Chris Mueller

From: tsnow@[redacted]
Sent: Wednesday, October 28, 2026 3:45 PM
To: Chris Mueller
Cc: Lori Stid
Subject: Re: ZBA Variance Request - Qualitrol Sign - Modification to the Application

[CAUTION: This email originated from outside of the organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe]

By all means, please correct my mistake, 174-10 A works for me.

Thank you!

--
Sincerely,
Tony Snow
Gupp Signs
340 Lake Ave
Rochester, NY 14608
585-[redacted]
tsnow@[redacted]

---- Chris Mueller <cmueller@perinton.gov> wrote:
Tony,

Town Staff was reviewing your sign application for Qualitrol and discovered that the variance section you put down is 174-10 where it should have been 174-10 A.

We can modify the application to show the correct code, but we need your approval to modify the application.

If you respond to this email stating that you approve the modification that would be suffice, or you can come in with a new application with the proper code section.

Please let me know how you would like to proceed.

Chris L. Mueller
Volunteer Board Coordinator
Town of Perinton
1350 Turk Hill Road
Fairport, NY 14450
585-223-0770 - Phone
585-223-3629 - Fax
cmueller@perinton.org

GUPP Signs

Rochester Signs Since 1931 Inc.
340 Lake Ave. - Rochester, NY 14608
585 244-5070 - tsnowguppsign.com

Quality Signs & Vehicle Graphics
Since 1931

10/15/26

Town of Perinton, New York
1350 Turk Hill Road
Fairport, NY 14450

Zoning Board of Appeals,

Enclosed is an application for one monument sign for Qualitrol Company LLC located at 1385 Fairport Road, Fairport, NY.

We are proposing to erect a 4' x 8' (32 sf) double sided LED illuminated monument sign set on an 18"h aluminum skirt base at the driveway entrance to the complex off Fairport Road.

The enclosed application details and illustrates the proposed sign which complies with square footage and illumination allowances set forth in the town code, however, the code calls for a 25' setback from the property line set forth in section 174-10, of the sign code.

Due to the fact that there is a 20' wide easement 13 feet inside the property line for the Town Sewer Department, we are seeking an area variance to place the propsed sign inside the 25' requirement.

We've also included illustrations of existing neighboring business signs that fall into the same setback issue which pose no adverse effects to the character of the area.

I will present the plan at the ZBA meeting and answer any pertinent questions regarding the sign proposed in the application.

Thank you for your consideration,

Tony Snow
President, GM
RSS 1931 Corporation, dba Gupp Signs

TOWN OF PERINTON

1350 TURK HILL ROAD. FAIRPORT, NEW YORK 14450-8796

(585) 223-0770, Fax: (585) 223-3629, www.perinton.org

NUMBER _____ FEE $_____
(verify fee with staff)

MEETING DATE Dec 11/23/20

APPLICATION FORM -AREA VARIANCE - **COMMERCIAL**

Please see Zoning Board of Appeals Procedures and Application Requirements

1. APPLICANT

Name Gupp Signs - Tony Snow Phone 585-244-5070

Mailing address 340 Lake Ave City Rochester Zip 14608

Interest in Property: Owner_____ Lessee_____ Other Agent

2. PROPERTY OWNER (if other than applicant)

Name Qualitrol Company LLC Phone [redacted]

Mailing address 1385 Fairport Road City Fairport NY Zip 14450

3. ATTORNEY (if represented)

Name_____ Phone_____

Mailing address_____ City_____ Zip_____

4. INTEREST: Does any officer or employee of the State of New York, County of Monroe, or Town of Perinton have any interest in the owner/applicant or the subject property?

Yes_____ No X

If yes, who?

Name_____ Address_____

INTEREST (explain):

_____

5. **LOCATION:** Street Address OR tax id # if no street address given
1385 Fairport Road, Fairport NY 14450

6. **SIZE OF PARCEL:** 10 ACRE

7. **PRESENT USE OF PROPERTY:** INDUSTRIAL

8. **ZONING DISTRICT:** INDUSTRIAL **TAX ACCOUNT #** 152.15-2-9.1

9. **APPLICATION FOR VARIANCE OF CODE SECTION(S):** 174-10 setbacks
AREA VARIANCE FOR SETBACK FOR MONUMENT SIGN

10. **DESCRIBE SPECIFICALLY THE NATURE OF YOUR REQUEST:**
We are seeking an exception of the required 25' setback from the property line for the placement of a monument sign.

There exists a 20' wide sewer easement on this propert that runs 13'-14' off the property line which in order to avoid, would place the proposed sign more than 33' off the property line. This would significantly reduce the usefullness and effectiveness of the sign.

11. **DESCRIBE THE LOCATION, USE AND SIZE OF STRUCTURES, AND OTHER LAND USES WITHIN 100 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY** The property is located in an industrial section of Fairport Road with neighboring commercial businesses and a public park across the road.

12. **HOW SUBSTANTIAL IS THE VARIANCE REQUESTED IN RELATION TO THE CODE?**

CODE REQUIRES: 25' setback from property line for placement of monument sign.

REQUEST IS: 5' setback from property line

13. **WILL GRANTING YOUR REQUEST RESULT IN AN INCRESASE IN POPULATION DENSITY?** NO ✓ YES___ **IF YES, WHAT EFFECT WILL THIS HAVE ON AVAILABLE GOVERNMENT FACILITIES?**

14. **WILL YOUR REQUEST RESULT IN A SUBSTANTIAL CHANGE IN CHARACTER OR BE DETRIMENTAL TO SURROUNDING PROPERTIES?** NO ✓ YES___

15. **CAN THE DIFFICULTY WHICH LEADS YOU TO APPLY FOR THIS VARIANCE BE SOLVED IN ANOTHER MANNER?** NO ✓ YES___ *If yes how?*

16. **WHY DO YOU FEEL YOUR VARIANCE REQUEST IS PROPER?**
we feel this request to be proper in that many neighboring business signs are located well within this setback requirement. Compared to the three closest neighboring businesses, our plan places the sign further off the road than theirs. see comparison illustration

17. **IS THIS PROPERTY IN A LIMITED DEVELOPMENT DISTRICT?** NO ✓ YES___

I certify that the information supplied on this application is complete and accurate, and that the project described, if approved, will be completed and the premises used as stipulated in this request.

Signature of Applicant: Tony Snow Date 10-2-26

Printed name of Applicant Tony Snow - Gupp Signs

Property Owner (If other than applicant)

I have read and familiarized myself with the contents of this application and do hereby consent to its submission and processing.

Signature of property owner [signature] Date 10-2-26

Printed Name of property owner Tim Niedens

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, Jim Niederst, authorize
(print owner name legibly)

Gupp Signs - Tony Snow
(applicant/engineer name & company name)

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

Signage applications for Variance and Permits,
(site plan/subdivision/change of use, etc.)

for the property that I own located at 1385 Fairport Road Fairport NY 14450

Signature

10-2-25
Date

form date – 3/29/12

CHICAGO TITLE

SEARCH NO.: 1916-1157SCH

1. Isaac Gordon

-to-

Qualitrol Corporation

Warranty Deed
Dated: March 5, 1962
Ack: March 5, 1962
Rec: March 6, 1962
Liber 3394 **of Deeds page** 49

Conveys ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, County of Monroe and State of New York and being part of Town Lot #53 in Township 12, Range 4 and bounded and described as follows:

Beginning at the point of intersection of the east line of the former transmission line property of the Rochester,Syracuse & Eastern Railroad Company, now owned by Orlo Peters and wife, and the south line of the Rochester-Fairport Road (as widened by parcels conveyed to County of Monroe by James Cotter and wife by deeds recorded in Monroe County Clerk's Office in Liber 1206 of Deeds at Page 93 and Liber 1599 of Deeds at Page 274, respectively): thence in a general southerly direction along the said east line of said former transmission line property seven hundred thirty and nineteen one-hundredths (730.19) feet to a point; thence in a general easterly direction in a straight line at right angles to said last course, three hundred ninety-four (394) feet to a point; thence in a general northerly direction in a straight line and at right angles to said last course five hundred ninety-three and fifty-seven one-hundredths (593.57) feet more or less, to a point where said straight line intersects the south line of said Rochester-Fairport Road as so widened; thence in a general northwesterly direction along the southerly line of said Rochester-Fairport Road, as so widened, to the point of beginning. Being part of the parcel conveyed to Wetmore & Sugden Inc. by Merrill H. Forster by deed dated May 19, 1955 and recorded in said Clerk's Office in Liber 2963 of Deeds at Page 341.

The party of the first part reserves for himself, his distributees and assigns forever a Right of Way for ingress, egress and regress in common with the party of the second part, its successors and assigns over a strip of land thirty feet in width, measured at right angles to its east and west lines and extending from the Rochester-Fairport Road in a general southerly direction to the south line of the parcel herein conveyed, the west line of said Right of Way to be forty feet measured at right angles from and parallel with the west line of the parcel herein conveyed.

Said Right of Way shall serve party of the first part, his distributees and assigns, for the purpose of passage over that portion retained by the party of the first part as set forth in a deed recorded in Monroe County Clerk's Office on July 19, 1960, in Liber 3284 of Deeds at Page 431 and the Rochester-Fairport Road.

The necessary expenses which from time to time shall accrue for repairing, cleaning (including snow removal) and maintaining said Right of Way by the party of the second part shall be borne by the parties hereto, their distributees, successors and assigns in proportion to the use by their respective parcels so served by said Right of Way; provided that no such cost shall be borne by the party of the first part until such time as the party of the first part subdivides, develops or makes any use of his said parcel served by the aforesaid Right of Way

Subject to public utility easements and easements and covenants of record if any in the Monroe County Clerk's Office affecting said premises

Being the same premises conveyed by deed recorded in Monroe County Clerk's Office on July 15, 1960 in Liber 3284 of Deeds at Page 102

Subject to mortgage now discharged of record

Contains lien fund clause.

U.S. Revenue Stamps for $___ (illegible)

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2. Segaun Corporation formerly Qualitrol Corporation whose corporate name was changed from Qualitrol Corporation to Segaun Corporation pursuant to a Certificate of Change filed with the Secretary of State of New York on November 29, 1965

-to-

Qualitrol Corporation

Warranty Deed
Dated: November 30, 1965
Ack: November 30, 1965
Rec: November 30, 1965
Liber 3696 **of Deeds page** 115

Conveys same premises as #1 (Liber 3394 of Deeds at Page 49)

This conveyance is made and accepted subject to the reservation by Isaac Gordon for himself, his distributees and assigns forever, of a Right of Way for ingress, egress and regress, in common with the party of the first part its successors and assigns, over a strip of land thirty feet in width, measured at right angles to its east and west lines and extending from the Rochester-Fairport Road in a general southerly direction to the south line of the parcel herein conveyed, the west line of said Right of Way being forty feet measured at right angles from and parallel with the west line of the parcel herein conveyed, and subject to the covenant respecting the sharing of the necessary expenses which from time to time shall accrue for repairing, cleaning (including snow removal) and maintaining said Right of Way, all as set forth in deed from Isaac Gordon to the party of the first part dated March 5, 1962 recorded in the Monroe County Clerk's Office on March 6, 1962 in Liber 3394 of Deeds at Page 49

Subject to all covenants, easements and restrictions of record

Together with all right, title and interest if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof

Contains lien fund clause.

U.S. Revenue Stamps for $40.00 affixed

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3. Hircliff, LTD.

-to-

Qualitrol Corporation

Warranty Deed
Dated: April 15, 1971
Ack: April 15, 1971
Rec: April 15, 1971
Liber 4114 **of Deeds page** 370

Conveys ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, County of Monroe and State of New York and more particularly described as follows:

PARCEL I

ALL THAT TRACT OR PARCEL OF LAND containing 8.818 acres more or less, being part of Town Lot 53, Township 12, Range 4 in the Town of Perinton, County of Monroe and State of New York all as shown on Map Number 1033.00-20 showing property to be conveyed by Hircliff, Ltd., dated October 9, 1970 and revised March 3, 1971, prepared by Sear, Brown, Schoenberger, Costich & Maletta, Civil Engineers and Land Planners, a copy of which is attached hereto and being more particularly bounded and described as follows:

Beginning at the southeast corner of Qualitrol Corporation property , formerly Rellum Realty, Inc. described in a deed and recorded in Monroe County Clerk's Office in Liber 2984 of Deeds at Page 259, said point being 593.57 feet southerly from the Right of Way line of Fairport Road, measured along the east boundary of Qualitrol Corporation property; thence (1) S 1 ° 04' 50" W, along the straight extension of said Qualitrol Corporation east boundary line along the east boundary line of Hircliff, Ltd. property, a distance of 941.44 feet to an existing iron pin set in the southeast corner of Hircliff, Ltd. property; thence (2) N 87 ° 01' 30" W, along the south boundary of Hircliff, Ltd. property, said line being also the north boundary of (now or formerly) Gabrielli Brothers Corporation property, a distance of 394.22 feet to the southwest corner of former Gordon Estate property, said point being in the east boundary line of former Rochester, Syracuse and Eastern Railroad property; thence (3) N 1 ° 04' 50" E along the east boundary line of property conveyed to Hircliff, Ltd. as described in Liber 3837 of Deeds at Page 440 recorded in Monroe County Clerk's Office, said line being the east boundary of former Rochester, Syracuse and Eastern Railroad property, 140.65 feet to a point; thence (4) N 88 ° 55' 10" W at right angles to the preceeding line, 20.00 feet to a point said point being the northeast corner of property conveyed by Jay H. Stubbings to Hircliff, Ltd described in a deed and recorded in said Clerk's Office in Liber 3810 of Deeds at Page 335; thence (5) N 1 degree 04' 50" E along the west boundary line of property conveyed to Hircliff, Ltd. as described in deed recorded in said Clerk's Office in Liber 3837 of Deeds at Page 440, a distance of 787.76 feet to the northwest corner of Hircliff, Ltd property; thence (6) S 88 ° 55' 10" E along the north boundary line of Hircliff, Ltd property most of said line being also the south boundary of Qualitrol Corp. property, 414.00 feet to the point of beginning

Being part of the same premises conveyed to the grantor herein by deed of Gean A. Gordon, Robert W. Clarke, and Lincoln Rochester Trust Company as Executors of the last will and testament of Isaac Gordon, which deed was recorded in said Clerk's Office in Liber 3837 of Deeds at Page 442 on August 15, 1967,

Parcel I is also a part of the premises conveyed to the grantor herein by deed of Orlo Peters and Irene Peters, his wife dated August 15, 1967 and recorded in Liber 3837 of Deeds at Page 440 in said Clekr's Office

PARCEL II

Also conveying herewith all of the grantor's right, claim, title and interest in and to a Right of Way for ingress, egress and regress over a strip of land 30 feet in width measured at right angles to its east and west lines and extending from Fairport Road southerly to the north bound of Hircliff Ltd. property herein conveyed, the west line of said Right of Way to be 40 feet east, measured at right angles, from the west boundary of Qualitrol Corporation property, said west boundary being the east boundary of former Rochester, Syracuse and Eastern Railroad property, conveyed to Orlo Peters and Irene Peters, his wife by County of Monroe September 4, 1945 and recorded in Liber 2279 of Deeds at Page 454, in said said Clerk's Office.

Being a part of the same premises namely a Right of Way conveyed to the grantor herein by deed of Jean A. Gordon, Robert W. Clarke and Lincoln Rochester Trust Company as Executors of the last will and testament of Isaac Gordon which deed was recorded in said Clerk's Office in Liber 3837 of Deeds at Page 442 on August 15, 1967

PARCEL III

ALSO, conveying herewith an easement for sanitary and storm sewers and water line over the strip of land 20 feet wide, extending from the south Right of Way line of Fairport Road to the north boundary of Hircliff, Ltd. property herewith conveyed, said strip being the former Rochester Syrcause and Eastern Railroad property, said easement described in a deed from Orlo Peters and Irene Peters, his wife to Hircliff Ltd. dated August 15, 1967 and recorded in Liber 3837 of Deeds at Page 440 in said Clerk's Office.

PARCEL IV

ALSO, conveying herewith to the grantee herein the right to convey to the Town of Perinton, or any sewer district thereof a permanent easement for future sanitary and storm sewers 20 feet in width, over, under and across a part of the premises conveyed to the grantor herein by deed of Jay H. Stubbings recorded in said Clerk's Office in Liber 3810 of Deeds at Page 335. Said easement is more particularly described as follows:

Commencing at a point formed by the intersection of the west line of Sunnybrook Lane with the south line of premises conveyed to the grantor herein by deed of Jay H. Stubbings, recorded in said Clerk's Office in Liber 3810 of Deeds at Page 335; thence (1) easterly along the said south line and the south line produced easterly a distance of 144 feet, more or less, to a point in the east line of the premises conveyed to the grantor herein by deed of Orlo Peters and Irene Peters, his wife, recorded in said Clerk's Office in Liber 3837 of Deeds at Page 440; thence (2) northerly along the said east line from formerly Peters' premises, a distance of 20 feet to a point; thence (3) westerly along a line parallel to and 20 feet distant at all points from course #1, a distance of 144 feet to a point; thence (4) southerly a distance of 20 feet to the point and place of beginning

Subject to the prior right of the grantor herein to convey the aforementioned easement to the Town of Perinton, or any sewer district thereof in which case any consideration paid for said easement shall belong to the grantee herein, its successors or assigns.

The grantor reserves the right upon the conveyance of the aforementioned easement to the Town of Perinton by the grantor or grantee herein, to connect into and use any sanitary or storm sewer facilities appurtenant to said easement

Subject to all covenants, easements and restrictions of record including an easement for sanitary and storm sewer purposes, 20 feet in width as described in a deed from Orlo Peters and Irene Peters, his wife to Gabrielli Brothers Corporation, recorded in said Clerk's Office in Liber 3837 of Deeds at Page 401

By the acceptance and recording of this deed, the grantee herein, its successors or assigns, as a covenant running with the land, promises that upon the creation of a sewer district of the Town of Perinton which shall include within its boundaries Parcel I above, it will convey to the said Town of Perinton or a sewer district thereof, an easement for sanitary and storm sewer purposes, over, under, and across a parcel of land more particularly described as follows:

Commencing at a point on the west line of Parcel I above where it is intersected by the north line (Course #3) of Parcel IV above; thence (1) southerly along the west line of the aforesaid Parcel I a distance of 35 feet more or less, to a point which is the southwest corner of said Parcel I: thence (2) south 87 ° 01' 30" east along the south line of Parcel I a distance of 394.22 feet to an iron pin in the southwest corner of Parcel I; thence (3) north 1 ° 04' 50" east along the east line of the said line of Parcel I, a distance of 20 feet more or less, to the point of intersection of this course with the hereinafter described course #4; thence (4) westerly along a line parallel to and 20 feet distant at right angles at all points from course #2 herein a distance of 374.22 feet to a point; thence (5) northerly on a line parallel to and 20 feet distant at right angles at all points from course #1 herein, a distance of 15 feet to a point; thence (6) westerly a distance of 20 feet more or less, to the point or place of beginning

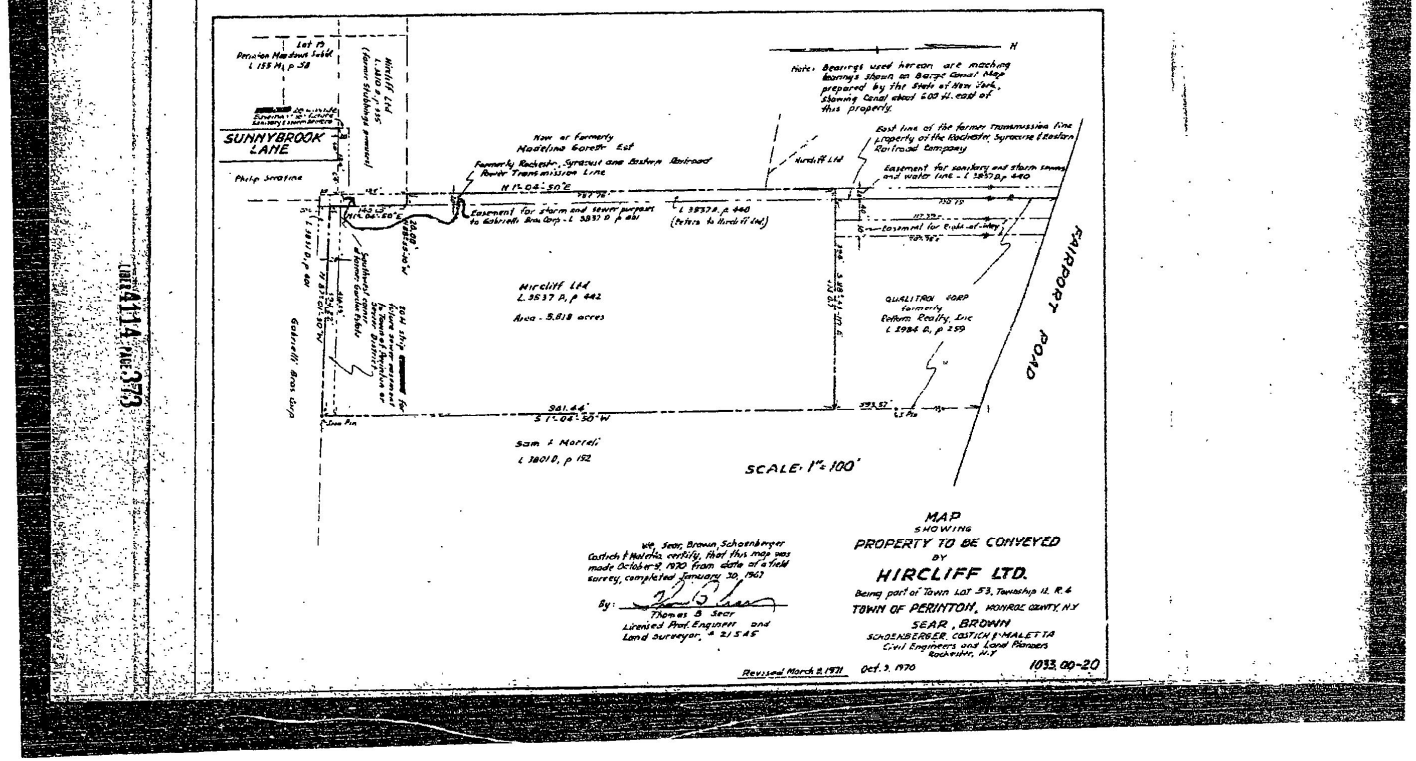
Contains lien fund clause.

CHICAGO TITLE

SEARCH NO.: 1916-1157SCH

N.Y. Doc. Stamps for $82.50 affixed

See maps attached


SUNNYBROOK LANE
Lot 15
Pension Meadows Subd.
L 139 M, p 38
Hircliff Ltd
L 3410 p 155
(formerly Stubbings property)
Philip Serafino
New or Formerly
Madeline Goreth Est
Formerly Rochester, Syracuse and Eastern Railroad
Power Transmission Line
N 1°-04'-50"E
787.78'
Easement for storm and sewer purposes to Gabrielli Bros Corp - L 3937 D p 441
L 3537 p 440
(Refers to Hircliff Ltd)
Hircliff Ltd
East line of the former transmission line property of the Rochester Syracuse & Western Railroad Company
Easement for sanitary and storm sewer and water line - L 3537 p 440
Hircliff Ltd
L 3537 D, p 442
Area - 5.818 acres
Gabrielli Bros Corp
L 3411 D, p 461
Southern boundary of Sewer District #4
Iron Pin
961.44'
S 1°-04'-50"W
Sam & Morredi
L 3801 D, p 192
QUALITROL CORP
formerly
Pottum Realty, Inc
L 3984 D, p 259
AIRPORT ROAD
SCALE: 1" = 100'
Note: Bearings used hereon are matching bearings shown on Barge Canal Map prepared by the State of New York, showing Canal about 600 ft. east of this property.
We, Sear, Brown, Schoenberger Costich & Maletta, certify, that this map was made October 9 1970 from data of a field survey, completed January 30, 1963
By: Thomas B Sear
Licensed Prof. Engineer and Land surveyor. # 21545
MAP
SHOWING
PROPERTY TO BE CONVEYED
BY
HIRCLIFF LTD.
Being part of Town Lot 53, Township 12, R. 4
TOWN OF PERINTON, MONROE COUNTY, N.Y.
SEAR, BROWN
SCHOENBERGER, COSTICH & MALETTA
Civil Engineers and Land Planners
Rochester, N.Y.
Revised March 8, 1971
Oct. 3, 1970
1033.00-20

1.	Segaun Corporation, formerly Qualitrol Corporation, whose corporate name was changed from Qualitrol Corporation to Segaun Corporation pursuant to a Certificate of Change filed with the Secretary	Warranty Deed Dated November 30, 1965 Ack. Same date Rec. Same date Liber 3696 of Deeds, Page 115

-To-

Qualitrol Corporation

See Copies Attached.

Note: Set out for descriptive purposes only.

U. S. Internal Revenue Stamps Affixed

FORM 8014 N. Y. DEED—Full Compliance with Legal Document (Form 1, Consolidated Laws of 1917, Chap. 460, Statutory Form 1-A, Chap. 623 Laws of 1942)

TUTTLE LAW PRINT, INC., PUBLISHERS, BUFFALO, N.Y.
Tuttle Law Print Publishers, Buffalo N.Y.

64947

This Indenture,

Made the 30th day of November in the Nineteen Hundred and Sixty-five

Between SEGAUN CORPORATION, formerly Qualitrol Corporation, a domestic corporation whose corporate name was changed from Qualitrol Corporation to Segaun Corporation pursuant to a Certificate of Change filed with the Secretary of State of the State of New York on November 29 1965, with offices and principal place of business at Fairport, New York,

party of the first part, and

QUALITROL CORPORATION, a domestic corporation, with offices and principal place of business at Fairport, New York,

party of the second part,

Witnesseth that the party of the first part, in consideration of

One Dollar ($ 1.00)

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, its successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Perinton, County of Monroe and State of New York, and being part of Town Lot No. 53 in Township 12, Range 4, and bounded and described as follows:

Beginning at the point of intersection of the east line of the former transmission line property of the Rochester, Syracuse & Eastern Railroad Company, now owned by Orlo Peters and wife, and the south line of the Rochester-Fairport Road (as widened by parcels conveyed to County of Monroe by James Cotter and wife by deeds recorded in Monroe County Clerk's Office in Liber 1206 of Deeds, at page 93, and Liber 1599 of Deeds, at page 274, respectively); thence in a general southerly direction along the said east line of said former transmission line property Seven hundred thirty and nineteen one-hundredths (730.19) feet to a point; thence in a general easterly direction in a straight line at right angles to said last course Three hundred ninety-four (394) feet to a point; thence in a general northerly direction in a straight line and at right angles to said last course Five hundred ninety-three and fifty-seven one-hundredths (593.57) feet, more or less, to a point where said straight line intersects the south line of said Rochester-Fairport Road as so widened; thence in a general northwesterly direction along the southerly line of said Rochester-Fairport Road, as so widened, to the point of beginning. Being part of the parcel conveyed to Wetmore & Sugden, Inc. by Merrill H. Forster by deed dated May 19, 1955 and recorded in said Clerk's Office in Liber 2963 of Deeds, at page 341.

This conveyance is made and accepted subject to the reservation by Isaac Gordon for himself, his distributees and assigns forever, of a right of way for ingress, egress and regress, in common with the party of the first part, its successors and assigns, over a strip of land thirty feet in width, measured at right angles to its east and west lines and extending from the Rochester-Fairport Road in a general southerly direction to the south line of the parcel herein conveyed, the west line of said right of way being forty feet measured at right angles from and parallel with the west line of the parcel herein conveyed, and subject to the covenant respecting the sharing of the necessary expenses which from time to time shall accrue for repairing, cleaning (including snow removal) and maintaining said right of way, all as set forth in deed from Isaac Gordon to the party of the first part dated March 5, 1962 recorded in the Monroe County Clerk's Office on March 6, 1962 in Liber 3394 of Deeds at page 49.

This conveyance is also made and accepted subject to easements, restrictions and covenants of record.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof.

Liber 3693 Page 116

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, and assigns of the party of the second part forever.

1965 NOV 30 PM 2 1
MONROE COUNTY CLERK'S OFFICE
RECORDED

And the party of the first part covenants as follows:

First, That the 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 incumbrances; 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 the party of the first part will forever Warrant the title to said premises.

Sixth, That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 30th day of November Nineteen Hundred and Sixty-five

SEGAUN CORPORATION

By George E. Ford
President

State of New York
County of Monroe } ss.:

On this 30 day of November Nineteen Hundred and Sixty-five before me personally came

GEORGE E. FORD

to me personally known, who, being by me duly sworn, did depose and say that he resides in the Town of Brighton, Monroe County, New York that he is the President of SEGAUN CORPORATION the corporation described in, and which executed, the within Instrument; that he knows the seal of said corporation; that the seal affixed to said Instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

[redacted]

67

[redacted]

RECORD

SEGAUN CORPORATION

TO

QUANTUM CORPORATION

Dated November 30th, 1965

Recorded

Liber 3693 of Deeds, page 116

Monroe County, ss.

Received and recorded on the 30th day of November 1965 at 2 o'clock P.M.

[redacted]

MONROE COUNTY CLERK

2.	Hircliff, LTD	Warranty Deed
	-To-	Dated April 15, 1971 Ack. Same date
	Qualitrol Corporation	Rec. Same date
		Liber 4114 of Deeds, Page 370

See Copies Attached.

Note: Set out for descriptive purposes only.

2.

FORM 384X N. Y. INDED—WARRANTY with Lien Covenant (Form Corporation)

TUTHILL [illegible] Tuthill Law Print—Publishers Rochester N

This Indenture,

(ISE) 4114 PAGE 370

Made the 15 *day of* APRIL

Nineteen Hundred and Seventy-One

BETWEEN HIRCLIFF, LTD.,

RECORDED
1971 APR 15 PM 4:35

a corporation organized under the laws of the State of New York, with an office and place of business at 9 Wheatstone Circle, Fairport, New York,

party of the first part, and

QUALITROL CORPORATION, a New York corporation, with its principal office at 1385 Fairport Road, Fairport, New York,

party of the second part,

WITNESSETH *that the party of the first part, in consideration of*

ONE and 00/100----------*Dollar* ($ 1.00)
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, its successors *and assigns forever, all* THAT TRACT OR PARCEL OF LAND, situate in the Town of Perinton, County of Monroe, and State of New York, and more particularly described as follows:

PARCEL I

ALL THAT TRACT OR PARCEL OF LAND, containing 8.818 acres, more or less, being part of Town Lot 53, Township 12, Range 4, in the Town of Perinton, County of Monroe and State of New York, all as shown on Map Number 1033.00-20 showing property to be conveyed by Hircliff, Ltd., dated October 9, 1970 and revised March 3, 1971, prepared by Sear, Brown, Schoenberger, Costich & Maletta, Civil Engineers and Land Planners, a copy of which is attached hereto, and being more particularly bounded and described as follows:

Beginning at the southeast corner of Qualitrol Corporation property, formerly Rellum Realty, Inc. described in a deed and recorded in the Office of the Monroe County Clerk in Liber 2984 of Deeds, at Page 259, said point being 593.57 feet southerly from the right-of-way line of Fairport Road, measured along the east boundary of Qualitrol Corporation property; thence (1) S 1° 04' 50" W, along the straight extension of said Qualitrol Corporation east boundary line, along the east boundary line of Hircliff, Ltd. property, a distance of 941.44 feet to an existing iron pin set in the southeast corner of Hircliff, Ltd. property; thence (2) N 87° 01' 30" W, along the south boundary of Hircliff, Ltd. property, said line being also the north boundary of now or formerly Gabrielli Brothers Corporation property, a distance of 394.22 feet to the southwest corner of former Gordon Estate property, said point being in the east boundary line of former Rochester, Syracuse and Eastern Railroad property; thence (3) N 1° 04' 50" E, along the east boundary line of property conveyed to Hircliff, Ltd. as described in Liber 3837 of Deeds, at Page 440, recorded in said Clerk's Office, said line being the east boundary of former Rochester, Syracuse and Eastern Railroad property, 140.65 feet to a point; thence (4) N 88° 55' 10" W, at right angles to the preceeding line, 20.00 feet to a point, said point being the northeast corner of property conveyed by Jay H. Stubbings to Hircliff, Ltd. described in a deed and recorded in said Clerk's Office in Liber 3810 of Deeds, at Page 335; thence (5) N 1° 04' 50" E, along the west boundary line of property conveyed to Hircliff, Ltd. as described in deed recorded in said Clerk's Office in Liber 3837 of Deeds, at Page 440, a distance of 787.76 feet to the

(cont'd. over)

northwest corner of Hircliff, Ltd. property; thence (6) S 88° 55' 10" E, along the north boundary line of Hircliff, Ltd. property, most of said line being also the south boundary of Qualitrol Corp. property, 414.00 feet to the point of beginning.

Being a part of the same premises conveyed to the grantor herein by deed of Jean A. Gordon, Robert W. Clarke, and Lincoln Rochester Trust Company as Executors of the last Will and Testament of Isaac Gordon, which deed was recorded in said Clerk's Office in Liber 3837 of Deeds, at Page 442 on August 15, 1967. **

PARCEL II

ALSO, conveying herewith all of the grantor's right, claim, title and interest in and to a right-of-way for ingress, egress and regress over a strip of land 30 feet in width measured at right angles to its east and west lines and extending from Fairport Road southerly to the north boundary of Hircliff, Ltd. property herein conveyed, the west line of said right-of-way to be 40 feet east, measured at right angles, from the west boundary of Qualitrol Corporation property, said west boundary being the east boundary of former Rochester, Syracuse and Eastern Railroad property, conveyed to Orlo Peters and Irene Peters, his wife, by County of Monroe September 4, 1945 and recorded in Liber 2279 of Deeds, at Page 454. in said Clerk's Office.

Being a part of the same premises, NAMELY, A RIGHT-OF-WAY, conveyed to the grantor herein by deed of Jean A. Gordon, Robert W. Clarke, and Lincoln Rochester Trust Company as Executors of the last Will and Testament of Isaac Gordon, which deed was recorded in said Clerk's Office in Liber 3837 of Deeds, at Page 442 on August 15, 1967.

PARCEL III

ALSO, conveying herewith an easement for sanitary and storm sewers and water line over the strip of land 20 feet wide, extending from the south right-of-way line of Fairport Road to the north boundary of Hircliff, Ltd. property herewith conveyed, said strip being the former Rochester, Syracuse and Eastern Railroad property, said easement described in a deed from Orlo Peters and Irene Peters, his wife, to Hircliff, Ltd. dated August 15, 1967 and recorded in Liber 3837 of Deeds, at Page 440 in said Clerk's Office.

PARCEL IV

ALSO, conveying herewith to the grantee herein the right to convey to the Town of Perinton, or any sewer district thereof, a permanent easement for future sanitary and storm sewers 20 feet in width, over, under, and across a part of the premises conveyed to the grantor herein by deed of Jay H. Stubbings, recorded in said Clerk's Office in Liber 3810 of Deeds, at Page 335. Said easement is more particularly described as follows:

Commencing at a point formed by the intersection of the west line of Sunnybrook Lane with the south line of premises conveyed to the grantor herein by deed of Jay H. Stubbings, recorded in said Clerk's Office in Liber 3810 of Deeds, at Page 335; thence (1) easterly along the said south line and the south line produced easterly, a distance of 144 feet, more or less, to a point in the east line of the premises conveyed to the grantor herein by deed of Orlo Peters and Irene Peters, his wife, recorded in said Clerk's Office in Liber 3837 of Deeds, at Page 440; thence (2) northerly along the said east line from formerly Peters' premises, a distance of 20 feet to a point; thence (3) westerly along a line parallel to and 20 feet distant at all points from Course #1, a distance of 144 feet, more or less, to a point; thence (4) southerly, a distance of 20 feet to the point and place of beginning.

Subject to the prior right of the grantor herein to convey the aforementioned easement to the Town of Perinton, or any sewer district thereof, in which case any consideration paid for said easement shall belong to the grantee herein, its successors or assigns.

The grantor reserves the right upon the conveyance of the aforementioned easement to the Town of Perinton by the grantor or grantee herein, to connect into and use any sanitary or storm sewer facilities appurtenant to said easement.

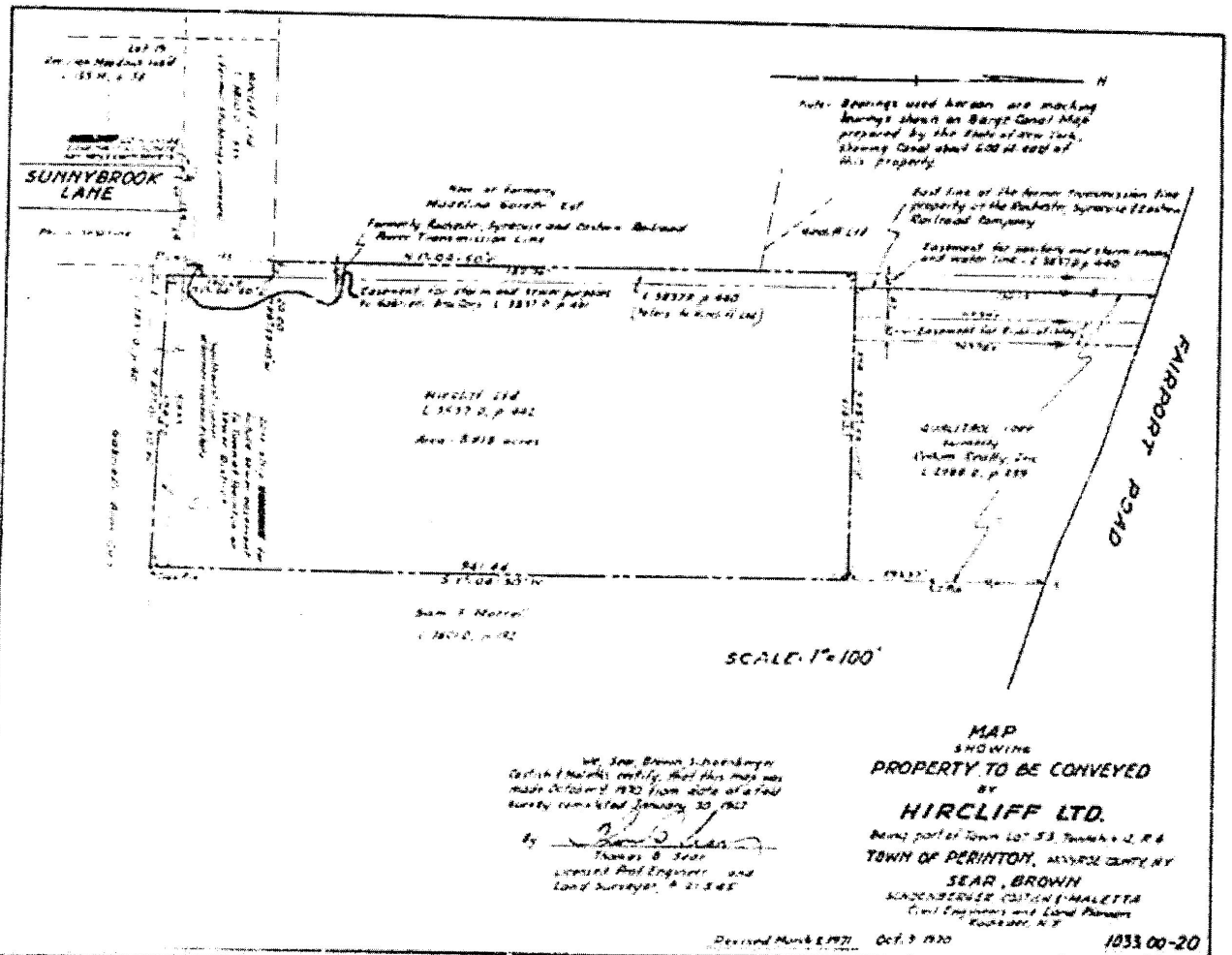
(cont'd. over)

Subject to all easements, covenants and restrictions of record, including an easement for sanitary and storm sewer purposes, 20 feet in width as described in a deed from Orlo Peters and Irene Peters, his wife, to Gabrielli Brothers Corporation, recorded in said Clerk's Office in Liber 3837 of Deeds, at Page 401.

By the acceptance and recording of this deed, the grantee herein, its successors or assigns, as a covenant running with the land, promises that upon the creation of a sewer district of the Town of Perinton which shall include within its boundaries Parcel I above, it will convey to the said Town of Perinton, or a sewer district thereof, an easement for sanitary and storm sewer purposes, over, under, and across a parcel of land more particularly described as follows:

Commencing at a point on the west line of Parcel I above where it is intersected by the north line (Course #3) of Parcel IV above; thence (1) southerly along the west line of the aforesaid Parcel I, a distance of 35 feet, more or less, to a point, which is the southwest corner of said Parcel I; thence (2) south 87° 01' 30" east along the south line of Parcel I, a distance of 394.22 feet to an iron pin in the southeast corner of Parcel I; thence (3) north 1° 04' 50" east, along the east line of the said line of Parcel I, a distance of 20 feet, more or less, to the point of intersection of this course with the hereinafter described Course #4; thence (4) westerly along a line parallel to and 20 feet distant at right angles at all points from Course #2 herein, a distance of 374.22 feet to a point; thence (5) northerly on a line parallel to and 20 feet distant at right angles at all points from Course #1 herein, a distance of 15 feet to a point; thence (6) westerly, a distance of 20 feet, more or less, to the point or place of beginning.

** Parcel I is also a part of the premises conveyed to the grantor herein by deed of Orlo Peters and Irene Peters, his wife, dated August 15, 1967 and recorded in Liber 3837 of Deeds, at Page 440 in said Clerk's Office.



LIBER 4114 PAGE 273

Together with the appurtenances and all the estate and rights of the party of the first part in and to said premises.

To have and to hold the premises herein granted unto the party of the second part, its successors and assigns forever.

And the party of the first part covenants as follows:
First, That the party of the second part shall quietly enjoy the said premises;
Second, That the party of the first part will forever **Warrant** the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantor 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.

In Presence of

In Witness Whereof, the party of the first part has caused its corporate seal to be hereunto affixed, and these presents to be signed by its duly authorized officer this 15 day of APRIL Nineteen Hundred and Seventy-One.

HIRCLIFF, LTD.

By _____
President

State of New York
County of MONROE } ss.:

On this 15 day of APRIL Nineteen Hundred and Seventy-One before me personally came NEIL HIRSCH,

to me personally known, who, being by me duly sworn, did depose and say that he resides at 47 Courtney Circle, Pittsford, New York, that he is the President of Hircliff, Ltd. the corporation described in, and which executed, the within instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; and that he signed his name thereto by like order.

Malcolm M. Lawrence
Notary Public

MALCOLM M. LAWRENCE
NOTARY PUBLIC, State of N. Y., Monroe County
My Commission Expires March 30, 1973

A true copy of the original recorded on the 15th day of April, 1971 at 4:35 o'clock P. M., and examined.

Clerk.

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

Qualitrol Company LLC

Name of Action or Project:

Qualitrol Monument sign

Project Location (describe, and attach a location map):

1385 Fairport Road, Fairport, NY 14450

Brief Description of Proposed Action:

We are proposing to erect a freestanding monument sign inside of the required 25' setback from the property boundary line which is why we are applying for the variance.
The proposed sign would be 12" deep x 48"h x 96"w (32 sf) and stand a total of 66" above grade.

Name of Applicant or Sponsor:	Telephone: 585-244-5070
Tony Snow - Gupp Signs	E-Mail: tsnow@guppsign.com

Address:

340 Lake Ave

City/PO:	State:	Zip Code:
Rochester	NY	14608

	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:	☑	☐

3. a. Total acreage of the site of the proposed action? 10 acres
   b. Total acreage to be physically disturbed? .00001 acres
   c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10 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: _____	☑	☐

	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:		
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: Tony Snow - Gupp Signs Date: 10/2/26

Signature: _____ Title: President

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?	✔	
12. Is the potentially affected disadvantaged community identified as having comparatively higher burdens or vulnerabilities by the Disadvantaged Community Assessment Tool?	✔	
13. Will the proposed action cause or increase a pollution burden within a disadvantaged community?	✔	

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment FormPart 3 Determination of Significance

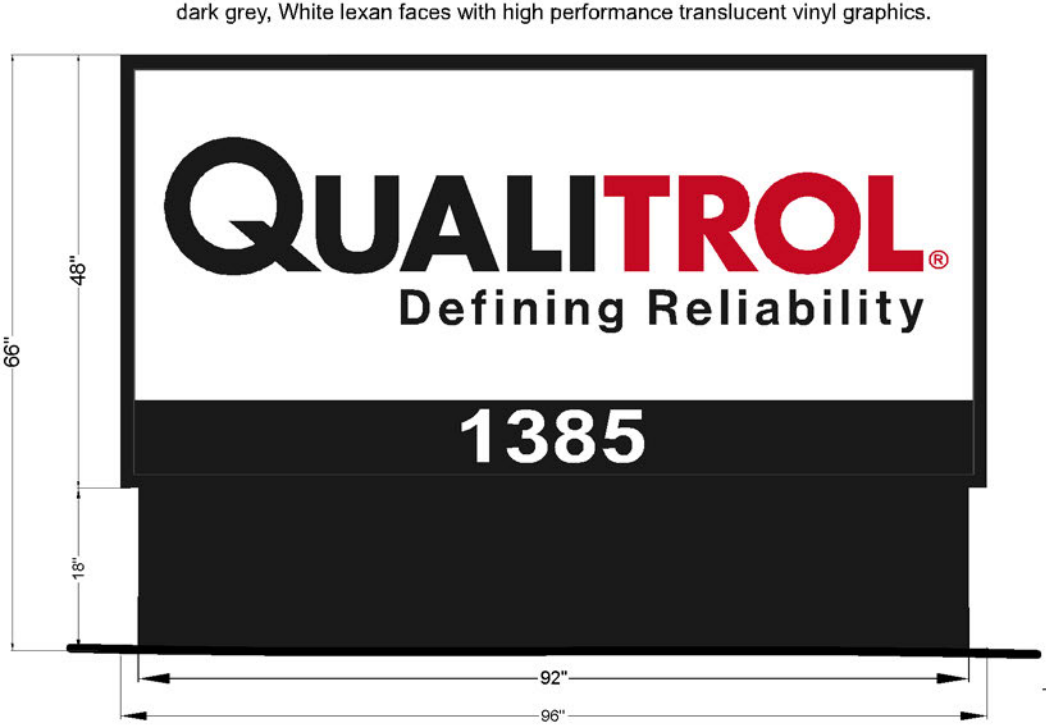
For every question in Part 2 that was answered "moderate to large impact may occur," or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify 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 in Lead Agency
Signature of Responsible Officer in Lead Agency	Tony Snow, Oct 21, 2026 Signature of Preparer (if different from Responsible Officer)

Qty 1: 48"h x 96"w x 12" deep (32 SF), Series 12 LEd internally illuminated pylon sign with18" x 96" skirt. Fabricated aluminum frame, body and skirt painted dark grey, White lexan faces with high performance translucent vinyl graphics.



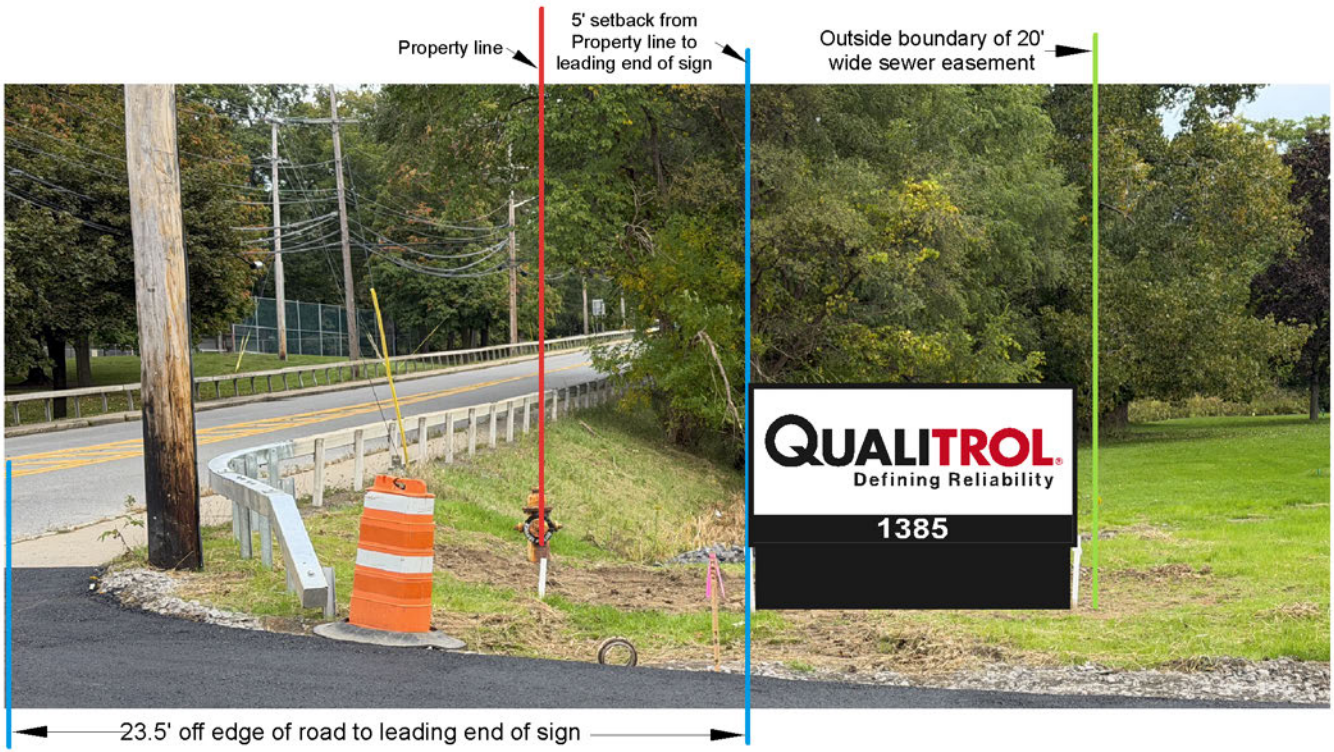
Profile view





- Setback accordong to code requires 25' from property line. With the existence a sewer easement, located 14' off the property line, complying would result in the sign being located 34' off the property line in order to avoid the easement.
- The existence of signs of three immediate neighboring businesses with setbacks less than 25' off the edge of the road, let alone less than 25' from property line, would suggest some leeway in working with the setback requirement.
- Proposed sign setback on site 5' south of northern property line leaving inside end of sign just shy of the 20' wide sewer easement and 23.5' off edge of road.
- Setback 16' off the eastern edge of newly expanded road entrance.

Proposed 48"h x 96"w x 12", Fabricated aluminum LED internally illuminated pylon sign with18" x 92" skirt and overall height of 60".



- Setback accordong to code requires 25' from property line. With the existence a sewer easement, located 14' off the property line, complying would result in the sign being located 34' off the property line in order to avoid the easement.
- The existence of signs of three immediate neighboring businesses with setbacks less than 25' off the edge of the road, let alone less than 25' from property line, would suggest some leeway in working with the setback requirement.
- Proposed sign setback on site 5' south of northern property line leaving inside end of sign just shy of the 20' wide sewer easement and 23.5' off edge of road.
- Setback 16' off the eastern edge of newly expanded road entrance.



Caraglio's Pizza, 1345 Fairport Road - 19' off edge of road



McArdle's Restaurant, 1355 Fairport Road - 21' off edge of road



Alliance Group, 1341 Fairport Road - 17' off edge of road



SHEET SIZE: 22"X34" DO NOT SCALE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

Lot R-2
N/f Rpa1355 Real Estate Holdings Llc
Tax No. 152.15-2-7.1
1355 Fairport Road
Liber 10742 Of Deeds Page 437
Mixed Use Zoning

Power Pole
Guy Wire
Wood Fence
Trash Enclosure
Asphalt Parking Lot
5' wide Landscape Buffer Easement to Qualitrol Corporation, L: 8990 D: 226
Edge of Pavement
1 Story Building FFE: 435.41'
Concrete Patio
N 00°23'05" E 323.55'
Concrete Walk
Solid White Border Yield
Double Yellow Border Yield
Concrete Sidewalk
Full Height Granite Curb
Trans Curb
Angle Point
Treeline
Lawn Area
30' Side Setback
MW
Shipping in Back Sign
Qualitrol Parking Sign
14" Tree
12" Tree
Asphalt Driveway
14' DOUBLE YELLOW STRIPE ITEM 685.1202
CONCRETE SIDEWALK ITEM 608.0101
PRIVATE ASPHALT SECTION OUTSIDE ROW
11'
11'
WHITE STRIPE ITEM 685.1102
NYSDOT ASPHALT SECTION WITHIN ROW
RELOCATED MAIL BOX
R33'
QUALITROL SIGN
FDC Vault
Yellow Hatch
22' OF 1" REVEAL GRANITE CURB ITEM 609.0212
BOX BEAM TYPE IIA END TERMINAL ITEM 606.120201
7' GRANITE TRANSITION CURB ITEM 609.0212
SEE ENLARGEMENT THIS SHEET
EV CHARGING STATION W/2 BOLLARDS (TYP.)
EV CHARGING LOCATION SIGNS (TYP.)
10"-12" Trees
Asphalt Parking Lot
Lawn Area
Metal Handrail
Concrete Sidewalk
Block Entry
FFE: 440.68'
175.17'
Bench
10" Tree
20" Tree
80' Front Setback
152.0'
20' Wide Sanitary Sewer Easement to Town of Perinton L: 5900 D: 107
Flag Pole with Ground Lights
Roof Overhang
STONE MULCH
CONCRETE PATIO
25'
9.5'
8'
8'
12" Tree
40" Tree
FFE: 440.58'
FFE: 440.66'
112.38'
17.45'
0.33'
0.35'
21.98'
Generator Inside Chain Link Fence
Gas Meter
FFE: 441.25'
30' Side Setback
Power Pole
Treeline
100.6'
47.5'
S 71°29'34" E 216.15'
S 67°56'34" E 100.33'
S 74°05'59" E 52.10'
Gas Valve
Street Line
Light Pole
Wooden Guardrail
Concrete Curbing
Concrete Curbing
Bus Berth Guide Rail
Concrete Sidewalk
Full Height Concrete Curb
Double White Border Yield
Concrete Sidewalk
Full Height Concrete Curb
Solid White Border Yield
Double Yellow Border Yield
15'
11'
15'

FAIRPORT ROAD
NEW YORK STATE ROUTE 31F
(Right-of-Way Width Varies)

SITE PLAN
SCALE: 1"=30'

MAGNETIC

LEGEND

- EXISTING PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CENTERLINE
- ACCESSIBLE PARKING
- PROPOSED SIGN
- EXISTING MONUMENT
- EXISTING SURVEY PIN/PIPE
- Lower Case Text — LOWER CASE TEXT IS EXISTING FEATURE LABEL
- UPPER CASE TEXT — UPPER CASE TEXT IS PROPOSED FEATURE OR INSTRUCTION
- EXISTING LIGHT POLE – 16' HIGH, 1 FIXTURE
- EXISTING LIGHT POLE – 16' HIGH, 2 FIXTURES,
- UTILITY POLE
- PROPOSED BUILDING MOUNT LIGHT
- PROPOSED POLE LIGHTS
- TREE LINE, DECIDUOUS TREE & PINE TREE

W CHURCH ST

PROJECT SITE

LOCATION MAP
N.T.S.

ASPHALT DRIVEWAY
CONCRETE SIDEWALK
91'
8'
5'
PROPOSED SIGN
FDC Vault & Hydrant
20' Wide Sanitary Sewer Easement to the Town of Perinton, L: 5900 D: 107
Guy Wire
Concrete Sidewalk
Granite Curb

ENLARGEMENT
SCALE: 1"=10'

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SITE DATA

OWNER
QUALITROL COMPANY LLC.
1385 FAIRPORT ROAD
PERINTON, NY 14450

ZONING
INDUSTRIAL

AREA
9.938 ACRES
432,900 SF

TAX ACCOUNT NO.
152.15-2-9.1

BUILDING ADDITION USE
MANUFACTURING AND OFFICE

REFERENCE
PLANS BY MRB GROUP ENTITLED "QUALITROL COMPANY, LLC BUILDING ADDITION" SHEETS 1-13 OF 13 DATED 2/2/26, AND SIGNED BY THE TOWN OF PERINTON PLANNING BOARD CHAIRMAN ON 7/15/26.

BROWNFIELD CLEANUP NOTE

ACTION HAS BEEN COMPLETED TO ADDRESS THE CONTAMINATION RELATED TO THE QUALITROL COMPANY LLC SITE LOCATED AT 1385 FAIRPORT ROAD UNDER NEW YORK STATE'S BROWNFIELD CLEANUP PROGRAM. CLEANUP ATIVITIES WERE PERFORMED BY QUALITROL COMPANY LLC WITH OVERSIGHT PROVIDED BY THE NYSDEC. ALL WORK ON-SITE SHALL COMPLY WITH THE SITE MANAGEMENT PLAN, NYSDEC SITE NUMBER: C828185 AS PREPARED BY FPM ENGINEERING AND GEOLOGY, PC DATED DECEMBER 2023.

MRB Group
MRB Group Engineering, Architecture & Surveying, D.P.C.
THE CULVER ROAD ARMORY
145 CULVER ROAD, SUITE 160
ROCHESTER, NY 14620
585-381-9250
WWW.MRBGROUP.COM
CERTIFICATE OF AUTHORIZATION: 017783

Navalis Construction
design-build • construction management
70 Linden Oaks, 3rd floor, Rochester, New York 14625
Office: 585-458-7001 | Direct: 585-746-2336

STATE OF NEW YORK
STEPHEN W. SCHMIDT
079043
LICENSED PROFESSIONAL ENGINEER

DRAWING ALTERATION: THE FOLLOWING AN EXCERPT FROM THE NEW YORK 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 PROFESSIONAL ENGINEER OR LAND SURVEYOR TO ALTER IN ANYWAY ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO HIS 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."
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QUALITROL COMPANY LLC
BUILDING ADDITION

1385 FAIRPORT ROAD
TOWN OF PERINTON

CLIENT PROJECT # ### ##### ###
MRB PROJECT # 4041.26001
DRAWN BY: MDV
CHECKED BY: SWS

#	REVISION DESCRIPTION	DATE	BY
5	ZBA SUBMITTAL	10/5/26	SWS
4	REVISED PER TOWN & NYSDOT COMMENTS	6/22/26	SWS
3	REVISED PER OWNER, TOWN & NYSDOT COMMENTS	5/11/26	SWS
2	REVISED PER OWNER	4/17/26	SWS
1	NYSDOT, MCWA, MCHD INFO & MINOR FIXES	2/26/26	SWS

AS ISSUED FOR XXXXX — **FEBRUARY 2, 2026**

SITE PLAN FOR ZBA

1 OF 1

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