLENE ADHESIVE TAPE FOR A LENGTH OF 24", CENTERED AROUND TAP LOCATION. TAP MAIN THROUGH TAPE.

PIPE SIZE	D.I. PIPE OD (IN)	S (IN)
4"	4.8	2.83
6"	6.9	4.06
8"	9.05	5.33
10"	11.1	6.54
12"	13.2	7.78

22-1/2"

O.D.

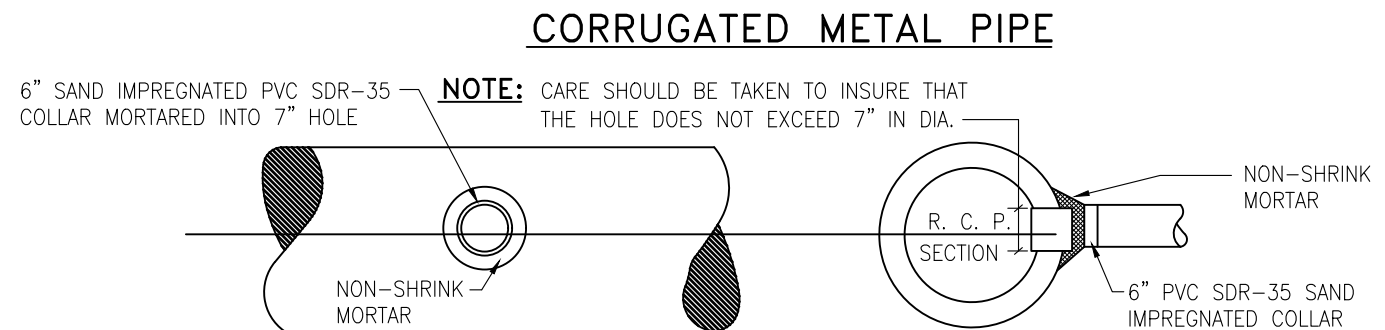
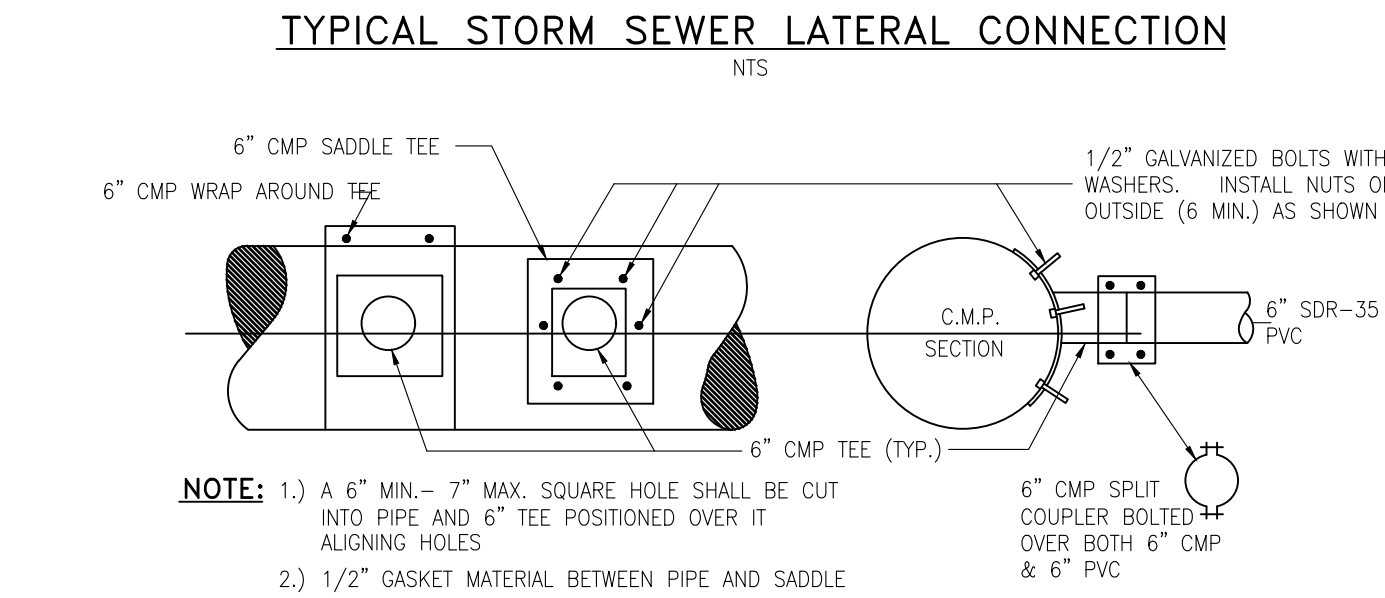
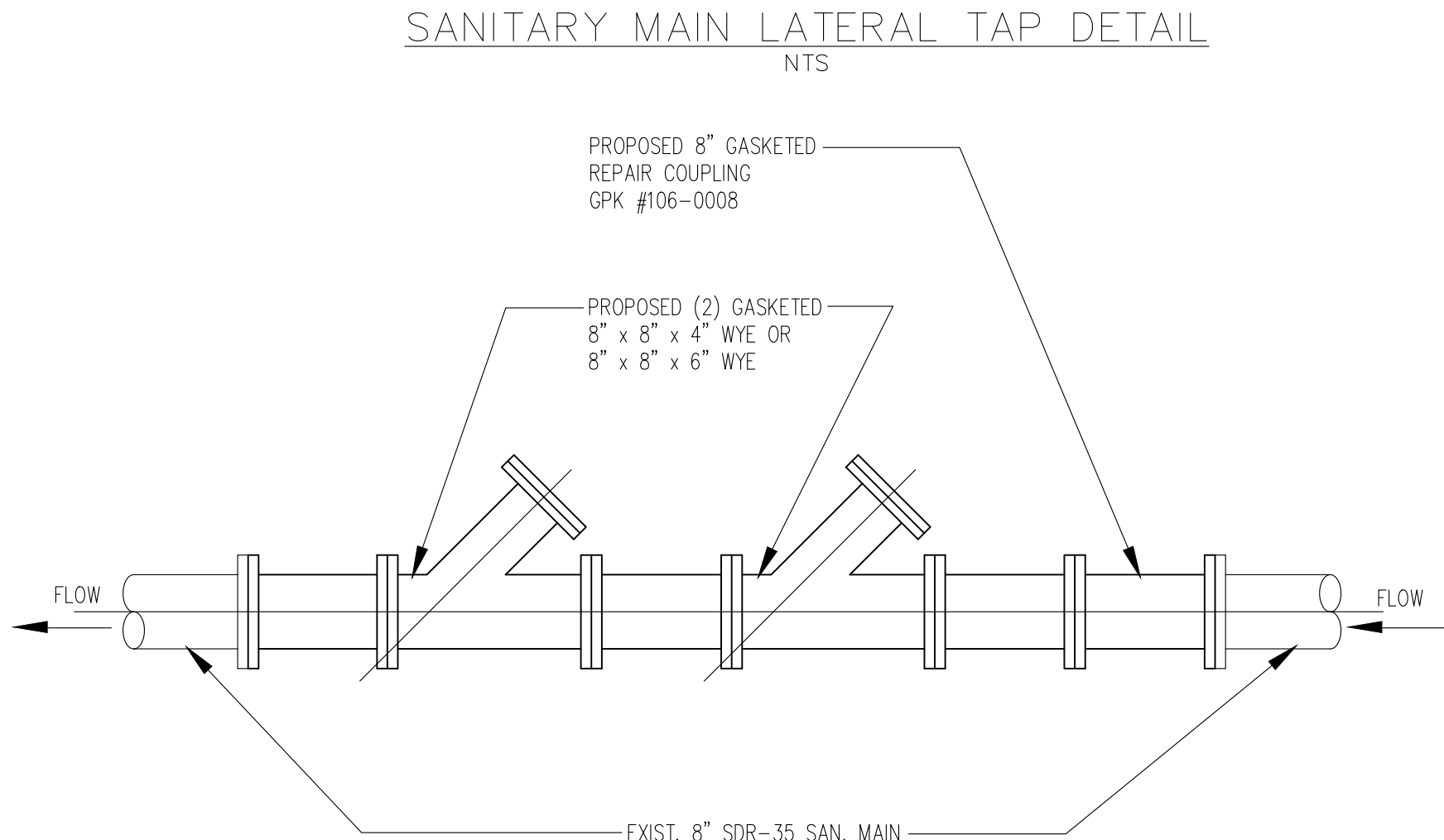
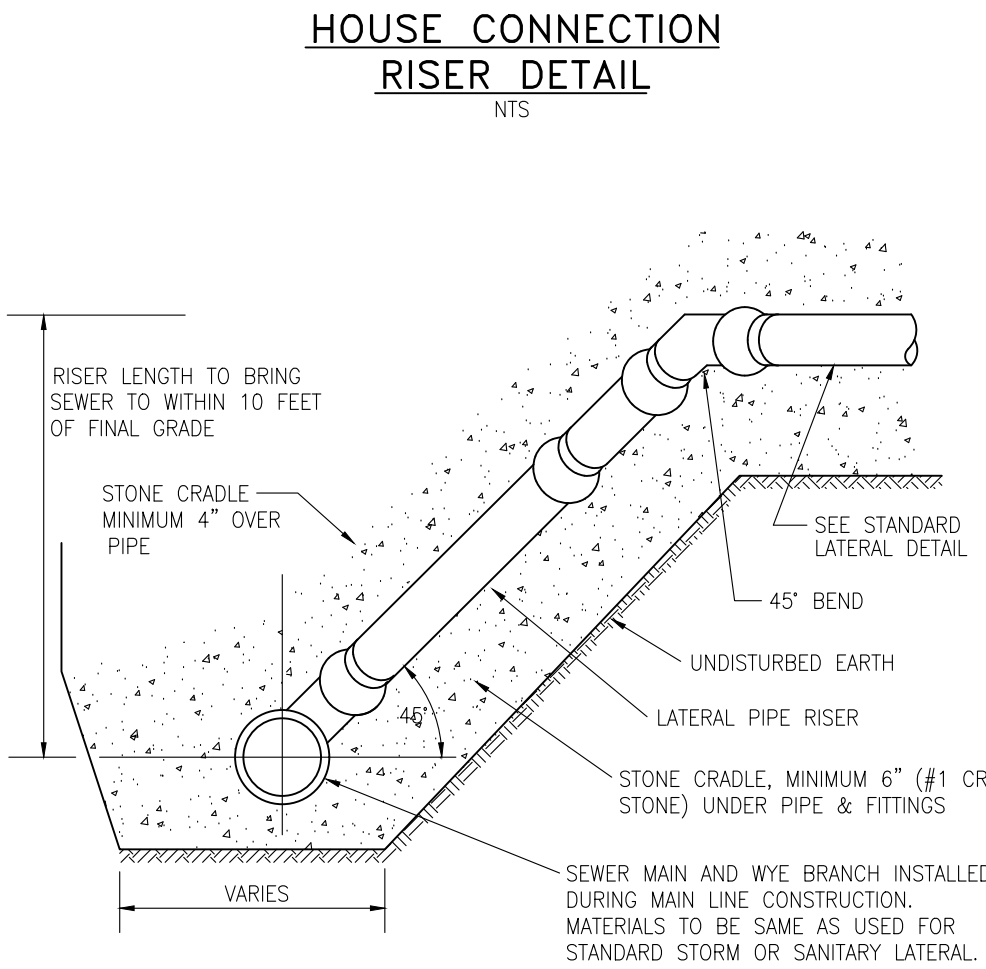
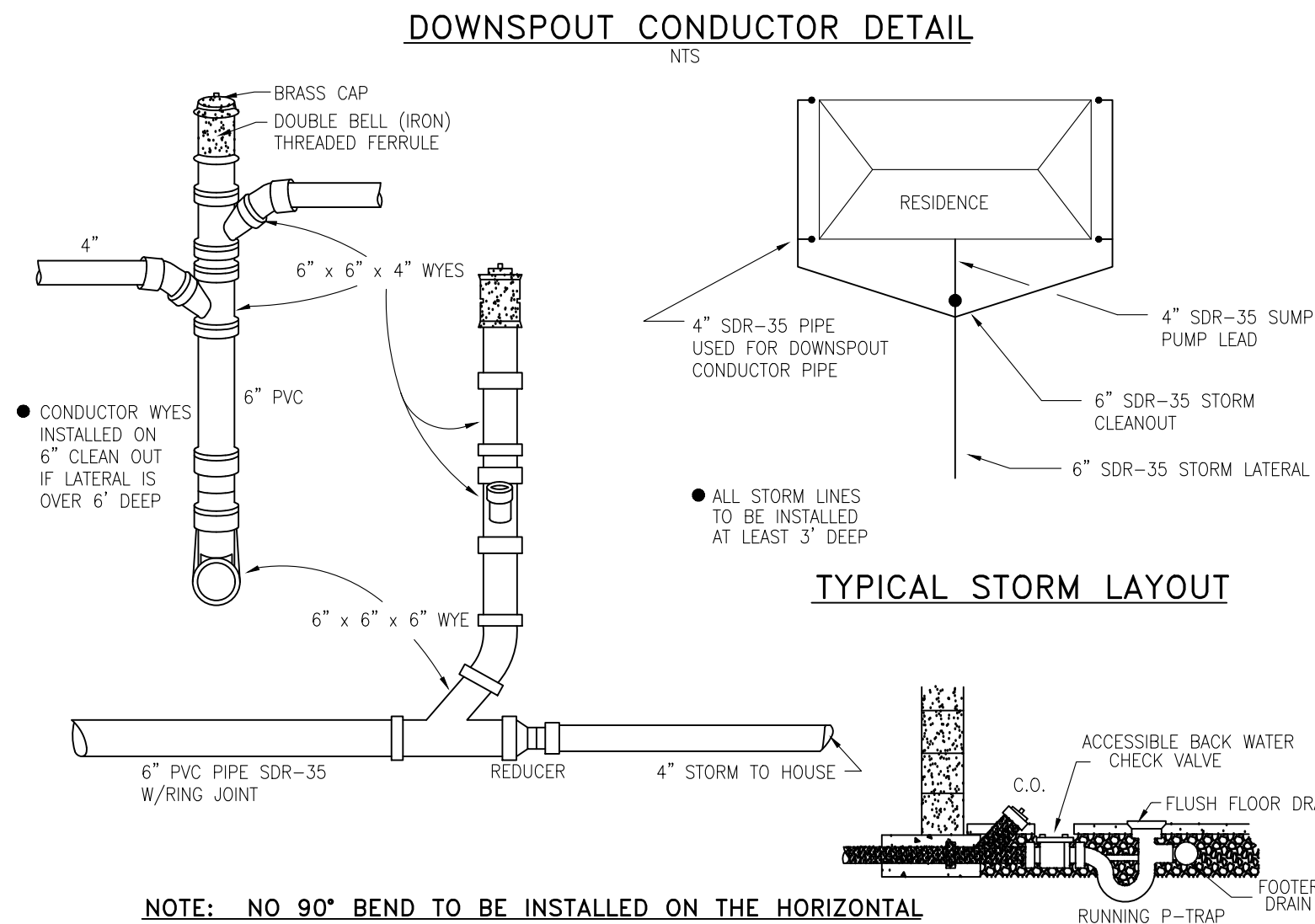
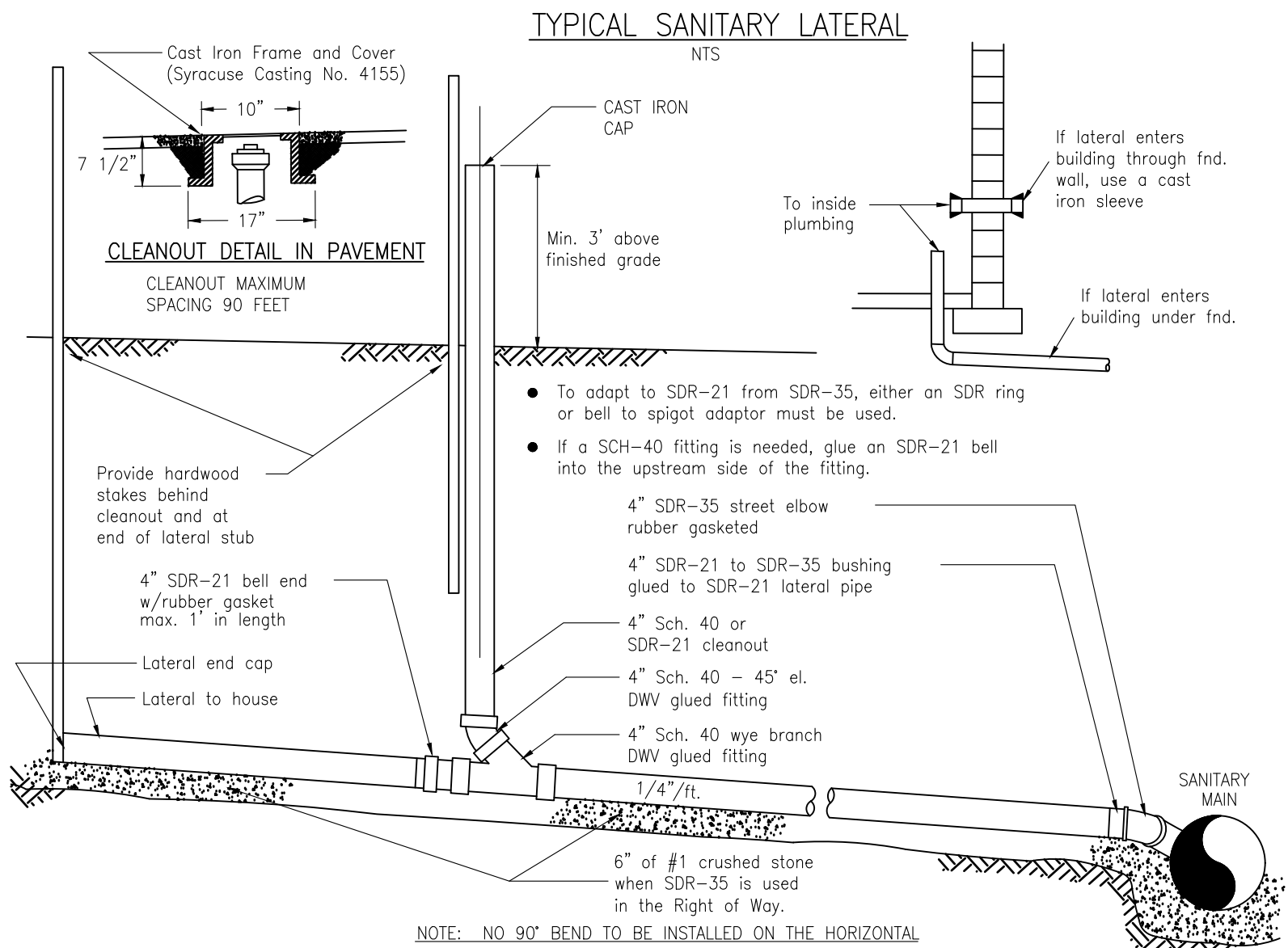
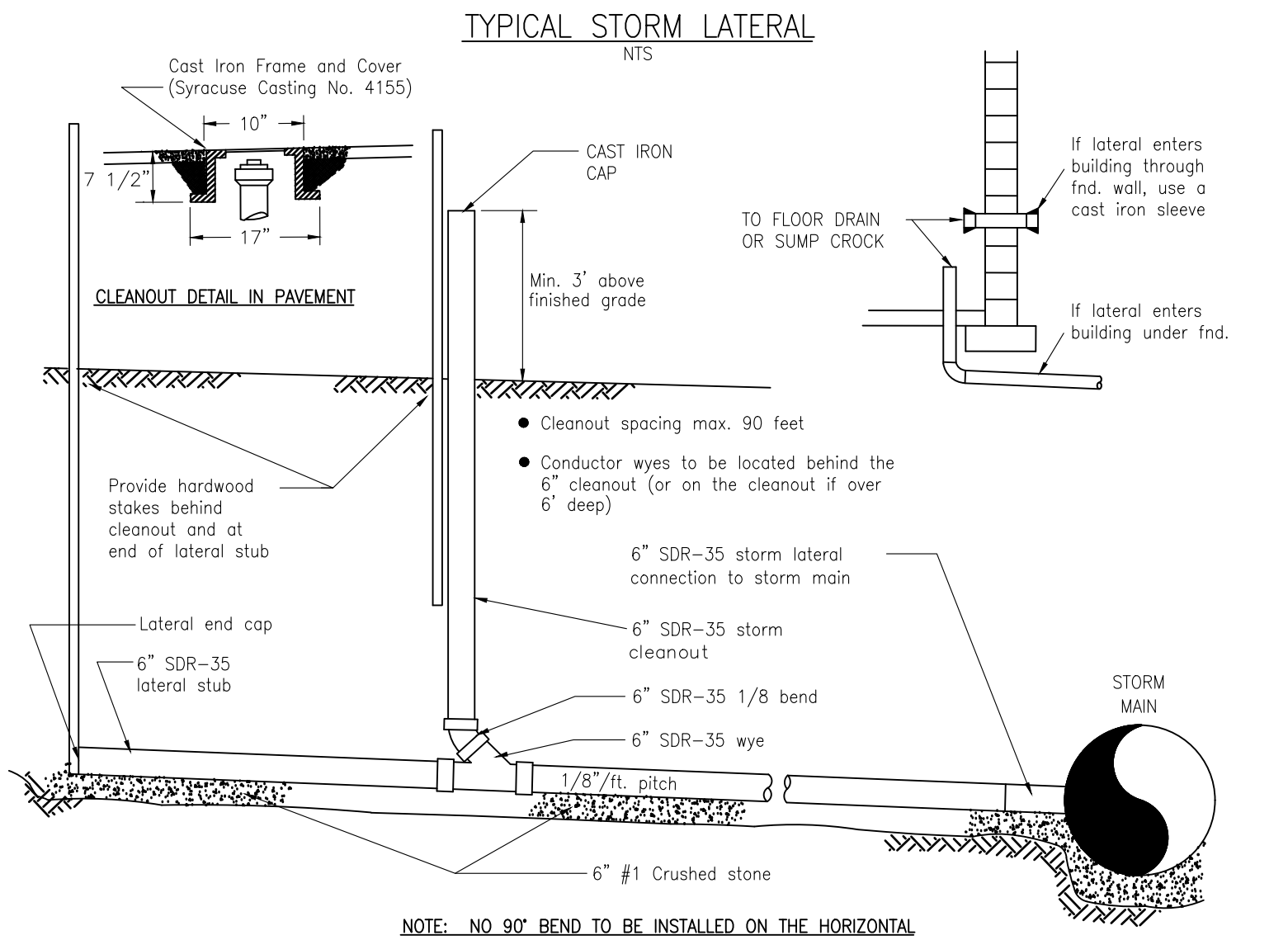
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COPPER SERVICE INSTALLATION ON DI OR CI PIPE

NOT TO SCALE

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K:\2025 PROJECTS\25-0165 2 MASON RD\03 CAD\01 CONTRACT PLANS\03-04 DETAILS.DWG

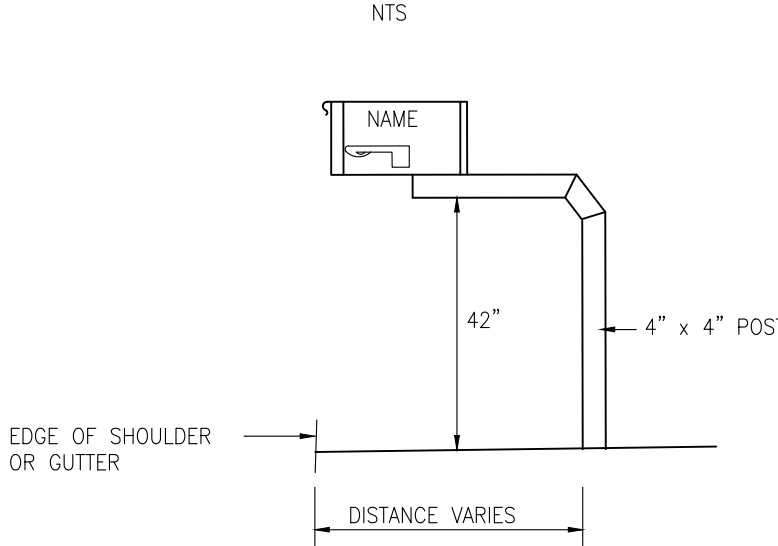


CONCRETE PIPE/GASKETED COUPLING

APPROVAL SIGNATURES :

TOWN ENGINEER DATE

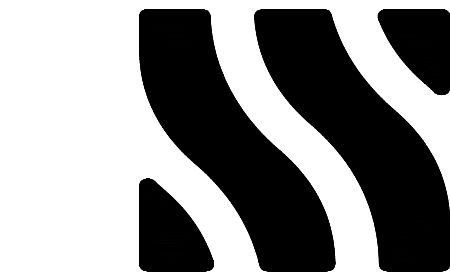
TYPICAL MAILBOX DETAIL



MAILBOX SUPPORTS

Supports for mailboxes should be of adequate strength and size to support the box properly. However, customers should avoid the use of massive mailbox supports that, when struck, could damage vehicles and cause serious injury to vehicle occupants. Heavy metal posts, concrete posts, and miscellaneous items of farm equipment such as milk cans filled with concrete are examples of potentially dangerous supports. The ideal support is an assembly that bends or falls away from a striking vehicle. DOMESTIC MAIL MANUAL (DMM) sections 156.531, 156.54, 157.32c, and 157.4 include postal regulations regarding the construction and placement of mailboxes and supports on rural and highway contract routes.

The Federal Highway Administration (FHWA) has determined that mailbox supports no larger than 4 inches by 4 inches, a 4 1/2-inch diameter wood post, or a 2-inch diameter standard steel or aluminum pipe buried no more than 24 inches, should safely breakaway if struck by a vehicle. The mailbox must also be securely attached to its post to prevent separation when struck.



MCMAHON LARUE  
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PLANS UNDER  
REVIEW  
NOT FOR  
CONSTRUCTION

DRAWING ALTERATION

THE FOLLOWING IS AN EXCERPT FROM THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209 AND APPLIES TO THIS DRAWING

"IT IS A VIOLATION OF THIS LAW FOR ANY PERSON UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY, IF AN ITEM BEARING THE SEAL OF A LICENSED ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

FUCHS SUBDIVISION

SITUATED IN  
PART OF TOWN LOT 22  
TOWNSHIP 12 - RANGE 4  
PHELPS AND GORHAM PURCHASE  
TOWN OF PERINTON, MONROE COUNTY  
STATE OF NEW YORK

PROJECT:

SITE DEVELOPMENT

LOT 2  
FUCHS SUBDIVISION

PROJ. NO: 25-0165

CLIENT:  
PATRICIA FUCHS  
2 MASON ROAD  
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:
1/05/26	MCWA COMMENTS	JYT

DRAWN BY: JAT  
ISSUED: OCTOBER 9, 2025

CHECKED BY: AIL, BJW  
SCALE: N.T.S.

PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

TOWN DETAILS

SHEET NUMBER	DRAWING NUMBER
5 of 5	C-301