

APPLICATION FOR SUBDIVISION APPROVAL

Name of Proposed Development Durant Place Lots 23 & 24

Applicant:

Plans Prepared By:

Steve Marcoccia

Marques and Associates, PC

Mailing Address:

Mailing Address:

490 Fellows Road

930 East Ave Suite 1000

Telephone:

Rochester NY 14607

Fairport, NY 14450

Telephone:

723-1820 Larry's cell 455-8855

Email:

aram77@frontier.com

Email:

Larry.Marques@frontiernet.net

✓ Signature of Property Owner:

[Signature] (husband)

Print Name of Owner: Sara Marcoccia

Address: 490 Fellows Road

Telephone: 585-474-0120

Email: ARAM 77 @ Frontier .COM

Ownership intention, i.e., purchase options, proposed use of site:

Construct 2 Family Residential Unit

Location of Site:

West side of Durant Place south of #26

Tax map description: Lot 23 153.09-4-29

Lot 24 153.09-4-30 Zoning: RE Residential

Classification: R-E (multi-family)

State and federal permits needed (list type and appropriate department):

None

Total site area (square feet or acres) 0.15 acre (1,668.2 SF)

Anticipated construction time Spring - Summer 2021

Will development be staged? NO

Current land use of site (agriculture, commercial, undeveloped etc.) undeveloped





Current condition of site (buildings, brush, etc.) Mowed lawn

Is any portion of this parcel in a flood plain? NO

Character of surrounding lands (suburban, agriculture, wetlands) suburban multi-family

Estimated cost of proposed improvements \$ 300,000

Anticipated increase in number or residents, shoppers, employees, etc. 6-7 residents

Describe the proposed use, including primary and secondary uses: ground floor area; height and number of stores for each building:

For residential buildings include number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms including square footage of each unit) and number of parking spaces to be provided.

Two, 2-3 Bedroom residential units. Two story having  
an approx livable floor area of 1,260 SF

For nonresidential buildings, include total floor area and total sales area, number of automobile and truck parking spaces.

Other proposed structures.

None

FEE: \$190.00  
(\$150 + \$20 per lot)

DATE PAID: \_\_\_\_\_

I, Stu Mann (owner of property),

Located at 490 Fellows Rd. Fairport NY 14450 hereby grant

Permission to members of the Fairport Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Village Staff to enter upon and review my premises in connection with my application:

Stu Mann

(signature of property owner)



Statement of Applicant and Owner with Respect to Reimbursement of Professional and Consulting Fees

In conjunction with an application made to the Village of Fairport, the undersigned states, represents and warrants the following:

1. I/We am/are the applicant and/or owner with respect to an application to the Village of Fairport.
2. I/We have been advised of, are aware of and understand the obligation to reimburse the Village of Fairport for consulting and professional fees incurred in relation to my/our application(s), all in accordance with the Village of Fairport Consultant Fee Reimbursement Law.
3. I/We understand that this obligation shall not be dependent upon the approval or success of the application.

Owner: Steve Maroccia

Signature: [Signature]

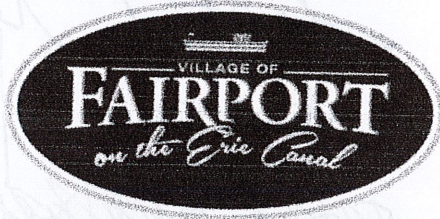
Dated: 2/4/21

Applicant (if different from Owner): \_\_\_\_\_

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_





APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE

APPLICATION FOR:

Area / Use Variance from Code Section 550 Lot, yard and Bulk Requirements

Special Use Permit No

Interpretation of a Zoning Code No

ADDRESS OF PROPERTY INVOLVED: Lots 23 & 24 Durant Place

Zoning Classification: RE-Res. (multi-fam) Tax Map Number: 153.09-4-29 (#23) 153.09-4-30 (#24)

PROPERTY OWNER INFORMATION:

Signature Steve Marcoccia

Print Name Steve Marcoccia

Mailing Address 490 Fellows Road

Phone Number 585-474-0120

Email Address Alam ?? @ Frontier.com

Answer the following questions for an Area Variance request:

- 1) Specific Request: Lot Depth, Lot Area, Setbacks and Coverage
- 2) Cost of Project: ~ \$300,000
- 3) Explain why a building cannot be built to comply with the existing code regulations.

Lot Depth, Lot Area for 2 Family with garages

- 4) Explain why your situation is unique and is not shared by all properties alike in the immediate vicinity of your property.

Lot is a trapezoid and the lot depth on Durant Place  
is less than current zoning

- 5) Explain the effect on the character of the neighborhood.

Very little to any effect. Surrounding properties  
are multi-family





APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT / INTERPRETATION OF THE ZONING CODE

If applying for a Use Variance, Special Use Permit or an Interpretation to the Zoning Code please complete the top portion of the application and provide the necessary information separately.

For a complete explanation, please refer to:

Village of Fairport, NY Code

Chapter 550: Zoning

§ 550-69: Powers and duties.

<https://ecode360.com/10647277>

I, Steve Marcoccia (owner of property),

Located at 490 Fellows Rd. Fairport NY 14450 hereby grant

Permission to members of the Fairport Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Village Staff to enter upon and review my premises in connection with my application:

Steve Marcoccia

(signature of property owner)



APPLICATION FOR A VARIANCE / SPECIAL USE PERMIT OR AN INTERPRETATION OF  
THE ZONING ORDINANCE

Statement of Applicant and Owner with Respect to Reimbursement of Professional and Consulting Fees

In conjunction with an application made to the Village of Fairport, the undersigned states,  
represents and warrants the following:

1. I/We am/are the applicant and/or owner with respect to an application to the Village of Fairport.
2. I/We have been advised of, are aware of and understand the obligation to reimburse the Village of Fairport for consulting and professional fees incurred in relation to my/our application(s), all in accordance with the Village of Fairport Consultant Fee Reimbursement Law.
3. I/We understand that this obligation shall not be dependent upon the approval or success of the application.

Owner: Steve Marcollia

Signature: Steve Marcollia

Dated: 2/4/21

Applicant (if different from Owner): \_\_\_\_\_

Signature: \_\_\_\_\_

Dated: \_\_\_\_\_



# Short Environmental Assessment Form

## Part 1 - Project Information

### Instructions for Completing

**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

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

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: <b>Durant Place Lots 23 &amp; 24</b>			
Project Location (describe, and attach a location map): <b>West side of Durant Place, south of # 26</b>			
Brief Description of Proposed Action: <b>Re-sub both lots into one 6,673 SF Lot Site Plan approval to construct one 2 Family Residential Unit Area Variance for lot size, building coverage, front and south side setback</b>			
Name of Applicant or Sponsor: <b>Steve Marcoccia</b>		Telephone: <b>585-474-0120</b>	
		E-Mail: <b>aram77@frontier.com</b>	
Address: <b>490 Fellows Road</b>			
City/PO: <b>Fairport</b>		State: <b>NY</b>	Zip Code: <b>14450</b>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: <b>MICWA</b>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		<u>0.15</u> acres	
b. Total acreage to be physically disturbed?		<u>0.12</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>0.15</u> acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): <b>Senior Housing</b> <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO  <input type="checkbox"/>  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	N/A  <input type="checkbox"/>  <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? <u>At High Street, Side walks</u>	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>  <input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO  <input type="checkbox"/>	YES  <input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO  <input checked="" type="checkbox"/>  <input type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO  <input checked="" type="checkbox"/>  <input checked="" type="checkbox"/>	YES  <input type="checkbox"/>  <input type="checkbox"/>	



14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px;">           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:           <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> </div>	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div> <div style="border-bottom: 1px solid black; height: 1.2em; margin-top: 5px;"></div>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE <u>Laurence E. Heininger, P.E., PMP</u> Applicant/sponsor/name: <u>Engineer for Applicant</u> Date: <u>2/4/2021</u> Signature: <u>Laurence E. Heininger</u> Title: <u>VP Engineering</u> <div style="text-align: right;"><u>Marques &amp; Associates, PC</u></div>		

**LEGAL NOTICE OF PUBLIC HEARING  
BEFORE THE PLANNING BOARD**

NOTICE IS HEREBY GIVEN that the Village of Fairport Planning Board will hold a public meeting on April 5, 2021 at 6:00 PM.

NOTICE IS FURTHER HEREBY GIVEN that for the protection and health of everyone during the pandemic, in order to comply with governmental directives that gatherings be limited, and in accordance with NY State Executive Orders, said meeting will not be open for physical, in-person participation by the public.

NOTICE IS FURTHER HEREBY GIVEN that such meeting will be held via a Zoom video conference. Should the public wish to virtually attend the meeting to observe and/or participate for purposes of providing public comment or to speak during the public hearing(s), they may do so by joining the Zoom meeting. To be sent a link to the meeting, please call 585.421.3208.

NOTICE IS FURTHER HEREBY GIVEN that the Planning Board will hold the following Public Hearing(s) at this meeting:

1. The application of **Carl M. & Kathy J. Buscemi**, owners of properties commonly known as 135 & 137 South Main Street, in the village of Fairport, Monroe County, New York (tax account parcels 153.13-2-55 & 153.13-2-54), for preliminary and final approval of a subdivision map entitled "135 AND 137 S. Main St" dated December 2020 prepared by McMahon LaRue Associates, P.C. Said map shows the subdivision of said tax account parcels into three lots.
2. The application of **Steve Marcuccia** on behalf of **Sarah Marcuccia**, owner of property commonly known as vacant land, Durant Place, in the village of Fairport, Monroe County, New York, (tax account parcels 153.09-4-29 & 153.09-4-30), for preliminary and final approval of a subdivision map entitled Durant Place, Lots 23 & 24 dated January 5, 2021. Said map show the re-subdivision of said tax account parcels combined into one lot.

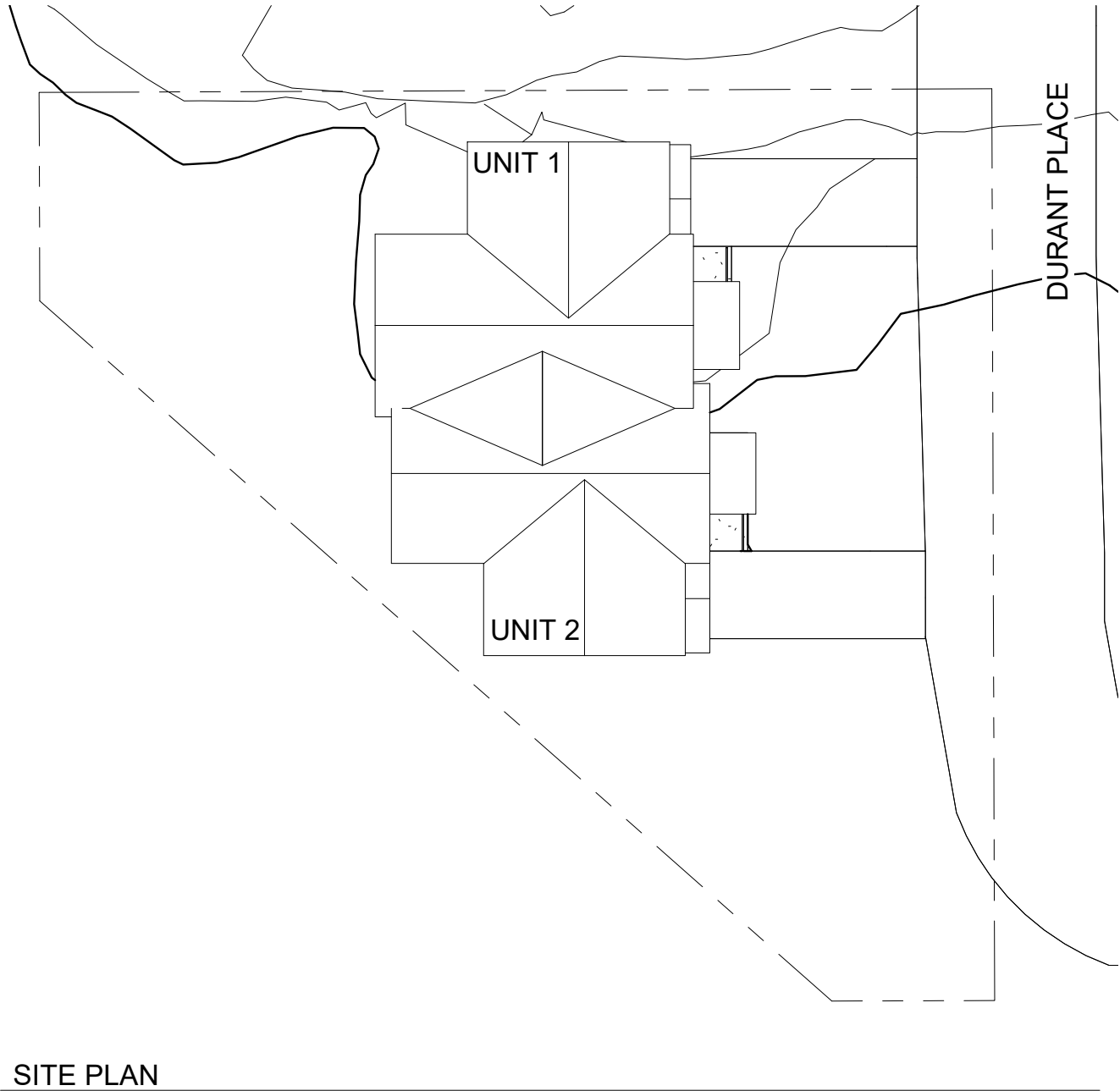
All interested persons, in respect to said applications, will be heard at said time and place. Applicants must appear in person or by agent.

**BY ORDER OF THE PLANNING BOARD  
OF THE VILLAGE OF FAIRPORT**

By: \_\_\_\_\_  
Deborah Fuller, Planning Coordinator

Dated: March 10, 2021





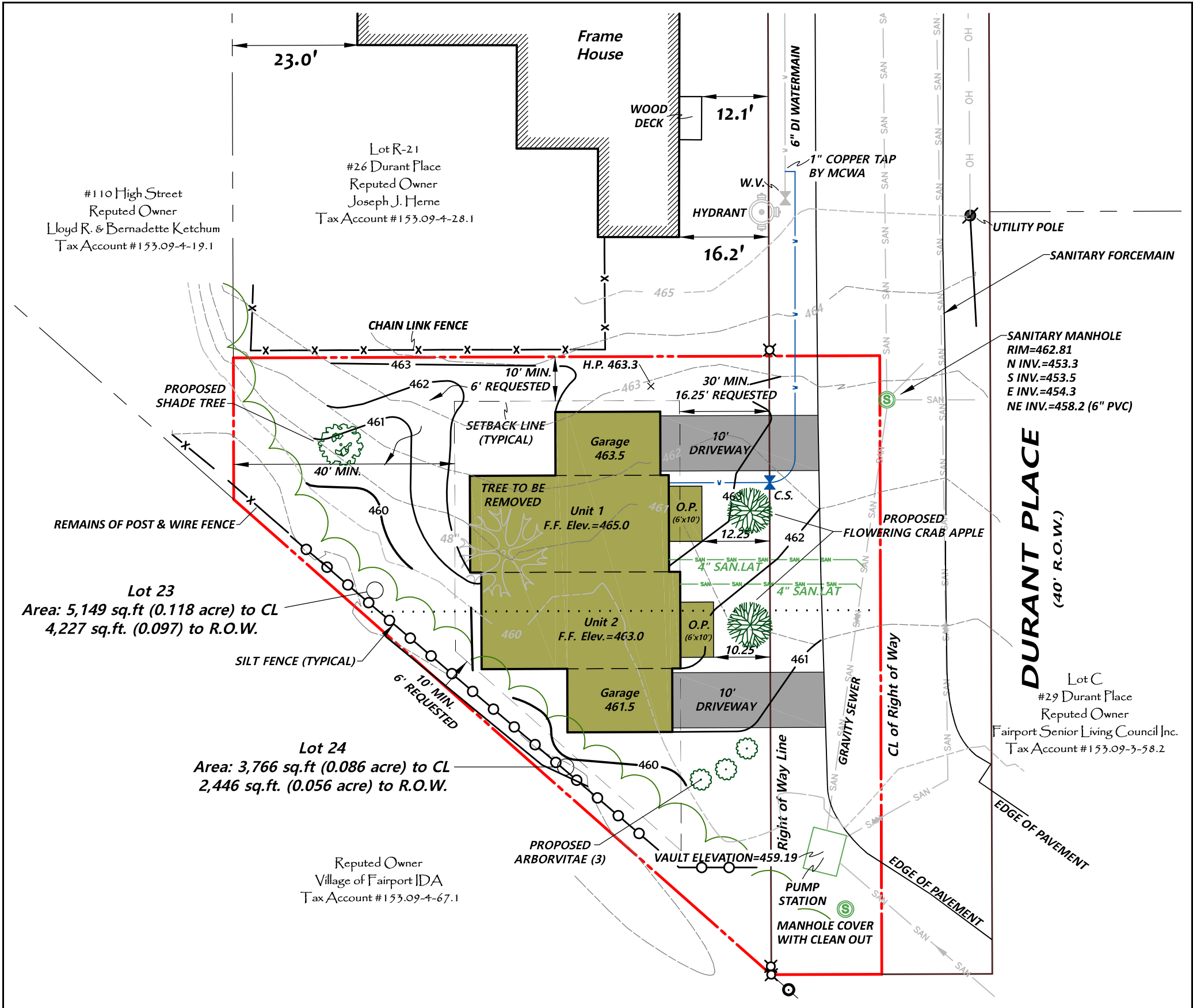
MATERIAL QUANTITIES			
ELEVATION	SIDING TYPE	SIDING SF	FENESTRATION SF
NORTH	VINYL	1088	274
SOUTH	VINYL	1183	178
EAST	VINYL	851	39
WEST	VINYL	840	39

NET FLOOR AREA (SF)		
	UNIT 1	UNIT 2
BASEMENT FINISH	346	347
BASEMENET UNFINISHED	225	214
1ST FLOOR	562	562
GARAGE	242	255
2ND FLOOR	746	766
TOTAL	2121	2144

GROSS FLOOR AREA (SF)		
	UNIT 1	UNIT 2
BASEMENT FINISH	387	388
BASEMENET UNFINISHED	336	321
1ST FLOOR	742	723
GARAGE	285	289
2ND FLOOR	946	933
TOTAL	2696	2654

Setback Information:	Required:	Requested:	Adjacent Lot (North):
Front:	30'	16.25'	16.2'±
Side:	10'	6'(North) 6'(South) w/Garage	N/A
Rear:	40'	40'	23'±

	Single Family	Multi-Family	Provided	Variance Required
Minimum Lot Area	6,000 SF	7,500 SF	6,673 SF	Area variance required for multi-family
Minimum Lot Frontage	50'	60'	112'	None
Minimum Lot Depth	120'	125'	97' to ROW/117' to CL	23' for SF/28' for MF
Max Lot Coverage	25%-1,668.2 SF	20%-1,334.6 SF	1,805 SF w garage	Area variance required for 470.4 SF



MULTI-FAMILY OPTION (WITH GARAGE)

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

- Water service lines shall be constructed in accordance with the regulations and specifications of the Water Authority.
- Water service lines shall have a minimum of five feet of cover from finished grade in lawn areas and six feet of cover from finished grade in paved areas.
- Water service lines shall be separated at least ten feet, measured from the outside of the pipes, from sewer mains or septic systems.
- Water service lines shall be identified as:

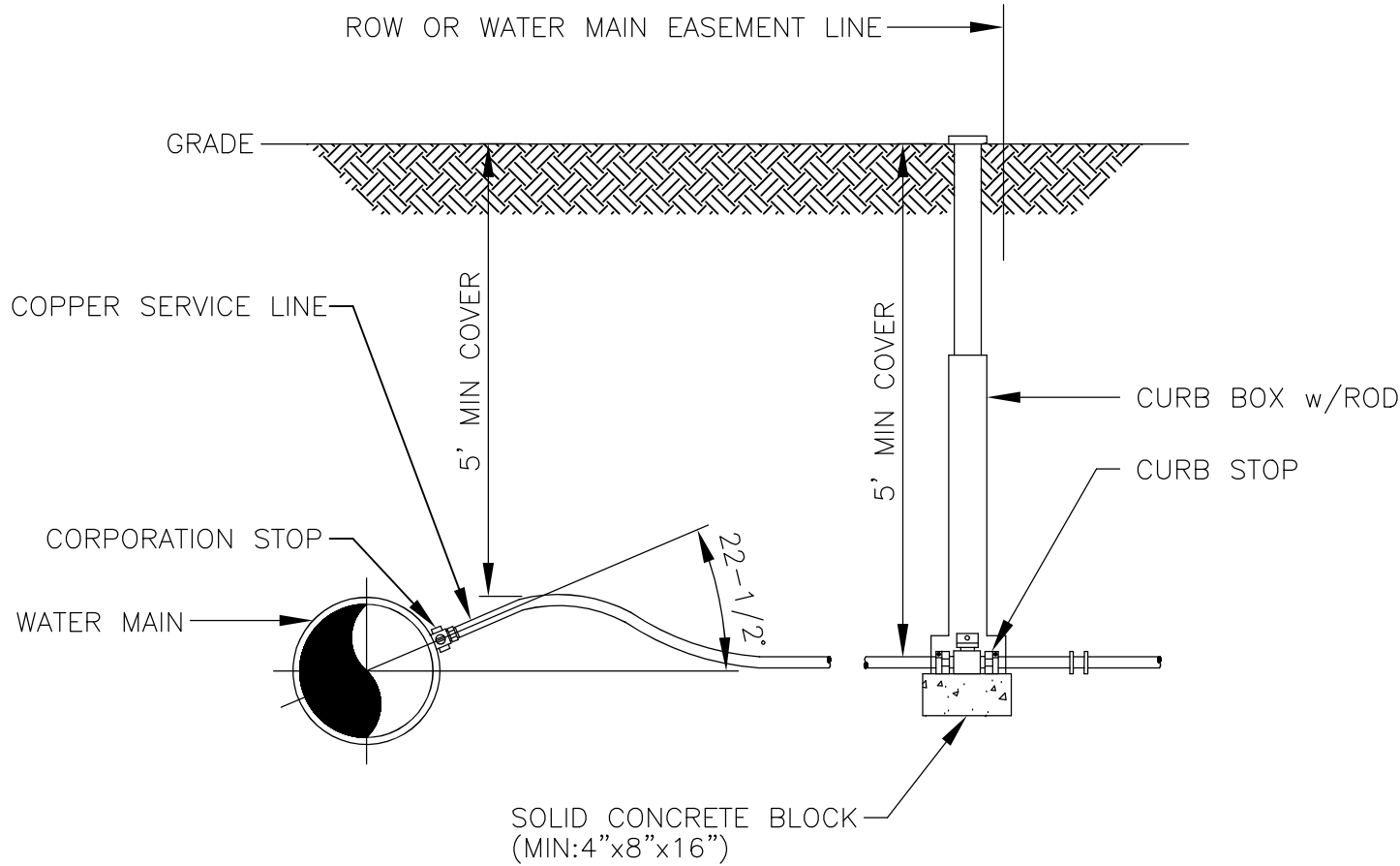
DESCRIPTION	SIZE <sup>(1)</sup>	MATERIAL <sup>(2)</sup>	TYPE <sup>(3)</sup>
MCWA Portion = from the water main to and including the control valve on the ROW/property/easement line	1"	Type "K" Copper	DS
Private Portion = from the control valve to the meter	1-1/2"	Polyethylene plastic #4710	DS

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

<sup>(2)</sup>Acceptable material for private portion is either Type "K" Copper or Polyethylene plastic (PE) #4710, SDR 9, ASTM 2737, NSF-PW, 250 psi (CTS OD)

<sup>(3)</sup>Service Types include: Domestic = DS, Fire = FS, or Combined = CMB

- The Water Authority's portion of the water service line shall be installed after the private portion of the service is installed.
- Water meter(s) to be located on the interior of exterior wall(s) immediately upon service entrance into the building(s), or in a meter tile when conditions warrant. A by-pass assembly is not required around the installation of 5/8-inch through 1-inch meters. Meter installations greater than 1-inch may require a by-pass assembly around the meter.



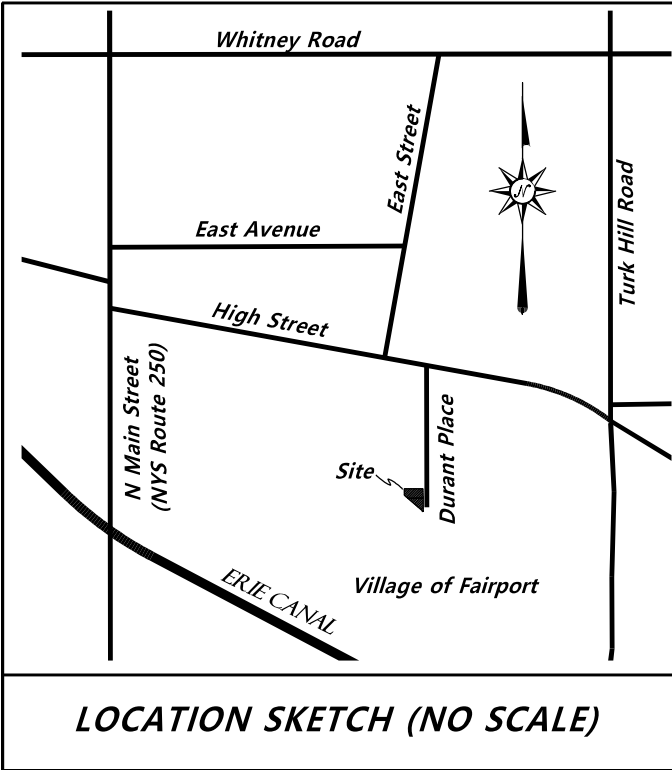
### SERVICE INSTALLATION NOT TO SCALE

MONROE COUNTY WATER AUTHORITY  
WATER DESIGN

APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_

**Certifications:**  
We, Marques & Associates, P.C., hereby certify to:  
that this map was made on January 5, 2021 from a Survey  
performed on January 5, 2021 and from references listed hereon.

Israel L. Marques, L.S. - NYSLS # 49616



- References:**  
1.) No abstract of title provided  
2.) Tax Account # 153.09-4-29 (Lot 23)  
3.) Tax Account # 153.09-4-30 (Lot 24)  
4.) Liber 291 of Maps, Page 16  
5.) Liber 241 of Maps, Page 31  
6.) Liber 7 of Maps, Page 43
- Survey Notes:**  
Horizontal Datum: NAD83  
Vertical Datum: NAVD 88
- Site Notes:**  
1.) Address: Lot 23 & Lot 24 - Durant Place  
2.) Tax Account # 153.09-4-29 (Lot 23)  
3.) Tax Account # 153.09-4-30 (Lot 24)  
4.) Zoning: R-E Residential
- FEMA Zone X per FIRM Map Number 36055C0381G, effective 08/28/2008

"Unauthorized alterations or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

REVISIONS:				
NO.	DATE	DESCRIPTION	BY	
1.	02/05/2021	8' Side setback(multi w/gar.)	MLM	
2.	02/09/2021	6'x10' porches, landscape	MLM	
3.	03/11/2021	Per Village Comments	MLM	

### SHOWING:

**Site Plan**  
**Durant Place**  
**Lot 23 & Lot 24**

**Snow & Parce Subdivision**  
**Part of Town Lot 41,**  
**Township 12,**  
**Range 4**

**Village of Fairport**  
**Town of Perinton**  
**Monroe County**  
**New York**

### Village of Fairport Approvals:

Village Planning Board Chairperson \_\_\_\_\_ Date \_\_\_\_\_

Village Engineer \_\_\_\_\_ Date \_\_\_\_\_

Village Superintendent of Public Works \_\_\_\_\_ Date \_\_\_\_\_

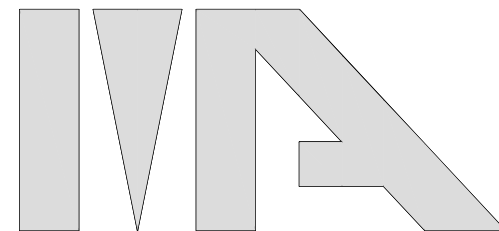
Owner \_\_\_\_\_ Date \_\_\_\_\_

Monroe County Health Department

\_\_\_\_\_

### PREPARED FOR:

c/o  
**Steve Marcoccia**  
**490 Fellows Road**  
**Fairport, New York 14450**



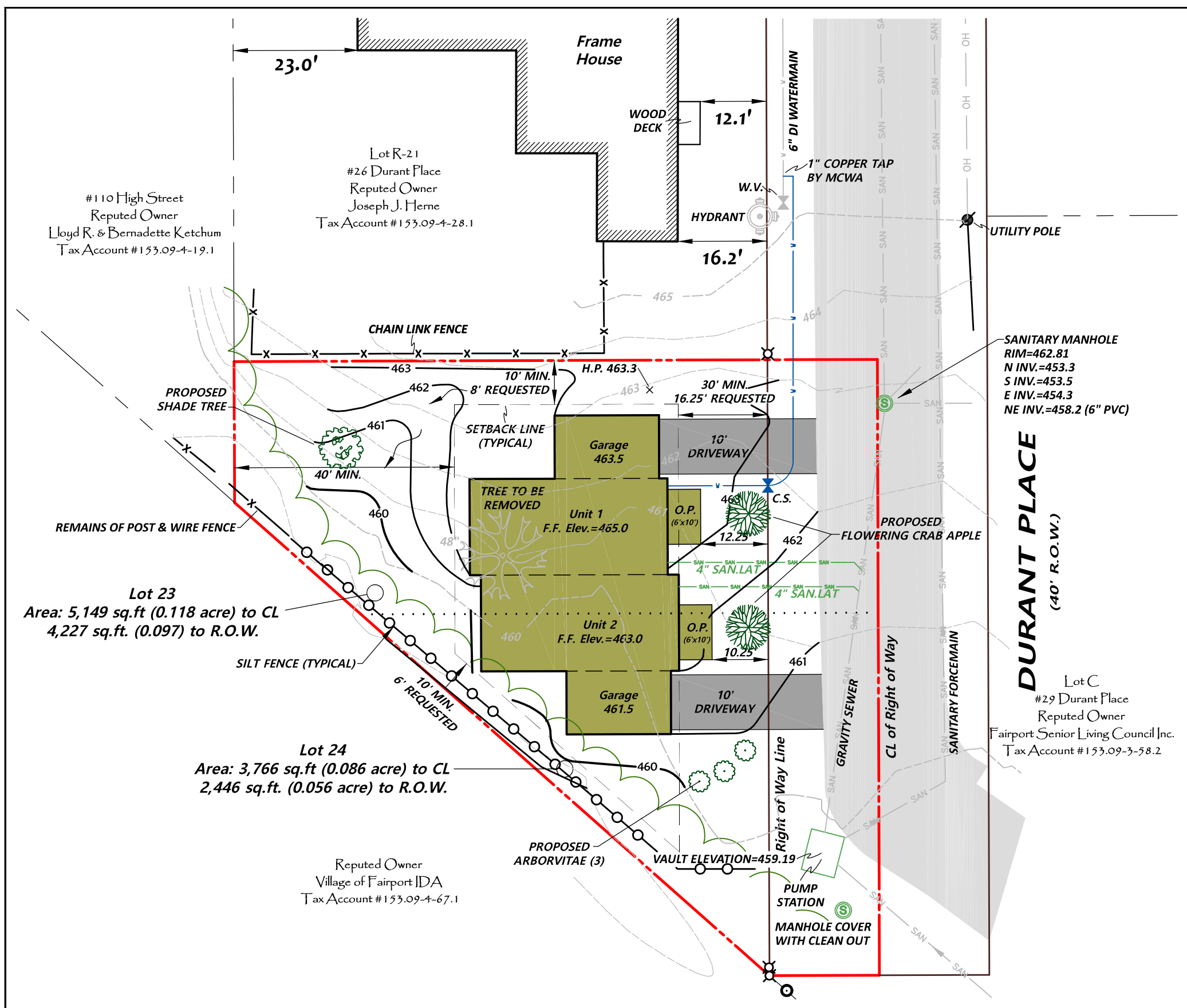
**MARQUES & ASSOCIATES, P.C.**  
LAND SURVEYING  
ENGINEERING  
930 East Avenue, Suite 1000  
Rochester, New York 14607  
585-723-1820 (Tel)  
585-723-1821 (Fax)

Date: January 5, 2021  
Project #: 2021002  
Scale: 1" = 20'  
Drawn by: MLM Checked by: ILM

SEAL:

SEAL:

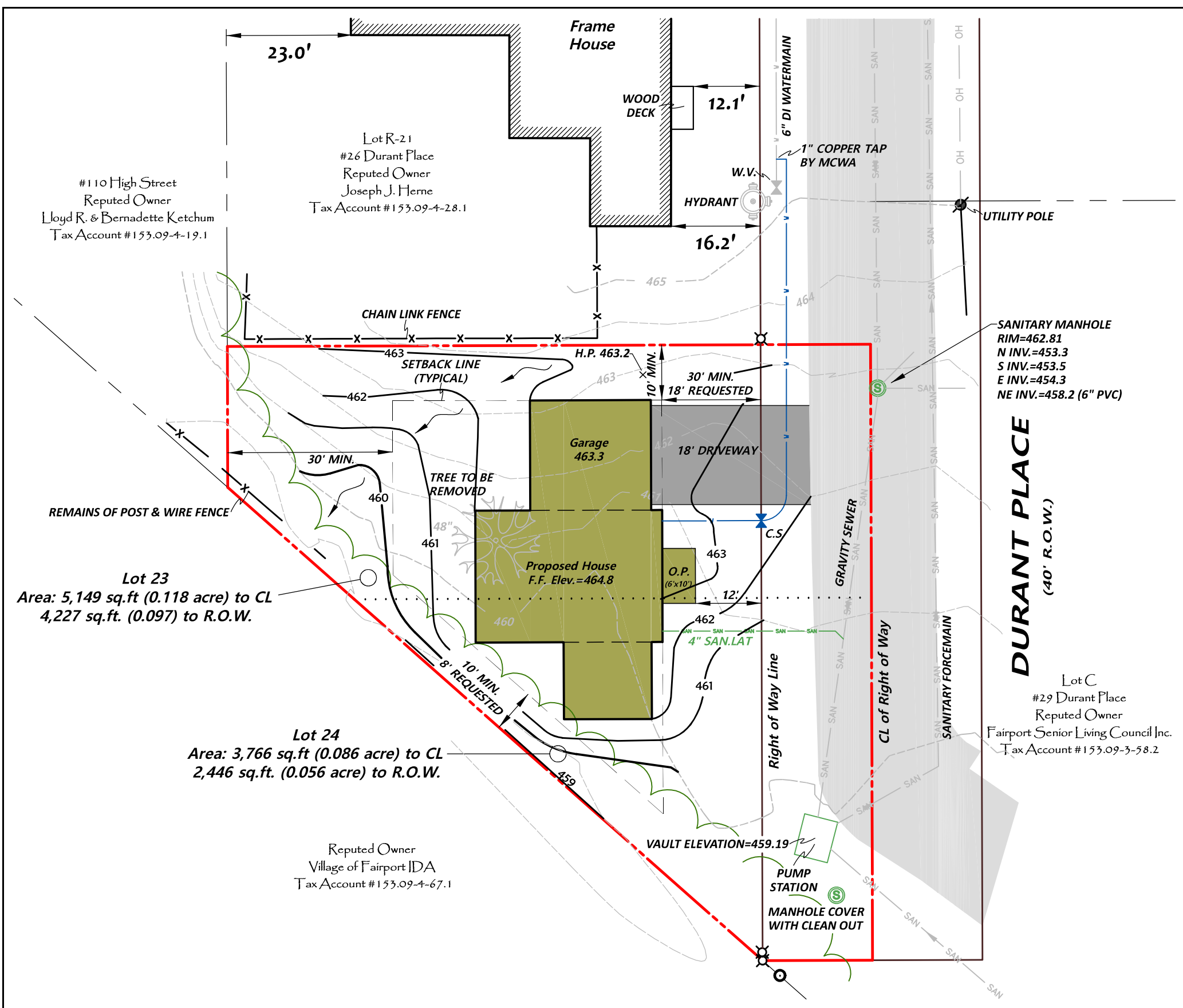
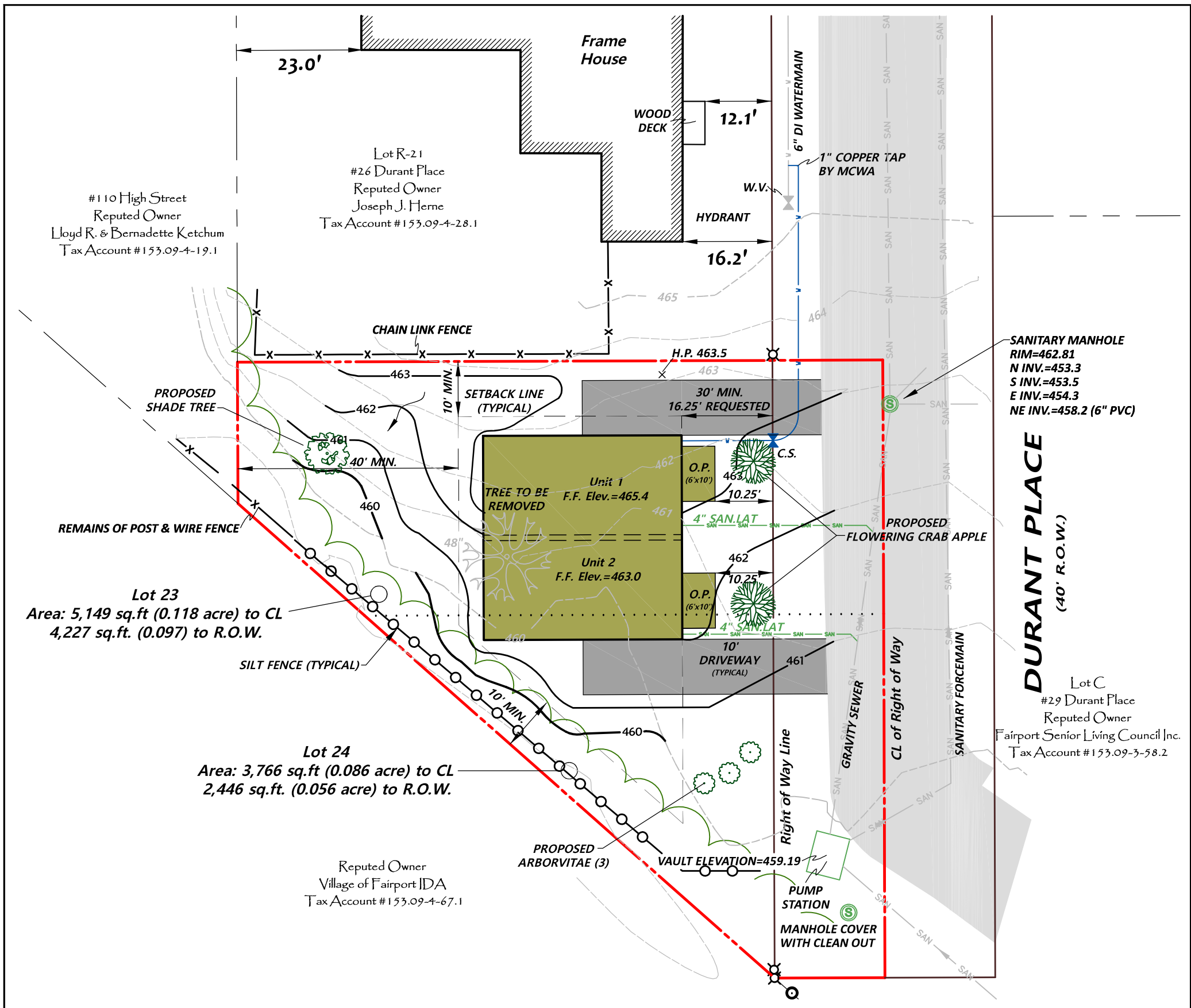




MULTI-FAMILY OPTION (WITH GARAGE)

Setback Information:	Required:	Requested:	Adjacent Lot (North):
Front:	30'	16.25'	16.2' ±
Side:	10'	8'(North) 6'(South) w/Garage	N/A
Rear:	40'	10' w/o Garage	23' ±

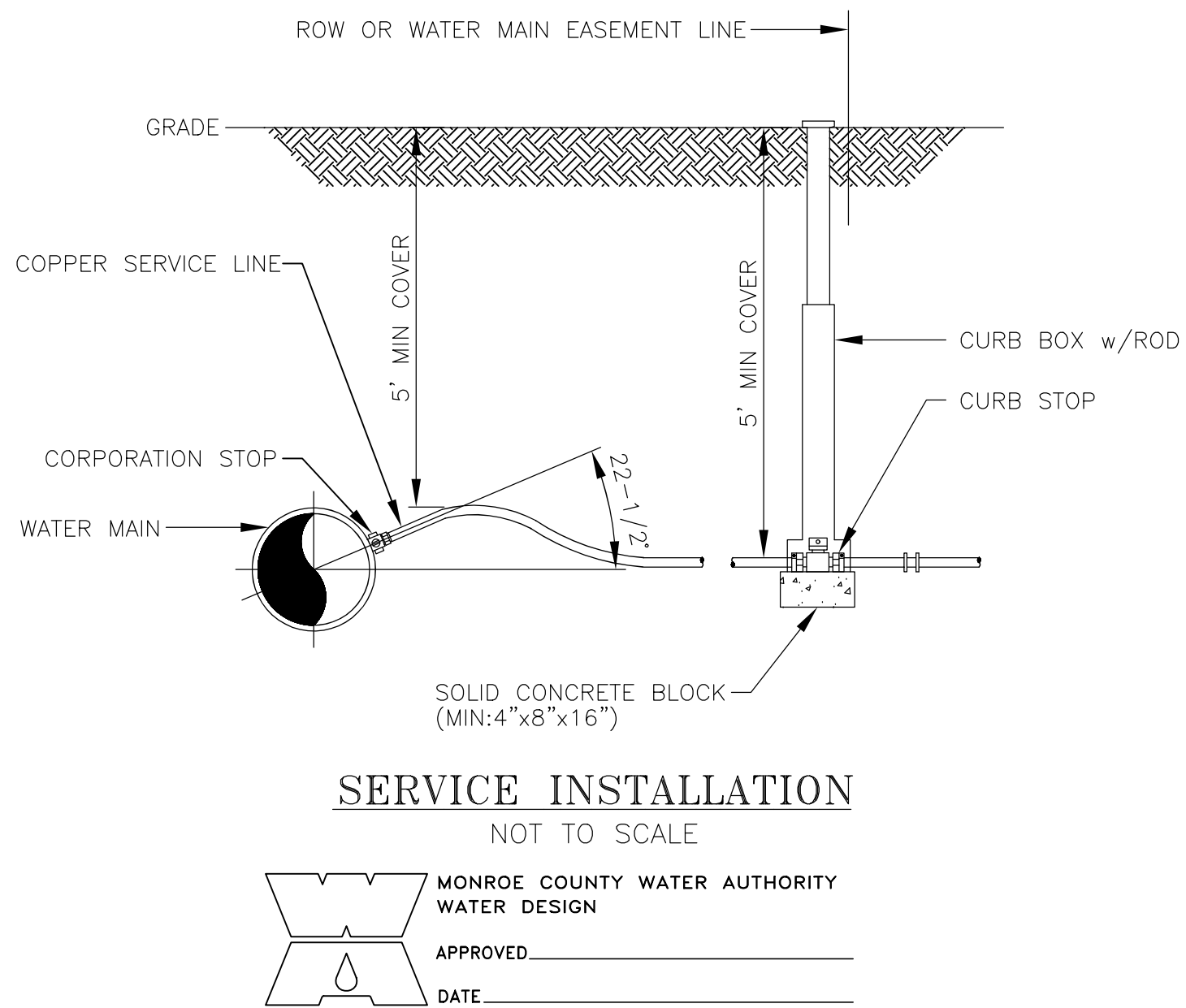
MULTI-FAMILY OPTION (WITHOUT GARAGE)



SINGLE FAMILY OPTION

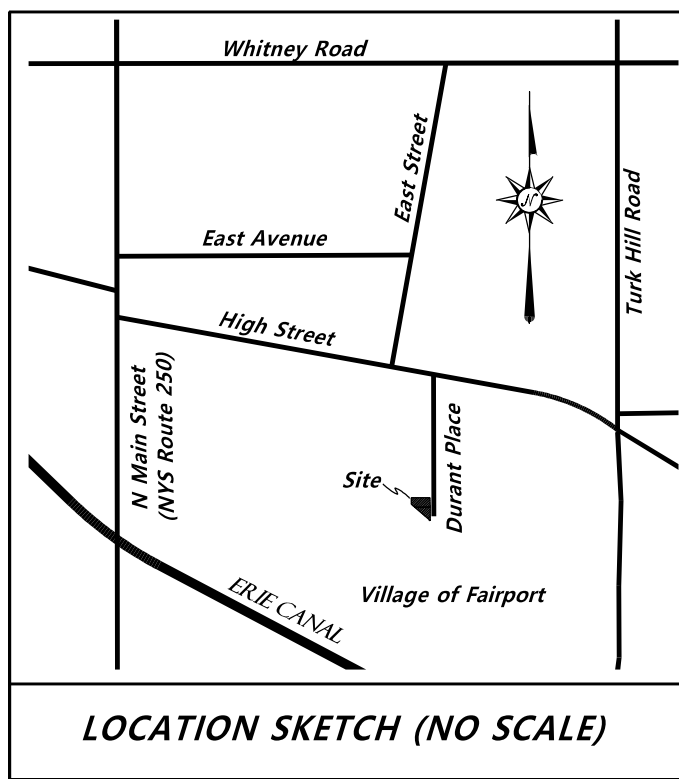
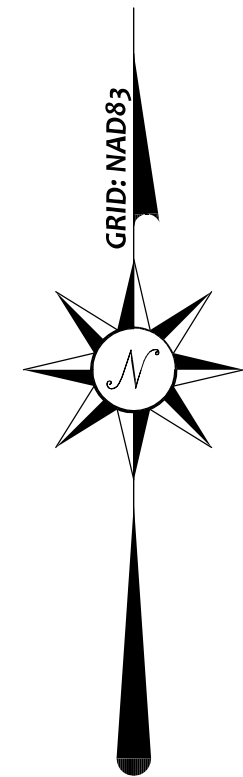
Setback Information:	Required:	Requested:	Adjacent Lot (North):
Front:	30'	18'	16.2' ±
Side:	10'	8'(South side)	N/A
Rear:	30'	30'	23' ±

	Single Family	Multi-Family	Provided	Variance Required
Minimum Lot Area	6,000 SF	7,500 SF	6,673 SF	Area variance required for multi-family
Minimum Lot Frontage	50'	60'	112'	None
Minimum Lot Depth	120'	125'	97' to ROW/117' to CL	23' for SF/28' for MF
Max Lot Coverage	25%-1,668.2 SF		1,480 SF	None
		20%-1,334.6 SF	1,332 w/o garages	None
		20%-1,334.6 SF	1,805 SF w garage	Area variance required for 470.4 SF



SERVICE INSTALLATION  
NOT TO SCALE

MONROE COUNTY WATER AUTHORITY  
WATER DESIGN  
APPROVED \_\_\_\_\_  
DATE \_\_\_\_\_



LOCATION SKETCH (NO SCALE)

References:

- 1.) No abstract of title provided
- 2.) Tax Account # 153.09-4-29 (Lot 23)
- 3.) Tax Account # 153.09-4-30 (Lot 24)
- 4.) Liber 291 of Maps, Page 16
- 5.) Liber 241 of Maps, Page 31
- 6.) Liber 7 of Maps, Page 43

Survey Notes:

Horizontal Datum: NAD83  
Vertical Datum: NAVD 88

Site Notes:

- 1.) Address: Lot 23 & Lot 24 - Durant Place
- 2.) Tax Account # 153.09-4-29 (Lot 23)
- 3.) Tax Account # 153.09-4-30 (Lot 24)
- 4.) Zoning: R-E Residential

FEMA Zone X per FIRM Map Number 36055C0381G, effective 08/28/2008

"Unauthorized alterations or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 2, of the New York State Education Law."

"Only copies from the original of this survey marked with an original of the land surveyor's embossed seal shall be considered valid true copies."

"Certifications indicated hereon signify that this survey was prepared in accordance with the existing Code of Practice for Land Surveyors adopted by the New York State Association of Professional Land Surveyors. Said certifications shall run only to the person for whom the survey is prepared, and on his behalf to the title company, governmental agency, and lending institution. Certifications are not transferable to additional institutions or subsequent owners."

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1.	02/05/2021	8' Side setback(multi w/gar.)	MLM
2.	02/09/2021	6'x10' porches, landscape	MLM

SHOWING:

Site Plan

Durant Place  
Lot 23 & Lot 24

Snow & Parce Subdivision  
Part of Town Lot 41,  
Township 12,  
Range 4

Village of Fairport  
Town of Perinton  
Monroe County  
New York

Village of Fairport Approvals:

Village Planning Board Chairperson \_\_\_\_\_ Date \_\_\_\_\_

Village Engineer \_\_\_\_\_ Date \_\_\_\_\_

Village Superintendent of Public Works \_\_\_\_\_ Date \_\_\_\_\_

Owner \_\_\_\_\_ Date \_\_\_\_\_

Monroe County Health Department  
We, Steve Marcoccia, P.E., hereby certify that this map was made on January 5, 2021 from a Survey performed on January 5, 2021 and from references listed hereon.

MARQUES & ASSOCIATES, P.C.  
LAND SURVEYING  
ENGINEERING

930 East Avenue, Suite 1000  
Rochester, New York 14607  
585-723-1820 (Tel)  
585-723-1821 (Fax)

Date: January 5, 2021  
Project #: 2021002  
Scale: 1" = 20'  
Drawn by: MLM Checked by: ILM

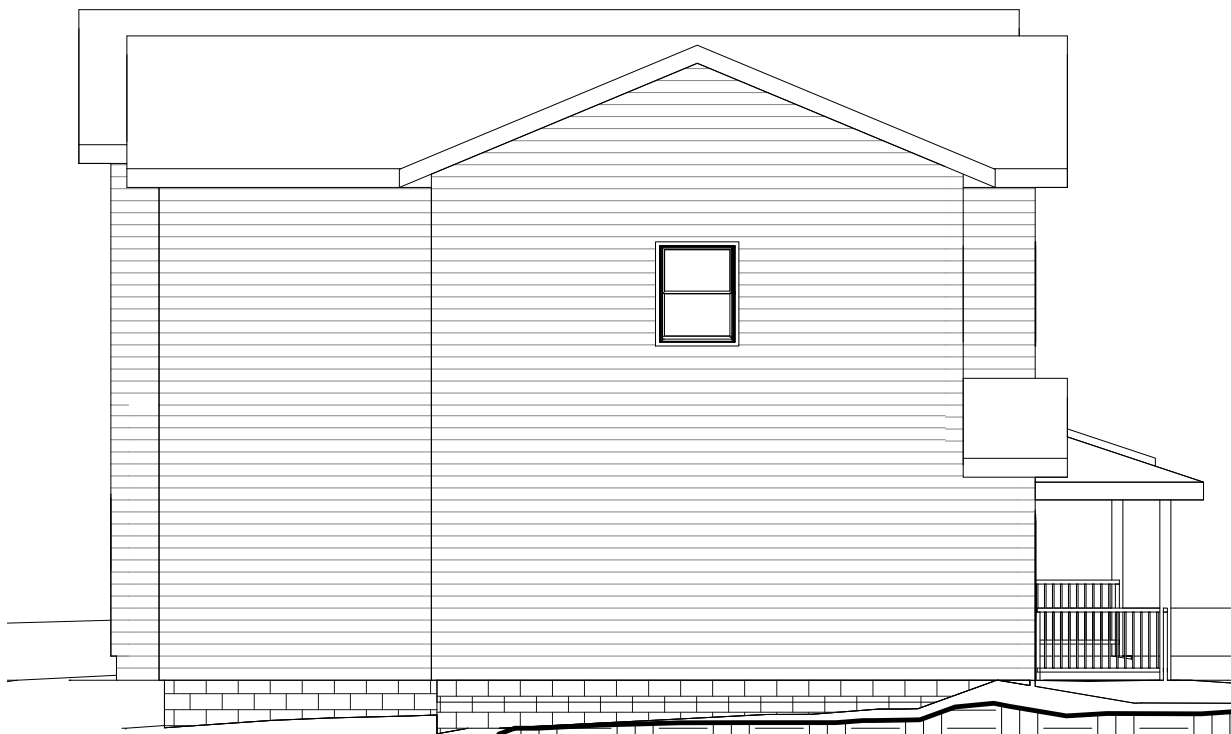
SEAL:

SEAL:

Certifications:

We, Steve Marcoccia, P.E., hereby certify that this map was made on January 5, 2021 from a Survey performed on January 5, 2021 and from references listed hereon.

Israel L. Marques, L.S. - NYSLS # 49616



EAST ELEVATION



NORTH ELEVATION

ROOF PLAN  
20' - 6"



SECOND FLOOR  
11' - 5 3/8"



FIRST FLOOR  
0' - 0"



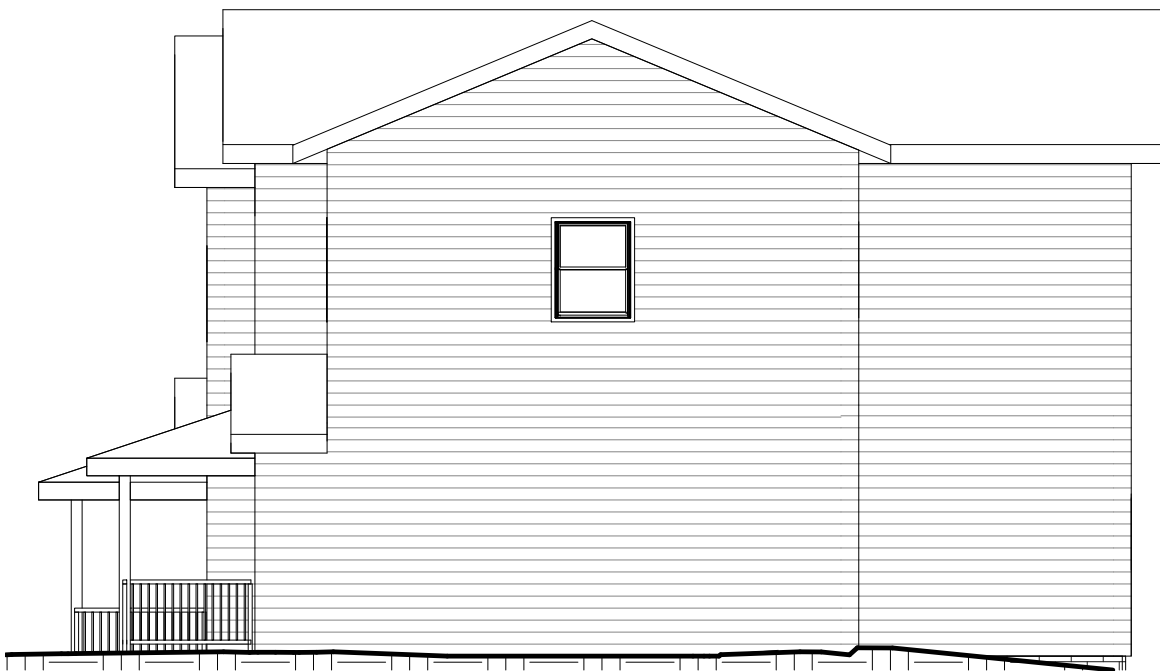
DURANT PLACE

DURANT PLACE  
LOT 23 & LOT 24

CJL  
DATE: 3/8/2021 1:38:57 PM

ELEVATIONS





WEST ELEVATION



SOUTH ELEVATION

ROOF PLAN  
20' - 6"



SECOND FLOOR  
11' - 5 3/8"



FIRST FLOOR  
0' - 0"



## DURANT PLACE

DURANT PLACE  
LOT 23 & LOT 24

CJL

DATE: 3/8/2021 1:38:59 PM

## ELEVATIONS

  
Wolfe Architecture  
3 N MAIN ST SUITE #2  
HONEOYE FALLS, NY 14472  
www.WolfeArchitecture.com  
(585)-582-6277

A3