



June 13, 2025

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

**RE: Letter of Intent
1151 Powder Mill Subdivision
Tax parcel # 193.01-1-18
Subdivision Application**

Dear Board Members,

On behalf of Powder Mill Land Company, LLC, the owner/applicant of the subject property, we submit this application for Preliminary and Final Subdivision Approval to create two parcels out of one existing parcel at 1151 Pittsford-Victor Road.

We request the Planning Board schedule a public hearing for this application pursuant to Section 182-13.F of the Town Code. We have provided one original and fourteen (14) copies of the following application materials for your use and review:

- Letter of Intent, dated June 13, 2025
- Planning Board Subdivision Application Form
- Short Environmental Assessment Form Parts 1, 2 & 3
- Owner's Authorization Form
- Property Deeds
- Concept Subdivision Plan
- Preliminary & Final Subdivision Plan (1" = 50' Scale)
- \$250.00 Subdivision Application Fee

The proposed subdivision is of an existing 7.98 acre parcel with four, two story, 1970 buildings totaling 89,411 sf. The subdivision includes dividing the existing parcel, buildings, and associated parking thus creating two parcels. One newly created parcel will include 2.48 acres and one existing building, and the other will include 5.50 acres and have three existing buildings. No physical improvements to the site are proposed and there will be no change of use or intensity.

The site is entirely located in the Town's Restricted Business (RB) Zone. The existing office use is allowed by-right within the zone. The newly created lots will meet all dimensional, bulk, and parking requirements of the zone.

The application meets the Planning Board's subdivision evaluation criteria of:

- **Satisfies the general requirements of Subsections A, B and C of § 182-6. (free of hazard, natural & historic features preserved & consistent with comp plan):** The proposed action will not physically alter the built or natural environment. A review

Cultivating our gifts to create a legacy of infrastructure that improves quality of life.



- of the NYS GIS Clearinghouse does not indicate any natural or historic features on the site. No known hazards have existed since the construction of the office park approximately 50 years ago. The existing office use is allowed by right in the current Restricted Business Zone and the use is supported by its designation on the Comprehensive Plan's Future Land Use Map as mixed-use.
- **Be so laid out, and lots be of such size, as to be in harmony with the development pattern of neighboring properties:** The proposed subdivision only involves an existing use within an existing office and residential neighborhood. The layout of the two lots complies with the dimensional requirements of the RB zone. The new property line is located at the center line of the existing driveway, creating a logical division of land and offering flexibility for redevelopment of the parcels in the future.
 - **Be in conformance with design standards set forth in Article IV:** Both newly created lots will remain in conformance with the Town Zoning Code relative to use, bulk and dimensional standards.
 - **Provide adequately for vehicles and pedestrians:** The proposed subdivision does not include any new physical, use or intensity of development. It is assumed that traffic, mobility and parking demands will remain unchanged. The property currently is 95% occupied, yet the parking lot functions at less than 70% of capacity. The property operates today with safe vehicular and pedestrian movement.
 - **Provide adequately for the disposal and/or treatment of stormwater and sanitary wastes:** The site is currently adequately served by public sanitary sewer. The sewer main will be shared and runs approximately parallel to the proposed property line and within a proposed access and utility easement. An underground storm sewer system exists on site as part of the stormwater system for the property. Stormwater generally flows from south to north, with the underground storm sewers daylighting at a point near the northern property line of proposed Parcel A. There will be no physical changes to the property, so stormwater will continue to function as it does now. The existing system is adequately designed to accommodate storms and has not negatively impacted the site or neighboring properties.
 - **Consider the Conservation Board's Natural Resource Inventory:** There are no known natural resources of concern on, or adjacent to the site. The proposed subdivision concept was reviewed by members of the Conservation Board who confirmed that the project would have no impact on Town natural resources.
 - **Conform with the development standards and guidelines of the zoning district in which it is located:** The proposed subdivision creates one new property line running generally perpendicular to Pittsford-Victor Road. This new property line would require a minimum side setback of 15'. All existing buildings are located greater than 15' from the new property line, with the closest building being approximately 40' from the new line. All other building setbacks are from existing property lines and are in conformance with the Restricted Business Zone.
 - **If within or adjacent to an agricultural district, not appreciably interfere with the conduct of agriculture:** The proposed site is not in or within 500' of an agricultural district or agricultural use. There would be no impact to the conduct of agriculture by the proposed action.



- **Minimize or avoid adverse environmental affects to the maximum extent practicable:** There will be no physical changes to the site, no changes in use and no changes in intensity or operations. The current office use does not adversely affect the environment. No adverse impact is expected from this action.
- **Incorporate mitigation measures identified in the SEQR process:** It is assumed that this action will be classified as an unlisted action and that the Town Planning Board will act as Lead Agency. This application package includes a Draft of the Short Environmental Assessment Form (EAF) Part One relative to NYS SEQR. We have offered drafts of Part Two and Three for the Lead Agency's use, if desired. We have not identified any potential adverse environmental impacts from this simple two lot subdivision. If the Planning Board, as Lead Agency, identifies any potential impacts, then we will consider incorporating them as mitigation measures.

Based upon the above information, it is our belief the proposal meets the standard established for the subdivision of this parcel. We request the Planning Board to declare themselves Lead Agency for the purposes of conducting the NY State Environmental Quality Review (SEQR). Pursuant to 6NYCRR 617.4 and 617.5, we believe the proposed action is an Unlisted Action. We have prepared the short form Environmental Assessment Form (EAF) Part 1 as required by SEQRA. Responses included in the EAF reflect the fact that the proposed action will not change the physical character of the site, will not result in a change of use, and will not result in a change of intensity. The action will merely result in a potential for a different ownership structure.

Also, we have prepared and submitted a draft of the EAF parts 2 & 3 for informational purposes only. Upon receipt and review of this application, we request the Planning Board accepts this application, and at their July 16, 2025 meeting, conducts a public hearing, and acts on the application.

Upon acceptance of this application, we will forward an electronic copy of this Subdivision Application to Monroe County Planning for their review and comment.

Please contact our office if you require any additional information concerning this application,

Sincerely,

Donald P. Naetzker II
Planning Director
Fisher Associates

enc.

cc: James Ryan, Powder Mill Land Company

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 1151 Powder Mills Subdivision

Location 1151 Pittsford-Victor Road, Pittsford, NY 14534

APPLICANT Powder Mill Land Company

Phone [REDACTED] mailing address 1173 Pittsford-Victor Road, Suite 140

City Pittsford Zip 14354 Fax [REDACTED] e-mail [REDACTED]

OWNER (Same as Applicant)

Phone [REDACTED] mailing address [REDACTED]

City [REDACTED] Zip [REDACTED] Fax [REDACTED] e-mail [REDACTED]

Person appearing at public hearing for application Don Naetzker, Fisher Associates

Phone [REDACTED] mailing address 180 Charlotte Street

City Rochester Zip 14608 Fax [REDACTED] e-mail [REDACTED]

REASON FOR APPEARING

Subdivision Approval: _____ Concept ☒ Preliminary ☒ Final

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

Change of Use From _____ to _____

TYPE OF PROJECT Two Lot Subdivision

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

Size of parcel in acreage 7.80 Tax Account Number(s) 193.01-1-18

Present Zoning Restricted Business

Applicant Signature - sign & print name

James D Ryan, Jr.

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



TOWN OF PERINTON

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

Owner Authorization to Make Application

I, James A. Ryan Jr., authorize
(print owner name legibly)

Don Naetzker of Fisher 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 Approval

(site plan/subdivision/change of use, etc.)

for the property that I own located at 1151 Pittsford-Victor Road, Pittsford, NY 14534

(tax ID 193.01-1-18)

Signature

Date

6-13-25

PRELIMINARY SUBDIVISION REVIEW

PROJECT NAME

1151 Powder Mills 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

Short Environmental Assessment Form

Part 1 - Project Information

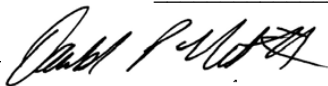
Instructions for Completing

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.

Part 1 – Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:			Telephone:	
			E-Mail:	
Address:				
City/PO:			State:	Zip Code:
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO	YES
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.			<input type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO	YES
If Yes, list agency(s) name and permit or approval:			<input type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, are adjoining or near the proposed action:				
<input type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)
<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	Other(Specify):	
Parkland				

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

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <div style="display: flex; justify-content: space-between; margin-top: 5px;"> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional </div> <div style="display: flex; justify-content: space-between; margin-top: 5px;"> Wetland <input type="checkbox"/> Urban Suburban </div>		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, <div style="margin-left: 20px; margin-top: 10px;"> a. Will storm water discharges flow to adjacent properties? </div> <div style="margin-left: 20px; margin-top: 10px;"> b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? </div> If Yes, briefly describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
49. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div> <div style="border-bottom: 1px solid black; margin-top: 5px; height: 1.2em;"></div>	NO	YES
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> Applicant/sponsor/name: _____ Date: _____ </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> Signature: <u></u> _____ Title: _____ </div>		

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?		

Project:

Date:

Short Environmental Assessment Form

Part 3 Determination of Significance

For every question in Part 2 that was answered “moderate to large impact may occur”, or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency


Signature of Preparer (if different from Responsible Officer)

FORM 593, NEW YORK DEED - WARRANTY with Mortgage and Lien Covenant

TUTTLEMAN REGISTERED U. S. PAT. OFFICE
TUTTLEMAN LAW FIRM, PUBLISHED BY TUTTLEMAN

BOOK 4519 PAGE 157

This Indenture,

Made the 10th day of Sept
Nineteen Hundred and seventy-three

Between

JAMES D. RYAN
923 Midtown Tower
Rochester, New York 14604

part y of the first part, and

POWDER MILL LAND COMPANY, a Partnership composed of
JAMES D. RYAN, ROBERT W. FOSTER, JR., JERALD ROTENBERG
of 923 Midtown Tower, and LOCAL PROPERTIES of 6780
Pittsford Palmyra Road, Fairport, New York

Witnesseth, that the part y of the first part, in consideration of One and other good and valuable consideration-----Dollar (\$1.00 etc) lawful money of the United States, paid by the parties of the second part, do hereby grant and release unto the part ies of the second part, their heirs and assigns forever, all

THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton, Monroe County, New York, being a part of Town Lot 65, Township 12, and more particularly described as commencing at a point on the west edge of the Pittsford Victor Road, being radially opposite station 151 + 74, said point also being 182.95 feet southerly (when measured along the edge of said road) from the intersection of the south line of Park Road with said west edge of said Pittsford Victor Road; thence (1) southerly along said Pittsford Victor Road 653.38 feet to a point; thence (2) south 88° 17' 31" west 901.02 feet to a point; thence (3) north 28° 18' 50" west, 304.90 feet to a point; thence (4) north 75° 45' 10" east, 728.57 feet to the centerline of the abandoned bed of Old Route 96; thence (5) north 8° 47' 15" east, 151.54 feet more or less to the point of intersection of said centerline with a line drawn radially through Highway Station 151 + 74; thence (6) easterly along such radial to the point of beginning.

ALSO QUITCLAIMING but not warranting, all that tract or parcel of land located in said Town of Perinton, Monroe County, New York, commencing at the said point of beginning of the above described parcel; 182.95 feet to the south line of Park Road; thence (2) westerly in the south line of Park Road 66.03 feet to a point; thence south 19° 50' 50" east, 199.84 feet, to a point; thence (3) south 8° 47' 15" west 142.47 feet to a point; thence (4) north 75° 45' 10" east 28.98 feet to the centerline of said abandoned Route 96; thence (5) north 8° 47' 15" east, 152.54 feet to a point; thence (6) easterly to the point of beginning.

Together with all of the first party's right, title and interest to all street beds adjacent to said premises.

MONROE COUNTY
095362REAL ESTATE
TRANSFER TAX
Dept. of
Taxation SEP 11 '73
& Finance PS. 10939STATE OF
NEW YORK
148.50

This conveyance is made and accepted subject to an indebtedness secured by a mortgage upon said premises held by

which mortgage was recorded in
on the day of 19, in Book
of Mortgages at page, on which there is an unpaid principal of
Dollars,
(\$), with interest from 19, at the rate
of per cent per annum, which said mortgage debt the part of the second
part hereby assume and agree to pay, as part of the purchase price of the above
described premises, and the part of the second part hereby execute and
acknowledge this Instrument for the purpose of complying with the provisions of
General Obligations Law, Section 5-705.

799
9/14/73

49347

Boundary line agmt Reber 454207 Deeds Pg 177
Wick St. Easement 4618 of Deeds Pg 158

BOOK 4519 PAGE 158

Together with the appurtenances and all the estate and rights of the part y
of the first part in and to said premises,

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

And said party of the first part

covenant s as follows:

First, That the part ies of the second part shall quietly enjoy the said premises;

Second, That said party of the first part

will forever Warrant the title to said premises.

Third, Subject to the trust fund provisions of section thirteen of the lien law.

In Witness Whereof, The parties hereto have hereunto set their hands and
seals the day and year first above written.

In Presence of

James D. Ryan
James D. Ryan

State of New York
County of *MONROE*

ss.

On this *Nineteen* day of
Nineteen Hundred and seventy-three

before me, the subscriber, personally appeared

JAMES D. RYAN

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and he acknowledged
to me that he executed the same.

CHARLES B. FORSYTH, JR.
Notary Public in the State of New York
MONROE COUNTY, N. Y.

Commission Expires March 31, 1975

State of New York
County of

ss.

On this *Nineteen* day of
Nineteen Hundred and

before me, the subscriber, personally appeared

to me personally known and known to me to be the same person described in and
who executed the within Instrument, and he acknowledged
to me that he executed the same.

WARRANTY WITH MORTGAGE AND LIEN COVENANTS RECORDED

1973 SEP 11 PM 2:10

JAMES D. RYAN

MONROE COUNTY
CLERKS OFFICE

TO

POWDER MILL LAND COMPANY, a
Partnership composed of JAMES D.
RYAN, ROBERT W. FOSTER, JR.,
JERALD ROTENBERG and LOCOL
PROPERTIES.

Filed Sept 10 1973

State of New York
Monroe County, ss.

Recorded on the *11th* day
of *September* 1973 at
2:10 o'clock *P.* M. in Liber
4519 of *Books*
at page *157* and examined.
OT How far

MONROE COUNTY CLERK

FORSYTH, HOWE & O'DWYER, P.C.
ATTORNEYS & COUNSELLORS AT LAW
SUITE 980
MIDTOWN TOWER
ROCHESTER, NEW YORK 14604

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BOOK 4542 PAGE 177

BOUNDARY LINE AGREEMENT

THIS AGREEMENT made the ¹⁵6th day of September, 1973,
by and between JAMES D. RYAN of 923 Midtown Tower, Rochester, New
York and THE POWDER MILL LAND COMPANY, a Partnership, composed
of James D. Ryan, Robert W. Foster, Jr., Jerald Rotenberg, all
of 923 Midtown Tower, Rochester, New York and Local Properties of
6780 Pittsford-Palmyra Road, Fairport, New York.

WHEREAS, James D. Ryan is the owner of certain lands
located in the Town of Perinton, Monroe County, New York, more
particularly described in a Deed recorded in the Monroe County
Clerk's Office in Liber 4472 of Deeds at Page 122, and

WHEREAS, Mr. Ryan has conveyed to the Powder Mill Land
Company part of that holding, which lands are more particularly
described in a Deed in the Monroe County Clerk's Office in Liber
4519 of Deeds at Page 157, and

WHEREAS, the parties do desire to adjust, correct, and
alter the boundary line between the two parties,

NOW, IN CONSIDERATION OF One Dollar and other good and
valuable consideration, the parties hereto do agree that the bound-
ary line between the premises shall be described as a line
located in the Town of Perinton, Monroe County, New York, and
commencing at the west edge of the Pittsford-Victor Road at a
point 784.95 feet south of the intersection of the west edge of
the Pittsford-Victor Road and the south edge of Park Road, when
measured along the said Pittsford-Victor Road, said point also
being 51.38 feet north of the lands of Powder Mill Land Company as
described in said Deed; thence (1) south 61° 36' 39" west, 196
feet to a point; thence (2) south 88° 17' 31" west, 121 feet to a
point in the west line of the James D. Ryan lands; thence (3)
north 2° 12' 29" west, in the said Ryan boundary, 27 feet to the
south boundary of said Powder Mill lands.

The said James D. Ryan hereby grants and releases to the
said Powder Mill Land Company, its heirs and assigns forever, all

15
TAX

52792

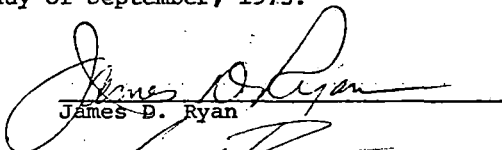
agmt 4787 of Deeds pg 50

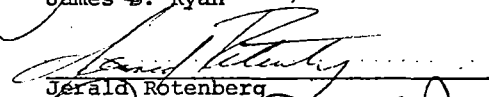
RECORDED
OCT 19 AM 10:51
MONROE COUNTY
CLERK'S OFFICE

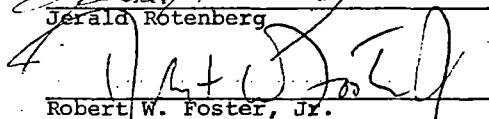
BOOK 4542 PAGE 178

of the land north of the above described line. The Powder Mill Land Company hereby grants and releases unto James D. Ryan, his heirs and assigns forever, all of the lands south of said above described boundary line. It is the intention of the parties that the line above described shall constitute the boundary lines between their parcels.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals on the 26th day of September, 1973.


James D. Ryan

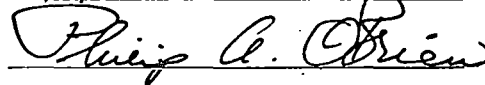

Gerald Rotenberg

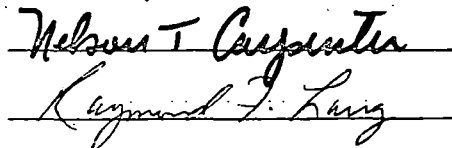

Robert W. Foster, Jr.

LOCAL PROPERTIES

BY: 

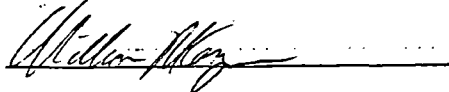

Philip C. O'Brien


Nelson T. Carpenter


Raymond T. Loring

STATE OF NEW YORK)
COUNTY OF MONROE) ss: On this 26 day of September, Nineteen
Hundred and Seventy-three, before me the subscriber, personally
appeared JAMES D. RYAN to me personally known and known to me to
be the same person described in and who executed the within
Instrument, and he acknowledged to me that he executed the same.

WILLIAM R. KENYON
Notary Public in the State of New York
Qualified in Oncon. Co. No. 34-723942
My Commission Expires March 20, 1974



BOOK **4542** PAGE **179**

STATE OF NEW YORK)
COUNTY OF MONROE) ss: On this 7th day of October, Nineteen
Hundred and Seventy-three, before me, the subscriber, personally
appeared JAMES D. RYAN, ROBERT W. FOSTER, JR., JERALD ROTENBERG,
individually and as members of The Powder Mill Land Company, a
Partnership.

Marie L. Brewer
MARIE L. BREWER

Notary Public in the State of New York
Monroe County, N. Y. No. 25,544,5125
Commission Expires March 20, 1974

STATE OF NEW YORK)
COUNTY OF MONROE) ss: On this 24th day of September, Nineteen
Hundred and Seventy-three, before me, the subscriber, personally
appeared ~~RAYMOND F. LANG~~, PHILIP A. O'BRIEN, NELSON P. CARPENTER,
DAVID C. O'BRIEN and JAMES R. LIBERTY, individually and as members
of Locol Properties, as Partnership.

Raymond F. Lang
RAYMOND F. LANG
NOTARY PUBLIC, State of N.Y., Monroe County
My Commission Expires March 20, 1970

STATE OF NEW YORK)
COUNTY OF MONROE) ss: On this 4th day of OCTOBER, Nineteen Hundred
and Seventy-Three, before me, the subscriber, personally appeared RAYMOND
F. LANG, individually and as a member of Locol Properties, as Partnership.

Thomas C. Butler
THOMAS C. BUTLER, Notary Public
Monroe County, N. Y. No. 25,544,5125
My Commission Expires March 20, 1970



State of New York
Monroe County, ss.
Recorded on the 19th day
of October, 1973 at
10:51 o'clock A. M. in Liber
4542 of Deeds
at page 177 and examined.

J. Ross Zornow

MONROE COUNTY CLERK

5-

-3-

LAND USE DATA

Existing Conditions

Existing Lot	7.98	Acres
Parcel ID	193.01-1-18	

Zoning


Restricted Business/ Mixed Use District

Dimensional Requirements

Minimum Lot Area	10,000	SF
Frontage Requirement	80	Feet
Minimum Front Setback	10	Feet
Maximum Front Setback	30	Feet
Side Setback	15	Feet
Rear Setback	15	Feet
Buffer to Residential Zone	50	Feet

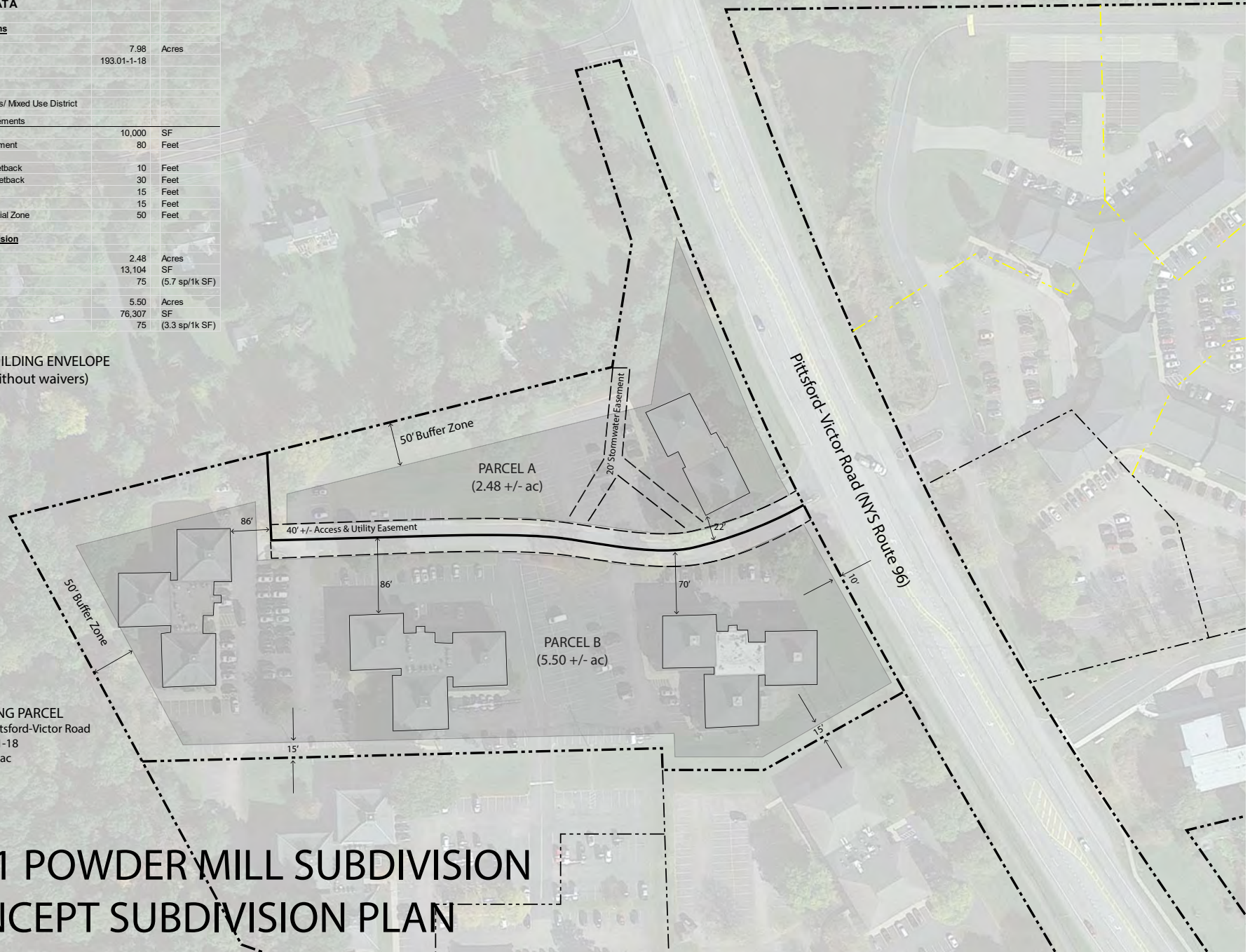
Proposed Subdivision

Parcel A	2.48	Acres
Existing Building	13,104	SF
Parking Spaces	75	(5.7 sp/1k SF)
Parcel B	5.50	Acres
Existing Building	76,307	SF
Parking Spaces	75	(3.3 sp/1k SF)

 BUILDING ENVELOPE
(without waivers)

EXISTING PARCEL
1151 Pittsford-Victor Road
193.01-1-18
7.98 +/- ac

1151 POWDER MILL SUBDIVISION CONCEPT SUBDIVISION PLAN



LAND USE DATA

Existing Conditions

Existing Lot	7.98	Acres
Parcel ID	193.01-1-18	

Zoning

Restricted Business/ Mixed Use District

Dimensional Requirements

Minimum Lot Area	10,000	SF
Frontage Requirement	80	Feet

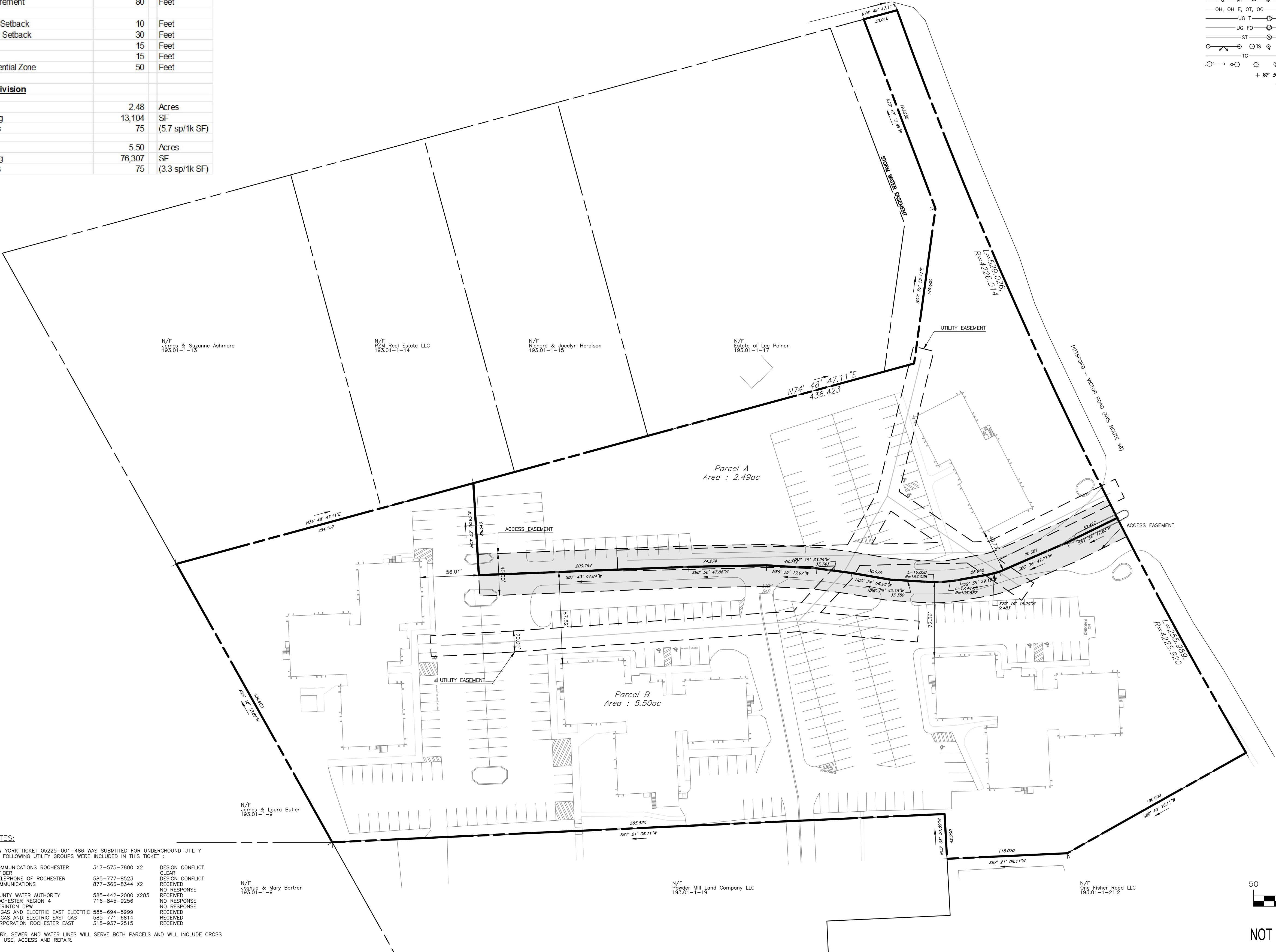
Minimum Front Setback	10	Feet
Maximum Front Setback	30	Feet
Side Setback	15	Feet
Rear Setback	15	Feet
Buffer to Residential Zone	50	Feet

Proposed Subdivision

Parcel A	2.48	Acres
Existing Building	13,104	SF
Parking Spaces	75	(5.7 sp/1k SF)

Parcel B	5.50	Acres
Existing Building	76,307	SF
Parking Spaces	75	(3.3 sp/1k SF)

LEGEND	
	PROPERTY LINE/LEASE PARCEL LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	BUILDINGS, ASPHALT AND PARKING
	FENCE LINE
	EDGE OF WATER, STREAM OR DITCH
	EDGE OF WOODS OR BRUSH
	SANITARY SEWER LINE W/MANHOLE & C.O.
	CULVERTS, STORM SEWER LINE W/MH & CATCH BASIN
	WATER LINE W/HYDRANT, VALVE & VAULT
	ELECTRIC LINE W/PULLBOX, METER & MANHOLE
	NATURAL GAS LINE W/METER, VALVE & LINE MARKER
	OVERHEAD WIRES, ELECTRIC, TELEPHONE & CABLE LINE
	UNDERGROUND TELEPHONE LINE W/MANHOLE
	UNDERGROUND FIBER OPTIC LINE W/MANHOLE
	HEATING LINE (STEAM) W/MANHOLE
	SIGNAL ARM/HEAD, SIGNAL POLE, PED POLE & FULL BOX/MH
	TRAFFIC CONTROL LINE
	UTILITY POLE, GUY, LIGHT POLE, WALK LIGHT & TOP MOUNT LIGHT
	WETLAND FLAG
	BORING LOCATION



UTILITY NOTES:

DIG SAFELY NEW YORK TICKET 05225-001-486 WAS SUBMITTED FOR UNDERGROUND UTILITY RECORDS. THE FOLLOWING UTILITY GROUPS WERE INCLUDED IN THIS TICKET :

• CHARTER COMMUNICATIONS ROCHESTER	317-575-7800 X2	DESIGN CONFLICT
• FIRSTLIGHT FIBER		CLEAR
• FRONTIER TELEPHONE OF ROCHESTER	585-777-8523	DESIGN CONFLICT
• LEVEL 3 COMMUNICATIONS	877-366-8344 X2	RECEIVED
• MCI		NO RESPONSE
• MONROE COUNTY WATER AUTHORITY	585-442-2000 X285	RECEIVED
• NYS DOT ROCHESTER REGION 4	716-845-9256	NO RESPONSE
• TOWN OF PERINTON DPW		RECEIVED
• ROCHESTER GAS AND ELECTRIC EAST ELECTRIC	585-694-5999	RECEIVED
• ROCHESTER GAS AND ELECTRIC EAST GAS	585-771-5814	RECEIVED
• VERIZON CORPORATION ROCHESTER EAST	315-937-2515	RECEIVED

EXISTING SANITARY, SEWER AND WATER LINES WILL SERVE BOTH PARCELS AND WILL INCLUDE CROSS EASEMENTS FOR USE, ACCESS AND REPAIR.

DRAWING NO.		1	
PROJECT		1151 POWDER MILL SUBDIVISION	
TITLE OF DRAWING		FINAL SUBDIVISION PLAN	
STATE OF NEW YORK JOSEPH J. HENRY LICENSED LAND SURVEYOR 050790		FISHER ASSOCIATES WWW.FISHERASSOC.COM	
FA PROJECT NO.		250928.00	
PROJECT MANAGER		Don Naeztker	
DRAWN BY		DRAWING CHK	
SCALE		ENGINEER	
1"=50'			
FISHER ASSOCIATES ENGINEERS P.C.		ISSUE DATE	
New York State Education Law, Section 1104(1) requires that the professional seal of the professional engineer or land surveyor be placed on all drawings, plans, specifications, reports, or any other documents prepared by the professional engineer or land surveyor, to alter or alter on them in any way.		06/12/2025	
If an item bearing the seal of a professional engineer or land surveyor is altered or changed in any way, the alteration or change shall be made by the professional engineer or land surveyor, and a specific description of the alteration.			
REV		DESCRIPTION	
R7			
R6			
R5			
R4			
R3			
R2			
R1			
REV		DATE BY	

