MCMAHON LARUE
ENGINEERING AND LAND SURVEYING

August 14, 2026

Town of Perinton
Planning Board
1350 Turk Hill Rd
Fairport, NY 14450

RE: DeSeyn Subdivision - Residential Lot Development of 340 Wilkinson Road
SBL No. 195.01-01-010
LETTER OF INTENT

Dear Members of the Planning Board:

On behalf of the applicant, McMahon LaRue Associates respectfully submits this application requesting Preliminary/Final Subdivision Approval for a proposed five-lot residential subdivision and Preliminary/Final Site Plan Approval for the proposed development of Lots 2 and 3 at 340 Wilkinson Road in the Town of Perinton.

The existing parcel contains approximately 30.584 acres and is located within the RT-2.5 Residential Transition 2-5 Zoning District. The proposed subdivision will create five residential lots generally ranging from approximately 3.96 acres to 7.81 acres. The subdivision layout has been developed to respond to the existing topography, environmental constraints, access requirements, and the rural residential character of the surrounding area.

As part of this application, detailed site plan approval is requested for two new single-family residences on proposed Lots 2 and 3. The proposed improvements include residential driveways, grading and drainage improvements, individual on-site wastewater treatment systems, public water service connections, and associated site improvements. Access to the two proposed residences will be coordinated from Wilkinson Road, with an access easement provided to serve Lot 3 and additional access rights reserved for future development of Lot 4.

The site contains areas of steep slopes, areas identified as having moderate susceptibility to flooding or ponding, and mapped freshwater wetland habitat. The proposed development of Lots 2 and 3 has been located primarily within the upland portion of the property to avoid and minimize disturbance to these constrained areas. The plans also identify the existing conservation easement affecting a portion of the property and the approximate mapped wetland and buffer areas.

Site grading has been designed to accommodate the proposed residences and driveway improvements while maintaining positive drainage and generally working with the existing terrain. The current site development limits approximately 2.9 acres of disturbance, and erosion and sediment control measures are provided in accordance with applicable NYSDEC and Town requirements.

Individual on-site wastewater treatment systems are proposed for Lots 2 and 3 and will be subject to review and approval by the Monroe County Department of Public Health. Public water service

will be provided through the Monroe County Water Authority. Other required agency or utility approvals will be coordinated concurrently with the Town review process.

Lots 1, 4, and 5 are proposed to be established as part of the subdivision approval; however, no detailed residential site development is proposed for those lots as part of the current site plan application.

We respectfully request Planning Board review and approval of the proposed five-lot subdivision and the associated site plans for Lots 2 and 3. We look forward to working with the Board and Town staff to address any comments arising during review.

Sincerely,

Ian Kuchman

Ian Kuchman, 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 Wilkinson Road Subdivision

Location South East corner of Wilkinson Road & Pannell Road

APPLICANT Paul Sorbello

Phone [redacted] mailing address [redacted]

City Fairport Zip 14450 Fax _____ e-mail [redacted]

OWNER John P. DeSeyn

Phone [redacted] mailing address [redacted]

City Macedon Zip 14502 Fax _____ e-mail [redacted]

Person appearing at public hearing for application Ian Kuchman, PE - McMahon LaRue Associates

Phone 585-436-1080 mailing address 822 Holt Road

City Webster Zip 14580 Fax _____ e-mail Ian@McMahon-LaRue.com

REASON FOR APPEARING

Subdivision Approval: _____ Concept X Preliminary _____ Final

Site Plan Approval: X Preliminary _____ Final **FEE**_____ **SQ.FT.**_____

Change of Use From_____ to_____

TYPE OF PROJECT Subdivision & Site Plan

Is this parcel in a flood plain?_____ Conservation Easement?_____

Size of parcel in acreage 30.3 Tax Account Number(s) 195.01-1-10

Present Zoning RT-2.5

Paul Sorbello 08/13/2026
Applicant Signature - sign & print name

John P. DeSeyn 08/13/2026
Owner Signature (if other than applicant) - sign & print name

CONCEPT SUBDIVISION REVIEW

PROJECT NAME

Wilkinson Road Subdivision

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 that 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

Wilkinson Road Subdivision

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

Owner Authorization to Make Application

I, John DeSeyn **, authorize**
(print owner name legibly)

Ian Kuchman, PE - 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 & Site Plan ,
(site plan/subdivision/change of use, etc.)

for the property that I own located at South East Corner of Wilkinson Road and Pannell Road.

John P. DeSeyn
Signature

August 7, 2026
Date

form date – 3/29/12

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 you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information

Name of Action or Project:
Wilkinson Road Subdivision

Project Location (describe, and attach a location map):
South East Corner of Wilkinson Road & Pannell Road

Brief Description of Proposed Action:
Project includes a 5-lot subdivision with two site plans for new residential home builds.

Name of Applicant or Sponsor:	Telephone: (585) 436-1080
Ian Kuchman	E-Mail: ian@mcmahon-larue.com

Address:
822 Holt Rd

City/PO:	State:	Zip Code:
Webster	NY	14580

	NO	YES
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.	☑	☐
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: MCWA, MCDPH, Town Planning Board	☐	☐

3. a. Total acreage of the site of the proposed action? 30.30 acres
   b. Total acreage to be physically disturbed? 2.9 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 30.30 acres

4. Check all land uses that occur on, are adjoining or near the proposed action:
   ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☒ Residential (suburban)
   ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☐

	NO	YES
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		
If Yes, identify:	☑	☐

	NO	YES
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	YES
9. Does the proposed action meet or exceed the state energy code requirements?		
If the proposed action will exceed requirements, describe design features and technologies:	☐	☐

	NO	YES
10. Will the proposed action connect to an existing public/private water supply?		
If No, describe method for providing potable water: _____	☐	☐

	NO	YES
11. Will the proposed action connect to existing wastewater utilities?		
If No, describe method for providing wastewater treatment: _____		
Proposing 2 septic systems per MCDPH construction standards & specifications	☑	☐

	NO	YES
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	YES
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: _____		

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

☐ Shoreline ☐ Forest ☒ Agricultural/grasslands ☐ Early mid-successional

☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100-year or 500-year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources?If Yes,	☐	☐
a. Will storm water discharges flow to adjacent properties?	☑	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	☐	☐
If Yes, briefly describe: Stormwater is managed with grading to safely drain to existing outfall locations		
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:	☑	☐
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:	☑	☐
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:	☑	☐
21. Is the project located within, or within ½ mile of, a disadvantaged community?	☑	☐
If No, could impacts from the project affect a disadvantaged community?	☑	☐
If Yes to either question in 21, answer the following question.		
a. Identify the potential pollution impacts of the project, either direct or indirect, that may occur within the disadvantaged community (e.g., wastewater discharges, air emissions, noise, odors, solid or hazardous waste generation or management):		

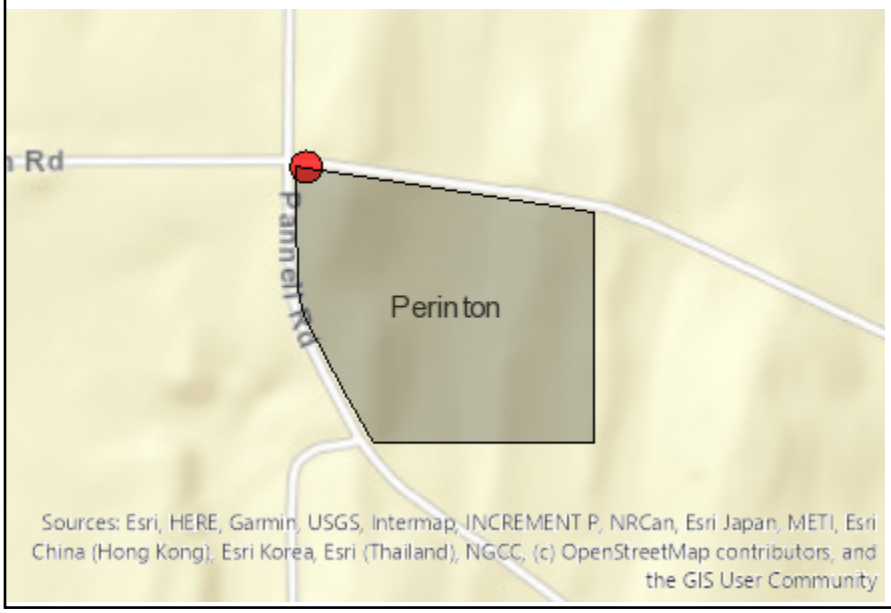
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Ian Kuchman, PE Date: 08/06/2026

Signature: Ian Kuchman Title: Principal

EAF Mapper Summary Report

Thursday, August 6, 2026 12:26 PM



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]	Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 or 500 Year Floodplain]	No
Part 1 / Question 20 [Remediation Site]	No
Part 1 / Question 21 [Disadvantaged Community]	No

Agency Use Only [If applicable]

Project:	
Date:	

Short Environmental Assessment Form
Part 2 - Impact Assessment

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

	No, or small impact may occur	**Moderate to large impact may occur**
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	☑	☐
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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

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.

Although development is proposed for land currently utilized for faming actives, the proposed development exceeds the minimum lot sizing and dimensional requirements for the RT-2.5 residential district. For this reason, the development density is comparable to adjoining single-family dwellings and poses no to little impact to the environmental characteristics of the neighborhood.

Dwelling locations have been positioned to limit the disturbance to sensitive limited development districts on the property.

☐ 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)

Ian Buchman August 14, 2026

PRINT FORM

MONROE COUNTY CLERK'S OFFICE

[redacted]

Return To:

JOHN PETER DESEYN
340 WILKINSON ROAD
MACEDON NY 14502

Index DEEDS

Book 10079 Page 0331

No. Pages 0003

Instrument DEED

Date : 1/26/2005

Time : 10:36:00

Control # 200501260250

DESEYN
JOHN PETER
DESEYN
MARY KAY
DESEYN
JOHN PETER

TT# TT 0000 012811

Employee ID AS40

FILE FEE-S	$	66.00
FILE FEE-C	$	9.00
FILE FEE-S	$	19.00
FILE FEE-C	$	8.00
REC FEE	$	9.00
TRANS TAX	$	304.00
MISC FEE-C	$	5.00
	$	.00
	$	.00
Total:	$	420.00

MORTGAGE TAX

MORTGAGE AMOUNT	$	.00
BASIC MORTGAGE TAX	$	.00
SPEC ADDIT MTG TAX	$	.00
ADDITIONAL MTG TAX	$	.00
Total	$	.00

STATE OF NEW YORK
MONROE COUNTY CLERK'S OFFICE

TRANSFER AMT

WARNING - THIS SHEET CONSTITUTES THE CLERKS ENDORSEMENT, REQUIRED BY SECTION 317-a(5) & SECTION 319 OF THE REAL PROPERTY LAW OF THE STATE OF NEW YORK. DO NOT DETACH OR REMOVE.

TRANSFER AMT	$	76,000.00
TRANSFER TAX	$	304.00

Cheryl Dinolfo
Monroe County Clerk

D100790331

P304

2005 JAN 26 AM 11: 36
MONROE COUNTY CLERK

RECORDED

WARRANTY DEED

THIS INDENTURE, made the 18th day of January Two Thousand and Five

BETWEEN John Peter DeSeyn and Mary Kay DeSeyn, parties of the first part, and John Peter DeSeyn, party of the second part,

WITNESSETH: that the parties of the first part, in consideration of One and More Dollars, lawful money of the United States, paid by the party of the second part, does hereby grant and release unto the party of the second part, their heirs, successors, and/or assigns, forever,

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Perinton, County of Monroe, State of New York, being part of Lot No. 1, Township 12, Range 4 and more particularly described as follows:

Commencing at an iron pipe set at the point of intersection of the center line of Pannell Road and the center line of Wilkinson Road; thence south 73°16'30" east along the center line of Wilkinson Road a distance of 1094.26 feet to an iron pipe set in the center line of Wilkinson Road; thence continuing along the center line of Wilkinson Road south 73°16'30" east a distance of 147.50 feet to a point in the center line of Wilkinson Road; thence continuing south 69°14' east a further distance of 108.92 feet to an iron pipe; thence south 8°04'20" west a distance of 27.97 feet to an existing railroad spike; thence continuing south 8°04'20" west a distance of 1003.89 feet to an existing nail in a post; thence north 81°20'30" west a distance of 1008.75 feet to an iron pipe set in the center line of Pannell Road; thence north 21°58'30" west a distance of 412.83 feet to an angle point; thence north 7°09'50" west on a curve to the right having a radius of 858.35 feet, a distance of 438.85 feet to an angle point; thence north 7°38'50" east a distance of 440.88 feet to an existing railroad spike; thence continuing north 7°38'50" east a distance of 10.65 feet to the point and place of beginning.

Subject to all easements, covenants and restrictions of record.

BEING and intending to be the same premises as conveyed to the grantors by Warranty Deed dated May 17, 1977 and recorded on May 17, 1977 in the Monroe County Clerk's Office in Liber 5218 of Deeds, page275.

Property of

TAX ACCOUNT NO.: 181.03-1-28
TAX BILLING ADDRESS: 340 Wilkinson Road, Macedon, New York 14502

TOGETHER WITH all right, title and interest, if any, of the party of the first part in and to any streets and/or roads abutting the above described premises to the center lines thereof; TOGETHER WITH the appurtenances and all the estate and rights of the party of the first part in and to said premises; and to have and to hold the premises herein granted unto the party of the second part, his heirs, successors and/or assigns forever. And said party of the first part covenants as follows:

FIRST: That said party of the first part is seized of said premises in fee simple, and has good right to convey the same;

SECOND: That the party of the second part shall quietly enjoy the said premises;

THIRD: That the said premises are free from encumbrances, except as aforesaid;

FOURTH: That the party of the first part will execute or procure any further necessary assurance of the title to said premises;

FIFTH: That said party of the first part will forever **WARRANT** title to said premises.

SIXTH: That the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed to as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:
Seller:

JOHN PETER DESEYN

MARY KAY DESEYN

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the 14th day of January, in the year 2005, before me, the undersigned, personally appeared John Peter DeSeyn, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

DENISE A. WADE
Notary Public, State of New York
Seneca County No. 01WA 6003331
Commission Expires March 2, 2006

STATE OF NEW YORK)
COUNTY OF MONROE) ss.:

On the 18th day of January, in the year 2005, before me, the undersigned, personally appeared Mary Kay DeSeyn, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Notary Public

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: Paul Sorbello

B. Mailing address of applicant: 23 4th Ave Fairport NY 14450

C. Description of the proposed project:

Proposed subdivision of an existing 30.584-acre parcel into five residential lots, together with site plan approval for construction of two new single-family residences on proposed Lots 2 and 3. Lots 1, 4, and 5 are proposed for subdivision only, with no site development proposed at this time.

D. Project location: South East corner of Wilkinson Rd & Pannell Rd.

(give street address, distance and direction from nearest cross street)

E. Tax account number 195.01-1-10

F. Total number of acres involved in the project 30.3

(total acreage in tax account Or in all involved tax accounts)

G. Total number of acres to be disturbed, altered, divided, effected 2.9

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

If so, how many acres are involved? 20.6 acres, and what type(s) of agriculture currently take place on the site? Fallow

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? John P. DeSeyn

Does this person own the site? X Yes _____No, rent the land

K. Generally describe the topography of the site

The site consists of rolling to moderately steep terrain, generally sloping from the higher elevations along the eastern portion of the property toward lower-lying areas through the central and western portions 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?
The 10.1 acres of Lots 1 and 5 will remain generally tillable land

Who will retain ownership of the remainder of the site? _____
The owner will retain Lots 1 and 5, and the applicant will retain Lots 2, 3, 4.

N. Please describe the existing ground cover on the site_____
Fallow fields in and wetland vegetation in the lowlands. _____

Describe the site drainage_____
Well draining soils with moderate topography towards the wetlands.

(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 Dan Kuchman Date 08/14/2026

****

(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

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.

Paul Sorbello (Applicant Name) is proposing Subdivide & Site Plan (Proposed Action) at

Wilkinson Road (Street Location) tax account no. 195.01-1-10

The Planning Board of the Town of Perinton will conduct a public hearing on this application on _____ 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.

FLOODPLAIN:

NO PORTION OF THE SURVEYED LANDS FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 36055C0392G, COMMUNITY NO.360428, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

WETLANDS:

A PORTION OF THIS PARCEL(S) IS SHOWN TO FALL WITHIN A REGULATED WETLAND HABITAT. THIS DESIGNATION WAS PROVIDED FROM INVENTORY MAPPING PROVIDED BY THE U.S. FISH AND WILDLIFE SERVICE AND THE NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION. IF AN OFFICIAL DETERMINATION IS REQUIRED, CONSULT WITH A QUALIFIED WETLAND BIOLOGIST TO FIELD-VERIFY EXISTENCE OF POTENTIAL WETLAND AREAS.

MONUMENTATION NOTES :

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 1.000036049

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 CORS STATION (NYPF 0032) WITH CONTROL TIES TO THE FOLLOWING MONUMENTS RECOVERED ON FEBRUARY 10, 2026:

MONUMENT: 4797 (MCGS)
CONDITION: GOOD

PUBLISHED:	MEASURED:
N= ----------	N= 1,110,563.047
E= ----------	E= 1,470,183.482
Z= --------	Z= 560.67
(NAD27/NGVD29)	(NAD83/NAVD88)-[2011]

MONUMENT: 1172 (NYGS) 1937
CONDITION: GOOD

PUBLISHED:	MEASURED:
N= 1,110,118.81	N= 1,110,157.467
E= 823,881.11	E= 1,472,241.066
Z= 587.598	Z= 587.07
(NAD27/NGVD29)	(NAD83/NAVD88)-[2011]

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

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 _____

SURVEY CONTROL NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM; NAD1983 (2011) - NY WEST ZONE.
- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988. GEOID MODEL 2018
- DISTANCES ARE SHOWN AT GROUND.
- NORTH ARROW REFERENCED TO GRID NORTH.

0 80 160 240

GRAPHIC SCALE: 1" = 80'

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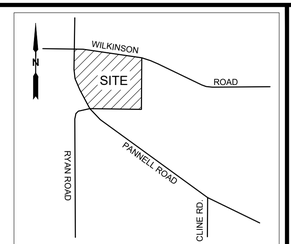
SITE DATA:

S.B.L. LOT NO.: 195.01-1-10
ADDRESS: 340 WILKINSON ROAD
LANDOWNER: JOHN P. DESEYN
TITLE RECORD: LIBER 13066 OF DEEDS, PAGE 136

TOTAL SITE AREA = 1,332,239.0 SQ.FT.
30.584 ACRES

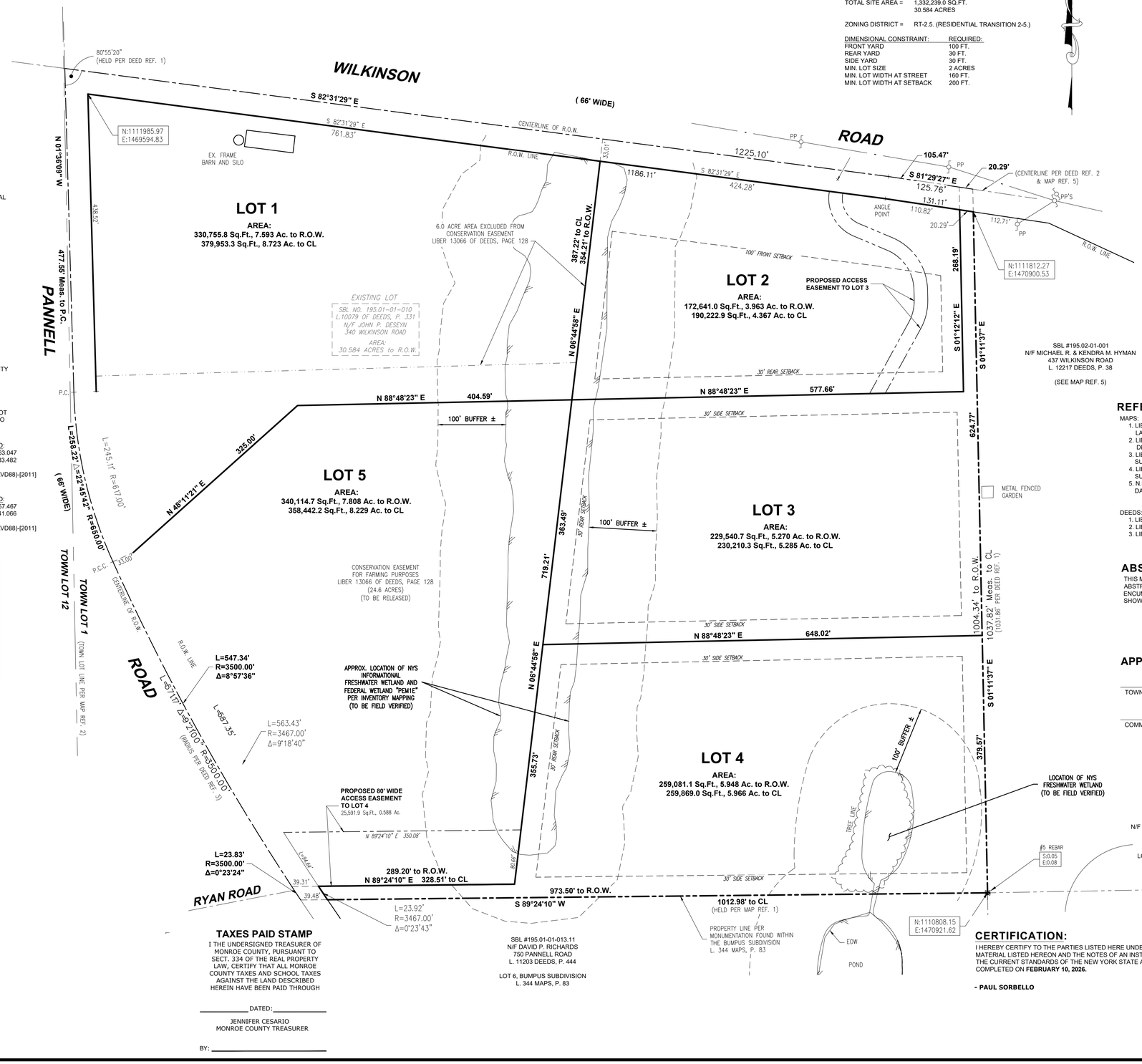
ZONING DISTRICT = RT-2.5. (RESIDENTIAL TRANSITION 2-5.)

DIMENSIONAL CONSTRAINT:	REQUIRED:
FRONT YARD	100 FT.
REAR YARD	30 FT.
SIDE YARD	30 FT.
MIN. LOT SIZE	2 ACRES
MIN. LOT WIDTH AT STREET	160 FT.
MIN. LOT WIDTH AT SETBACK	200 FT.



TOWN OF PERINTON

LOCATION SKETCH
N.T.S



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: _____

JENNIFER CESARIO
MONROE COUNTY TREASURER

BY: _____

REFERENCES:

MAPS:
1. LIBER 291 OF MAPS, PAGE 90; AMENDED SUBDIVISION OF LANDS OF IRMA C. BUMPUS, FILED MARCH 13, 1997
2. LIBER 344 OF MAPS, PAGE 83; BUMPUS SUBDIVISION, FILED DECEMBER 10, 2012.
3. LIBER 284 OF MAPS, PAGE 73; PANNELL ROAD PROPERTY SUBDIVISION, FILED MAY 24, 1995
4. LIBER 257 OF MAPS, PAGE 38; JAMES PARK HEIGHTS SUBDIVISION AMENDED, FILED APRIL 28, 1989
5. N.R. MAP 4709-3; MAP OF PART OF THE BENEDICT FARM, DATED SEPTEMBER 5, 1966

DEEDS:
1. LIBER 10079 OF DEEDS, PAGE 331 (SUBJECT PARCEL)
2. LIBER 12217 OF DEEDS, PAGE 38 (SBL #195.02-01-01)
3. LIBER 8866 OF DEEDS, PAGE 120 (SBL #195-01-012)

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.

APPROVAL SIGNATURES :

TOWN ENGINEER _____ DATE _____

COMMISSIONER OF PUBLIC WORKS _____ DATE _____

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 **FEBRUARY 10, 2026.**

- PAUL SORBELLO

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

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 ".

DeSEYN SUBDIVISION

SITUATED IN

PART OF TOWN LOT 1
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

WILKINSON & PANNELL ROAD
RESIDENTIAL LOT
DEVELOPMENT

TAX NO: 195.01-01-010

PROJ. NO: 25-0205

CLIENT:
PAUL SORBELLO
23 FOURTH AVENUE
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY:	CHECKED BY:
JAT	AIL
ISSUED:	SCALE:
AUGUST 14, 2026	1" = 80'

PROJECT STATUS

PRELIMINARY / FINAL

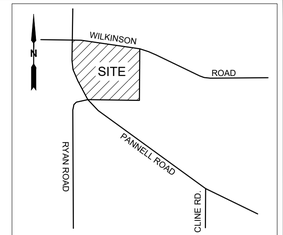
DRAWING TITLE

SUBDIVISION PLAT

SHEET NUMBER	DRAWING NUMBER
1 of 6	C-100

\\LUCIDLINK\ACTIVE-PROJECTS\2025\25-0205 WILKINSON RD\02 CAD\01 CONTRACT PLANS\02 SUBD PLAT.DWG





TOWN OF PERINTON

LOCATION SKETCH
N.T.S

FLOODPLAIN:

NO PORTION OF THE SURVEYED LANDS FALL WITHIN A REGULATED SPECIAL FLOOD HAZARD AREA PER FEMA MAP NO. 36055C0392G, COMMUNITY NO.360428, HAVING AN EFFECTIVE DATE OF AUGUST 28, 2008.

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SITE DATA:

S.B.L. LOT NO.: 195.01-1-10
ADDRESS: 340 WILKINSON ROAD
LANDOWNER: JOHN P. DESEYN
TITLE RECORD: LIBER 13066 OF DEEDS, PAGE 136

TOTAL SITE AREA = 1,332,239.0 SQ.FT.
30.584 ACRES

ZONING DISTRICT = RT-2.5. (RESIDENTIAL TRANSITION 2-5.)

DIMENSIONAL CONSTRAINT:	REQUIRED:
FRONT YARD	100 FT.
REAR YARD	30 FT.
SIDE YARD	30 FT.
MIN. LOT SIZE	2 ACRES
MIN. LOT WIDTH AT STREET	160 FT.
MIN. LOT WIDTH AT SETBACK	200 FT.

REFERENCES:

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APPROVAL SIGNATURES :

TOWN ENGINEER DATE

COMMISSIONER OF PUBLIC WORKS DATE

SURVEY CONTROL NOTES:

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- ELEVATIONS SHOWN ARE REFERENCED TO NAVD 1988. GEOID MODEL 2018
- DISTANCES ARE SHOWN AT GROUND.
- NORTH ARROW REFERENCED TO GRID NORTH.

0 80 160 240

GRAPHIC SCALE: 1" = 80'

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.

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 **FEBRUARY 10, 2026.**

- PAUL SORBELLO

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

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\\LUCIDLINK\ACTIVE-PROJECTS\2025\25-0205 WILKINSON RD\02 CAD\01 CONTRACT PLANS\01 EX COND.DWG

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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DeSEYN SUBDIVISION

SITUATED IN

PART OF TOWN LOT 1
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

WILKINSON & PANNELL ROAD
RESIDENTIAL LOT
DEVELOPMENT

TAX NO: 195.01-01-010

PROJ. NO: 25-0205

CLIENT:
PAUL SORBELLO
23 FOURTH AVENUE
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY:	CHECKED BY:
JAT	AIL
ISSUED:	SCALE:
AUGUST 14, 2026	1" = 30'

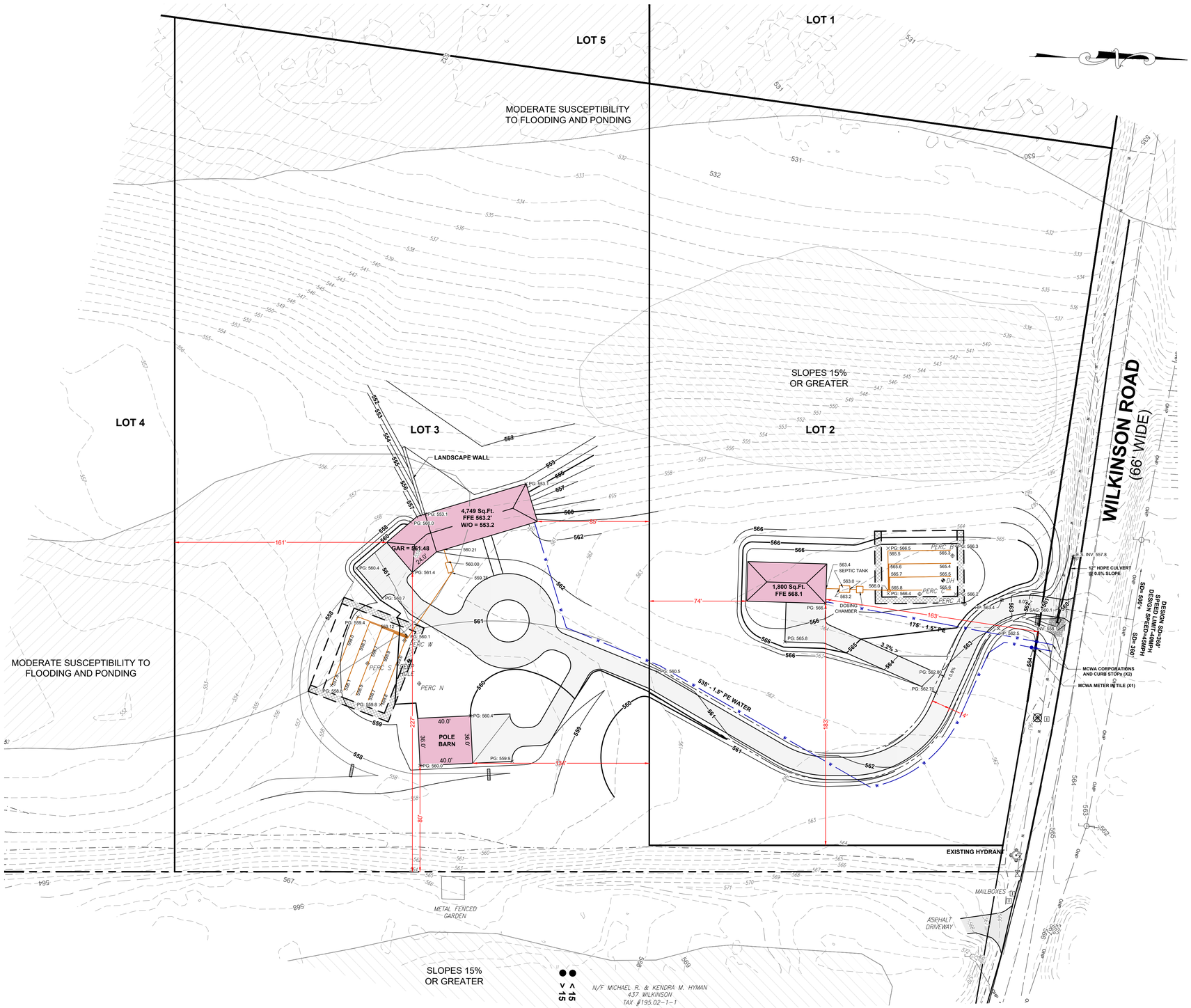
PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

EXISTING CONDITIONS

SHEET NUMBER	DRAWING NUMBER
2 of 6	C-101



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\\LUCIDLINK\ACTIVE-PROJECTS\2025\25-0205 WILKINSON RD\02 CAD\01 CONTRACT PLANS\03-04 SITE PLAN.DWG

SITE DATA:

S.B.L. LOT NO.: 195.01-1-10
ADDRESS: 340 WILKINSON ROAD
LANDOWNER: JOHN P. DESEYN
TITLE RECORD: LIBER 13066 OF DEEDS, PAGE 136

TOTAL SITE AREA = 1,332,239.0 SQ.FT.
30.584 ACRES

ZONING DISTRICT = RT-2.5. (RESIDENTIAL TRANSITION 2-5.)

DIMENSIONAL CONSTRAINT:	REQUIRED
FRONT YARD	100 FT.
REAR YARD	30 FT.
SIDE YARD	30 FT.
MIN. LOT SIZE	2 ACRES
MIN. LOT WIDTH AT STREET	160 FT.
MIN. LOT WIDTH AT SETBACK	200 FT.

APPROVAL SIGNATURES :

TOWN ENGINEER DATE

COMMISSIONER OF PUBLIC WORKS DATE

MCMAHON LARUE
ENGINEERS AND SURVEYORS

822 HOLT RD.
WEBSTER, NEW YORK 14580
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PLANS UNDER REVIEW NOT FOR CONSTRUCTION

DRAWING ALTERATION

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DeSEYN SUBDIVISION

SITUATED IN

PART OF TOWN LOT 1
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

WILKINSON & PANNELL ROAD
RESIDENTIAL LOT
DEVELOPMENT

TAX NO: 195.01-01-010

PROJ. NO: 25-0205

CLIENT:
PAUL SORBELLO
23 FOURTH AVENUE
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY: CHECKED BY:

ISSUED: SCALE:

AUGUST 14, 2026

PROJECT STATUS

PRELIMINARY / FINAL

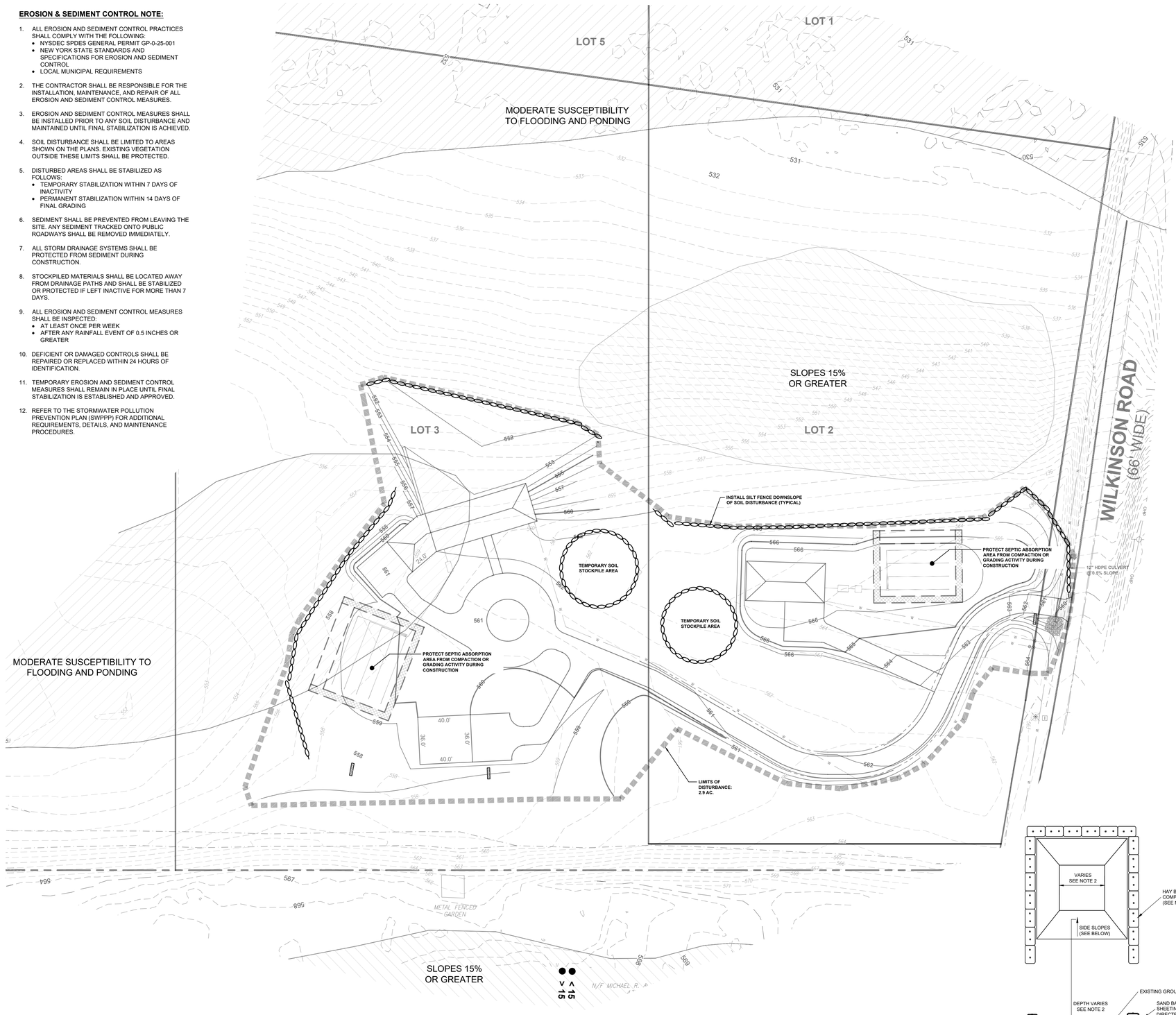
DRAWING TITLE

SITE LAYOUT PLAN

SHEET NUMBER	DRAWING NUMBER
3 of 6	C-200

EROSION & SEDIMENT CONTROL NOTE:

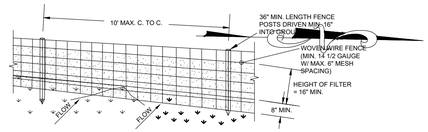
1. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE FOLLOWING:
   - NYSDEC SPDES GENERAL PERMIT GP-0-25-001
   - NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROL
   - LOCAL MUNICIPAL REQUIREMENTS
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE, AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL MEASURES.
3. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SOIL DISTURBANCE AND MAINTAINED UNTIL FINAL STABILIZATION IS ACHIEVED.
4. SOIL DISTURBANCE SHALL BE LIMITED TO AREAS SHOWN ON THE PLANS. EXISTING VEGETATION OUTSIDE THESE LIMITS SHALL BE PROTECTED.
5. DISTURBED AREAS SHALL BE STABILIZED AS FOLLOWS:
   - TEMPORARY STABILIZATION WITHIN 7 DAYS OF INACTIVITY
   - PERMANENT STABILIZATION WITHIN 14 DAYS OF FINAL GRADING
6. SEDIMENT SHALL BE PREVENTED FROM LEAVING THE SITE. ANY SEDIMENT TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED IMMEDIATELY.
7. ALL STORM DRAINAGE SYSTEMS SHALL BE PROTECTED FROM SEDIMENT DURING CONSTRUCTION.
8. STOCKPILED MATERIALS SHALL BE LOCATED AWAY FROM DRAINAGE PATHS AND SHALL BE STABILIZED OR PROTECTED IF LEFT INACTIVE FOR MORE THAN 7 DAYS.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSPECTED:
   - AT LEAST ONCE PER WEEK
   - AFTER ANY RAINFALL EVENT OF 0.5 INCHES OR GREATER
10. DEFICIENT OR DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED WITHIN 24 HOURS OF IDENTIFICATION.
11. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ESTABLISHED AND APPROVED.
12. REFER TO THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL REQUIREMENTS, DETAILS, AND MAINTENANCE PROCEDURES.



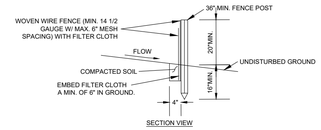
0 80 160 240

GRAPHIC SCALE: 1" = 80'

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PERSPECTIVE VIEW

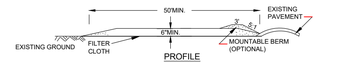


SECTION VIEW

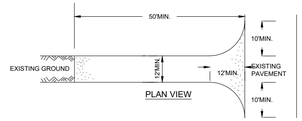
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. POSTS SHALL BE STEEL EITHER "T" OR "U" TYPE OR HARDWOOD.
2. FILTER CLOTH TO BE TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 12 1/2 GAUGE, 6" MAXIMUM MESH OPENING.
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER- LAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER X, MIRAFI 100X, STABILINKA T140N, OR APPROVED EQUIVALENT.
4. PREFABRICATED UNITS SHALL BE GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.
5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

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



PROFILE

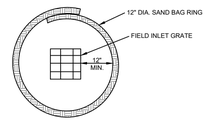


PLAN VIEW

1. STONE SIZE - USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - NOT LESS THAN 50 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 - TWELVE (12) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS. TWENTY-FOUR (24) FOOT IF SINGLE ENTRANCE TO SITE.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
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-OF-WAY, ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACTED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
8. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON A 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.

STABILIZED CONSTRUCTION ENTRANCE

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



SAND BAG INLET PROTECTION

NTS

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.

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 *.

DeSEYN SUBDIVISION

SITUATED IN

PART OF TOWN LOT 1
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

WILKINSON & PANNELL ROAD RESIDENTIAL LOT DEVELOPMENT

TAX NO: 195.01-01-010

PROJ. NO: 25-0205

CLIENT:
PAUL SORBELLO
23 FOURTH AVENUE
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY: CHECKED BY:

ISSUED: SCALE:

AUGUST 14, 2026

PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER	DRAWING NUMBER
4 of 6	C-201

Deep holes witnessed by: Brett Gobe of Monroe
County Dept. of Health on 6/1/26 AND 7/13/26

Perc holes witnessed by:Brett Gobe
of Monroe County Department of Health
on 6/1/26 AND 7/13/26

Test Location No.	Perc Hole	Depth	Start Time	Drop 1" Time	Perc Time Min.	Deep hole data
N 6/1	A	20"			3 6 5	0–3" Topsoil 3"–54" Sand Loam
	B	20"			1 1 1	
	C	20"			3 4 5	Mottled soil at 30" NO Seepage NO Bedrock
N 7/13	N	18"			2 3 4	0–4" Topsoil 4"–31" Find Sand 31"–48" Silt Loam 48"–72" Sand w/ gravel
	S	18"			7 8 9	
	W	18"			2 5 3	Minerals at 31" NO Seepage NO Bedrock

STANDARD NOTES FOR RESIDENTIAL ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS)

1. LAUNDRY WASTE SHALL BE PIPED TO THE SEPTIC TANK. THE LINE SHALL HAVE A CHECK VALVE IF THE WASTEWATER IS PUMPED TO THE SYSTEM.
2. BASEMENT SUMP PUMPS, ROOF DRAINS AND FOOTING DRAINS SHALL NOT BE CONNECTED TO THE OWTS.
3. UNLESS APPROVED FOR A SPECIAL SYSTEM DESIGN, NO EARTHWORK (CUTTING OR FILLING) SHALL BE ALLOWED IN THE SEPTIC SYSTEM AREA.
4. ANY CHANGE IN HOUSE LOCATION AND/OR OWTS LOCATION OR ELEVATION SHALL REQUIRE ADDITIONAL REVIEW AND RE-APPROVAL FROM THE MCDPH.
5. THE AREA OF THE PROPOSED ABSORPTION FIELD SHOULD BE STAKED OUT TO PREVENT VEHICLES AND MATERIALS FROM ENTERING. IF THIS AREA IS DISTURBED, NEW PERCOLATION TESTS MAY BE REQUIRED AND SEPTIC SYSTEM APPROVAL MAY BE REVOKED.
6. ALL WELL(S) AND OWTS EXISTING OR APPROVED WITHIN 200 FEET OF THE PROPOSED WELL(S) AND OWTS SHALL BE SHOWN ON THIS PLAN ALONG WITH ANY OTHER ENVIRONMENTAL HAZARDS IN THE AREA THAT MAY AFFECT THE DESIGN AND FUNCTIONAL ABILITY OF THE OWTS AND WELL(S).

ADDITIONAL NOTES FOR MODIFIED, TIGHT SOIL OR MARGINAL SOIL RAISED FILL SYSTEMS

1. HEAVY CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE AREA OF THE SYSTEM. THE ORIGINAL SOIL MUST BE LEFT IN PLACE AND PLOWED IN CONFORMANCE WITH PROCEDURES IN THE MCDPH OWTS DESIGN AND CONSTRUCTION STANDARDS. THE SOIL MUST NOT BE WET WHEN PLOWED.
2. NO STANDING WATER IN THE FILL AREA IS ALLOWED.
3. FILL MATERIAL MUST BE PLACED ON THE EDGE OF THE PREPARED BASE AND PUSHED INTO PLACE BY A BULLDOZER WHILE MAINTAINING AT LEAST SIX (6) INCHES OF FILL UNDER THE TRACKS.
4. THE ABSORPTION TRENCHES SHALL BE CONSTRUCTED IN THE FILL MATERIAL. TO MAINTAIN THE REQUIRED 24 INCH VERTICAL SEPARATION BETWEEN TRENCH BOTTOMS AND SEASONAL HIGH GROUNDWATER OR IMPERVIOUS SOIL, TRENCHES MUST NOT BE DEEPER THAN TWELVE (12) INCHES IN THE FILL. TRENCHES SHALL NOT BE CONSTRUCTED IF THE FROST HAS PENETRATED THE FILL MORE THAN THREE (3) INCHES.
5. THE ENTIRE SURFACE OF THE FILL SYSTEM, EXCEPT THE TAPER, SHALL BE COVERED WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL MOUNDED TO ENHANCE RUNOFF FROM THE SYSTEM AND SEEDED TO GRASS. TAPERS SHALL BE COVERED WITH THREE (3) TO SIX (6) INCHES OF TOPSOIL.
6. SWALES SHALL BE CONSTRUCTED TO DIVERT SURFACE WATER AROUND THE SYSTEM AND PROVIDE DRAINAGE AWAY FROM THE SYSTEM.

OWTS INSPECTION PROCEDURE NOTES:

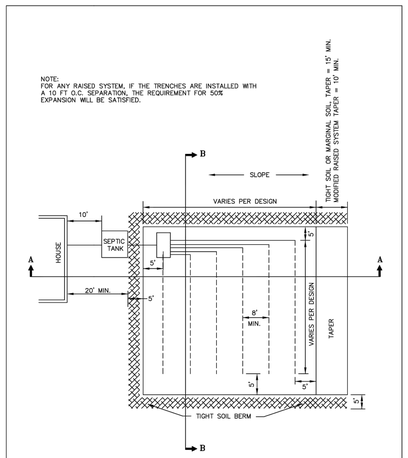
PLEASE CALL THE MCDPH AT 753-5060 AT LEAST 24-HR IN ADVANCE TO SCHEDULE THE FOLLOWING INSPECTIONS:

1. PLOW INSPECTION - THE MCDPH WILL VERIFY THE PLOW IS ADEQUATE AND VERIFY THE LOCATION AND ORIENTATION OF THE FUTURE SAND BED. IF REQUESTED, A SAND SAMPLE WILL BE TESTED.
2. SAND BED INSPECTION - BEFORE INSTALLATION OF THE TRENCHES, THE MCDPH WILL VERIFY SAND BED DIMENSIONS AND DEPTH. A PERCOLATION TEST WILL BE CONDUCTED IN THE SAND FILL.
3. COMPLETE INSPECTION - BEFORE BACKFILLING, THE MCDPH WILL VERIFY ALL SYSTEM COMPONENTS ARE INSTALLED PER THE APPROVED PLAN AND MCDPH REQUIREMENTS.
4. FINAL GRADE INSPECTION - THE MCDPH WILL VERIFY THERE IS ADEQUATE COVER OVER SYSTEM COMPONENTS AND SURFACE DRAINAGE IS ADEQUATE.

IF YOU HAVE ANY QUESTIONS REGARDING THESE PROCEDURES, PLEASE CONTACT THIS OFFICE AT (585) 753-5060.

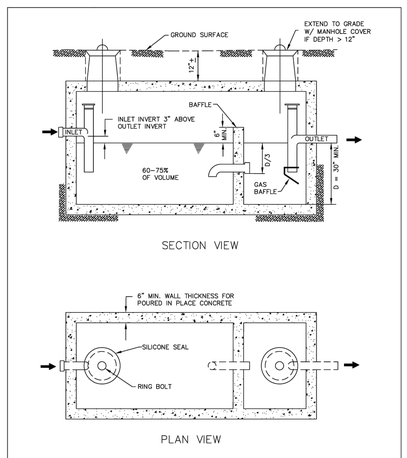
SEPTIC SYSTEM DESIGN TABLE

Lot No.	Test Location No.	Perc Rate of in-situ soil (Minutes)	NO. OF BEDROOM	Design Flows (GPD/Bedroom)	Septic tank	Lf.tile required	LF.TILE PROVIDED	NO. OF LATERALS	LENGTH OF LATERALS B	AVG. SIZE OF BED A	AVG. SIZE OF BED C	Minimum Basal Area (Sq. Feet)	Design Basal Area (Sq. Feet)	Minimum Sand Fill (D)	Type of Septic System Proposed	Distribution Box/ Drop Box
1	N/A	6 (30 for sand fill)	2	110	1250	184	184	4	46'	40'	65'	N/A	2,600	12"	Modified Raised	Distribution Boxes
2	N/A	9 (30 for sand fill)	3	110	1250	275	275	5	55'	40'	65'	N/A	2,600	11"	Modified Raised	Distribution Boxes



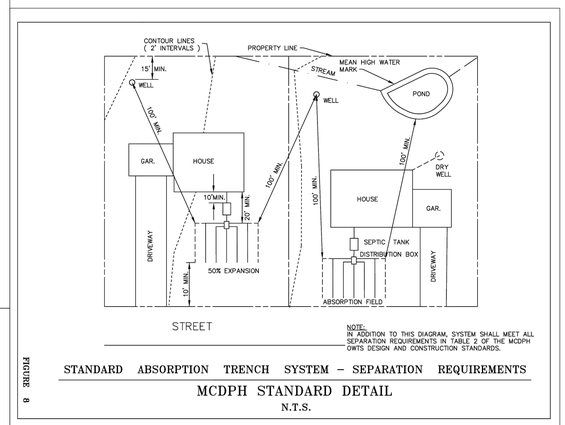
RAISED FILL SYSTEM PLAN
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 15



SEPTIC TANK
MCDPH STANDARD DETAIL
N.T.S.

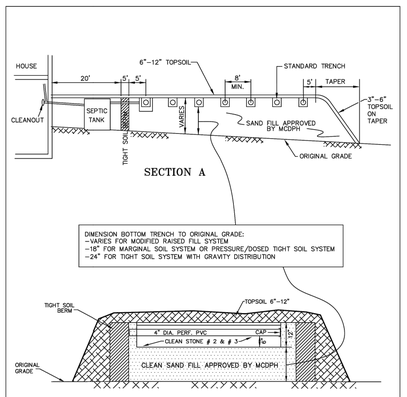
FIGURE 2



NOTE:
IN ADDITION TO THIS DIAGRAM, SYSTEM SHALL MEET ALL SEPARATION REQUIREMENTS IN TABLE 2 OF THE MCDPH OWTS DESIGN AND CONSTRUCTION STANDARDS.

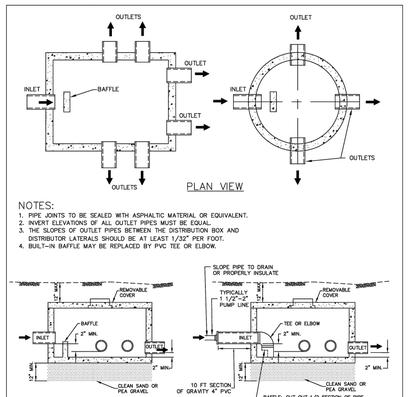
STANDARD ABSORPTION TRENCH SYSTEM – SEPARATION REQUIREMENTS
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 8



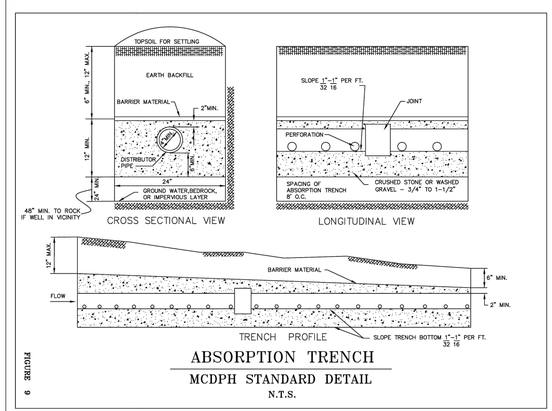
RAISED FILL SYSTEM SECTIONS
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 16



DISTRIBUTION BOX
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 4



ABSORPTION TRENCH
MCDPH STANDARD DETAIL
N.T.S.

FIGURE 9

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

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DeSEYN SUBDIVISION

SITUATED IN

PART OF TOWN LOT 1
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

WILKINSON & PANNELL ROAD
RESIDENTIAL LOT
DEVELOPMENT

TAX NO: 195.01-01-010

PROJ. NO: 25-0205

CLIENT:
PAUL SORBELLO
23 FOURTH AVENUE
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY: CHECKED BY:

ISSUED: SCALE:

AUGUST 14, 2026

PROJECT STATUS

PRELIMINARY / FINAL

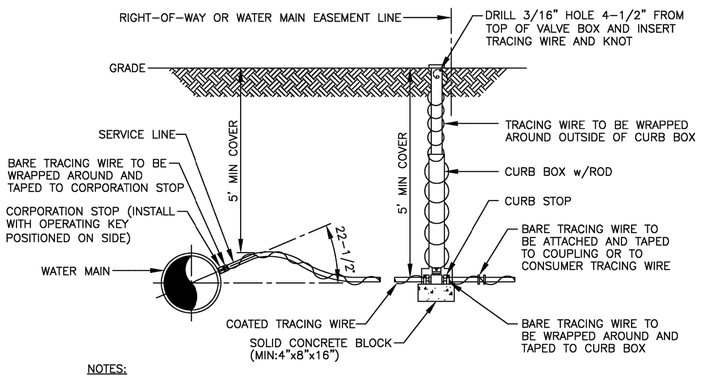
DRAWING TITLE

SEPTIC DETAILS

SHEET NUMBER	DRAWING NUMBER
5 of 6	C-300

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R:\DETAILS\DME\2016 DME DETAILS\DME 17.DWG



NOTES:

1. COPPER SERVICE TO BE USED UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. TRACING WIRE TO BE USED WITH POLYETHYLENE SERVICE ONLY.

SERVICE INSTALLATION

NOT TO SCALE

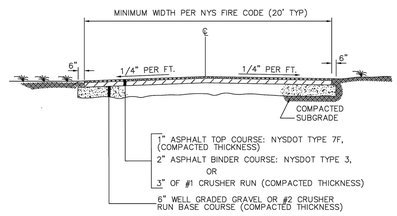
MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK

DME 17 | SEPT 2016 DATE

COMMON DRIVE SECTION

NTS

TO SERVE 2 – 4 RESIDENCES



NOTES:

1. DRIVE SHALL BE PAVED IN ALL ZONING DISTRICTS EXCEPT RT & RS. STONE SURFACED DRIVES SHALL BE PAVED WITHIN THE ROAD RIGHT-OF-WAY.
2. IF CLOSED DRAINAGE SYSTEM IS NOT AVAILABLE, PROVIDE ROADSIDE SWALE WITH A MINIMUM 1% LONGITUDINAL SLOPE THAT DRAINS TO AN EXISTING CONVEYANCE CHANNEL/SYSTEM.

D5
JANUARY 2021

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

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

1. 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.
2. 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.
3. Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
4. Water service lines shall be identified as:

DESCRIPTION	SIZE [a]	MATERIAL[b]	TYPE [c]
MCWA Portion = from the water main to and including the control valve on the ROW/property/easement line	1.5"	Type "K" Copper	DS
Private Portion = from the control valve to the meter	1.5"	PE	DS

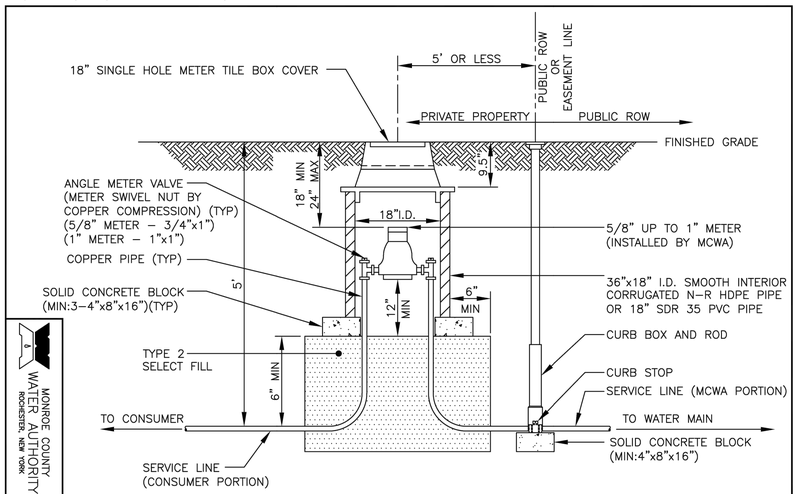
[a] Minimum size is 1-inch.
[b] Acceptable material for private portion is either Type "K" Copper or Polyethylene plastic (PE) #4710, SDR 9, AWWA C901, NSF-PW, 250 psi (CTS OD)
[c] Service Types include: Domestic = DS, Fire = FS, or Combined = CMB

5. The Water Authority's portion of the service line shall be installed after the private portion of service is installed.
6. 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 ½-inch and 2-inch meters may require a bypass assembly depending upon the application. 3-inch and larger meters require a bypass assembly.

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK

JAN 2025 DATE | DME 27

R:\DETAILS\DME\2024 DME DETAILS\DME 19-METER IN TILE INSTALLATION.DWG



METER TILE INSTALLATION

NOT TO SCALE

MONROE COUNTY WATER AUTHORITY, ROCHESTER, NEW YORK

DME 19 | JAN 2025 DATE

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\\LUCIDLINK\ACTIVE-PROJECTS\2025\25-0205 WILKINSON RD\02 CAD\01 CONTRACT PLANS\05 DETAILS.DWG

MCMAHON LARUE
ENGINEERS AND SURVEYORS

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

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DeSEYN SUBDIVISION

SITUATED IN

PART OF TOWN LOT 1
TOWNSHIP 12 - RANGE 4
PHELPS AND GORHAM PURCHASE
TOWN OF PERINTON, MONROE COUNTY
STATE OF NEW YORK

PROJECT:

WILKINSON & PANNELL ROAD RESIDENTIAL LOT DEVELOPMENT

TAX NO: 195.01-01-010

PROJ. NO: 25-0205

CLIENT:
PAUL SORBELLO
23 FOURTH AVENUE
FAIRPORT, NEW YORK 14450

DATE	REVISIONS	BY:

DRAWN BY: CHECKED BY:

ISSUED: SCALE:

AUGUST 14, 2026

PROJECT STATUS

PRELIMINARY / FINAL

DRAWING TITLE

MISC. DETAILS

SHEET NUMBER	DRAWING NUMBER
6 of 6	C-301

181.04-1-3
Wilkinson Rd.
(Field Crops)

Thomas and Arlene Sheridan
420 Pannell Rd. Fairport, NY 14450

181.03-1-30.1
270 Wilkinson Rd.
(Field Crops)

Floris Lent & Trust
270 Wilkinson Rd. Fairport, NY 14450

195.01-1-9.1
639 Pannell Rd
(Field Crops)

Mark Greene
3170 Clover St. Pittsford, NY 14534

SUBJECT SITE
195.01-1-10
(Field Crops)

10
30.3A(C)

WILKINSON ROAD
PANNELL ROAD
RYAN ROAD
KECK ROAD
DAILEY ROAD
VICTOR ROAD
COUNTY RTE. 52
POWER AUTHORITY OF NEW YORK STATE R.O.W. 300'
FAIRPORT CENTRAL VICTOR CENTRAL
PER COUNTY D.P.W.
APPROPRIATION L 1182 P 63 M 9 P 20,21,22,24
APPROPRIATION L 1182 P 49 M 12 P 5
P.E. TO COUNTY L 1182 P 49 M 5 P 13
APPROPRIATION L 1182 P 45 M 10 P 4
APPROPRIATION L 1182 P 38 M 3 P 4
P.E. TO COUNTY L 1182 P 38 M 3 P 5
PORTION OF PARCEL 194.02-01-015
COURTESY COMBINATION PER ASSESSOR 03/07/2002
HIGHLANDS SUB LIBER 227 PG.45
DUTTON SUB. LIBER 264 PG.19
ELLSWORTH SUBDIVISION LIBER 182 PG. 89
KIER SUB. 311-78
BUMPUS SUB. 291-50
BUMPUS AMENDED 291-90
BUMPUS SUB. 344-83 RESUB. 351-80
ELLSWORTH SUBDIVISION
N1,112,000
N1,108,000
E816,000
E822,000
ONTARIO
COUNTY

MAP REVISIONS							
DATE	MADE BY	DATE	MADE BY	DATE	MADE BY	DATE	MADE BY
3/8/2002	TSC	3/1/2016	LRP				
3/19/2002	TSC	4/21/2022	LRP				
4/24/2002	TSC						
3/8/2010	LRP						
12/12/2012	LRP						

SPECIAL DISTRICTS	
FIRE: Egypt Fire Protection District	
FIRE: Perinton Ambulance District	
SCHOOL: FAIRPORT	
SCHOOL: VICTOR	
SEWER: Perinton Consolidated Sewer	

WARNING: Use of monument and penalty for destruction thereof is established by law. Contact the Monroe County Surveyor for exact monument location.

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THIS MAP IS FOR TAX PURPOSES ONLY

Property Line; Right of Way; Original Sublot Line; Railroad; Easement; Water Course
Town/County Boundary; Village Boundary; Block Limit Line; Great Lot or Tract Line; Monument; Great Lot or Tract No
Tax Map Block No; Centroid Position; Wetland Marker
S Sewer District; F Fire District; W Water District; L Light District; R Refuse District; P Park District
M Snow Removal District; K Sidewalk District; W Pure Waters District; SCH School District; D Development District
2 Tax Map Parcel No; Original Sublot No; 17.5A Acreage; 225.54 Lot Dimension; 173.35(D) Deed Dimension; 500(S) Scaled Dimension; Denotes Parcel Continuation

200 0 200 Feet
60 0 60 Meters
SCALE: 1" = 200'

N

180.04	181.03	181.04
194.02	**195.01**	195.02

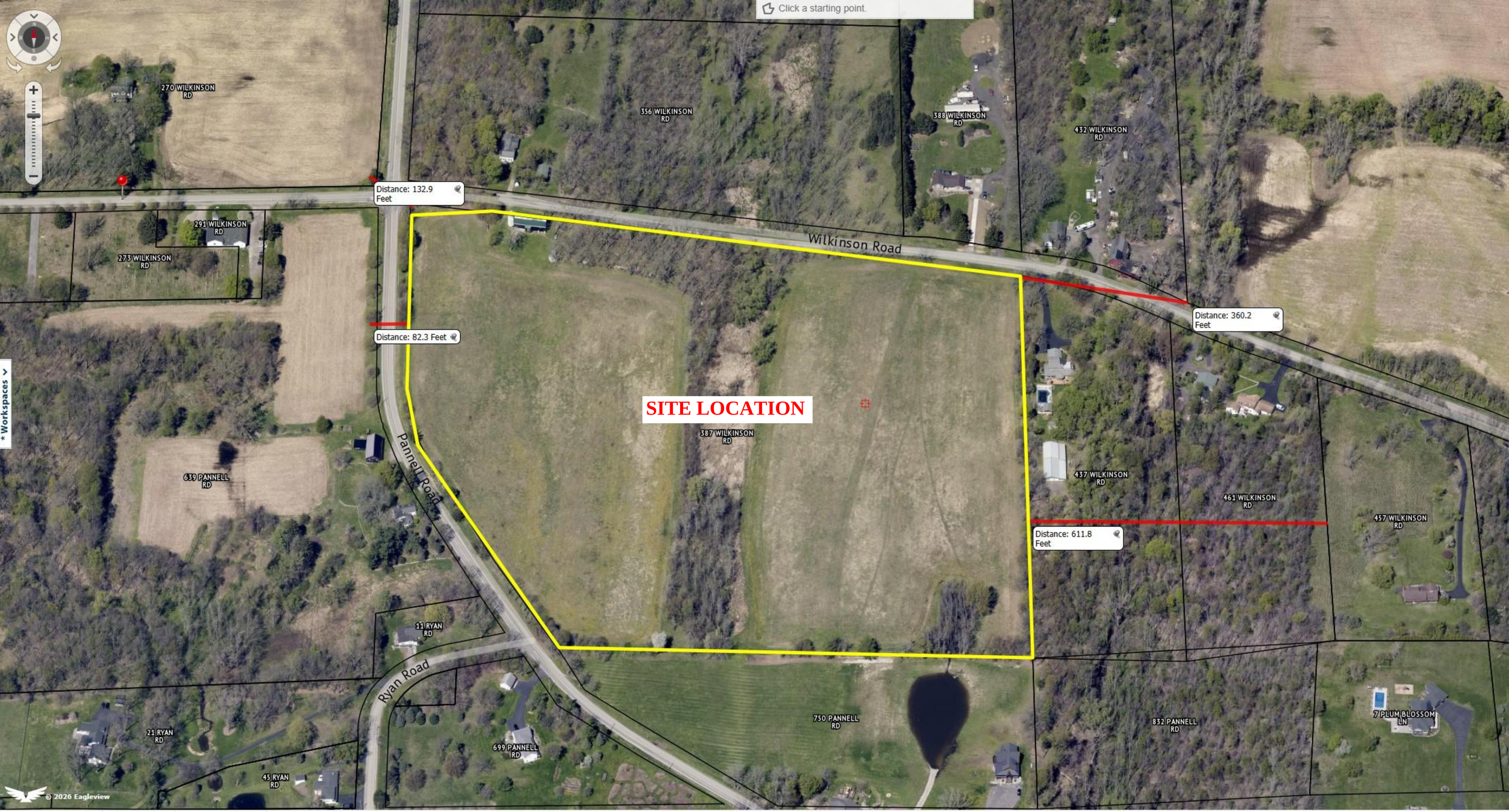
SHEET INDEX

TAX MAP **195.01**

Town of Perinton
Monroe County, New York

Prepared By
REAL PROPERTY SERVICE AGENCY
Map Date: April 21, 2022

Provided by Landmax Data Systems Inc., October 2022


Click a starting point.
270 WILKINSON RD
356 WILKINSON RD
388 WILKINSON RD
432 WILKINSON RD
Distance: 132.9 Feet
291 WILKINSON RD
273 WILKINSON RD
Wilkinson Road
Distance: 360.2 Feet
Distance: 82.3 Feet
SITE LOCATION
387 WILKINSON RD
639 PANNELL RD
Pannell Road
437 WILKINSON RD
461 WILKINSON RD
457 WILKINSON RD
Distance: 611.8 Feet
11 RYAN RD
Ryan Road
750 PANNELL RD
832 PANNELL RD
7 PLUM BLOSSOM LN
21 RYAN RD
699 PANNELL RD
45 RYAN RD
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* Workspaces
map: Auto (Oblique)
Dates: Latest
image 1 of 6
04/27/2026