

TOWN OF PERINTON LEGAL NOTICE
REQUEST TO REZONE PROPERTY

Fellows Road

Tax ID #'s: 140.04-1-39, 140.04-1-40, 140.04-1-4, 140.04-1-7

RESIDENTIAL TRANSITION (RT-1.2.5) TO
RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PDD)
PUBLIC HEARING

PLEASE TAKE NOTICE that pursuant to the provisions of Article 16 of the Town Law of the State of New York, that the Town Board of the Town of Perinton, Monroe County, New York, will hold a public hearing on April 10, 2024 at 7:30 pm in the Perinton Town Hall Town Board Room, 1350 Turk Hill Road, Fairport, NY, to consider a change of zoning of approximately 63.1 acres located on Fellows Road, immediately south of the Perinton/Penfield municipal boundary from Residential Transition (RT-1.2.5) to Residential Planned Development District (PDD).

Whereas, on behalf of Pridemark Homes and William Metrose, Ltd., (tax id #'s: 140.04-1-39, 140.04-1-40, 140.04-1-4, 140.04-1-7), the applicants and engineers (BME Associates) proposes 171 for-sale residential units with a mix of single-family homes, patio homes and townhomes. The proposal represents a density of 2.71 units/acre.

DESCRIPTION OF LANDS TO BE REZONED

THAT TRACT OR PARCEL OF LAND, containing 24.1497 acres of land, more or less, situate in Township 12, Range 4, Town Lot 14 in the Town of Perinton, County of Monroe and State of New York, as shown on the drawing entitled "Fritsch Property, Boundary Survey Map, 250 & 258 Fellows Road." prepared by BME Associates, having drawing number 8904-205, being more particularly bounded and described as follows:

Commencing at the point of intersection of the centerline of Furman Road (49.5 feet wide right-of-way) with the centerline of Fellows Road (49.5 feet right-of-way), thence northerly along the centerline of Fellows Road a distance of 1,543.74 feet to a point; thence S84°31'00"E a distance of 24.75 feet to a point on the east right-of-way line of Fellows Road marked by an Iron pipe at the intersection of the easterly right-of-way line of Fellows Road (49.5' Right-of-Way) with the southerly boundary line of lands now or formerly of Darlene & Alan Peters (TA No 140.04-01-004), thence

1 S 84°31 '00" E, along the southerly boundary line of said Peters, a distance of 2,090.98 feet to an iron pipe on the westerly boundary line of lands now or formerly of David & Laura Masterson (TA No 140.04 01-012), thence

2 S 04°45'41"W, along said westerly boundary line, a distance of 529.98 feet to a point at the southwest corner thereof Said point also being on the northerly boundary line of lands now or formerly of David & Laura Masterson (TA 140.04-01-38.1); thence

3. N 84°30'58"W, along said northerly boundary line, and along the northerly boundary line of lands now or formerly of Warren Peters. et al, (TA 140 04-01-44.1) a distance of 2,105.66 feet to a point on the aforementioned easterly right-of-way line of Fellows Road, thence

4. N 06°20'54"E. along said right-of-way line, a distance of 49.63 feet to a point at the southwesterly corner of lands now or formerly of Gregory & Sharon Cole (TA No. 140.04-01-43). Thence

5. S 83°39'06"E, along the southerly boundary line of said Cole, a distance of 200.00 feet to a point at the southeasterly corner thereof, thence

6. N 06°20'54"E, along the easterly boundary line of said Cole, and along the easterly boundary line of lands now or formerly of Raymond Oldenburg (TA No. 140 04-01-42), and A & E Saltrella Trust (TA No 140 04-01-41), a distance of 300.00 feet to an iron pipe at the northeasterly corner thereof, thence

7. N83°39'06"W, along the northerly boundary line of said Saltrella Trust, a distance of 200.00 feet to an iron pipe in the easterly right-of-way line of said Fellows Road; thence

8. N06 °20'54"E, along said right-of-way line, a distance of 180.35 feet to the Point of Beginning.

Also intending to convey any right, title and interest to the centerline of Fellows Road.

ALL THAT TRACT OR PARCEL OF LAND situate in the Town of Perinton consisting of all the property conveyed by Elizabeth Coyne to George R. Peters by deed recorded April 2, 1919 in Liber 1062 of Deeds at page 426, excepting three parcels of land which were conveyed to (1) Clifford C. Hart and Marjorie Hart by deed recorded June 19, 1956 in Liber 3039 of Deeds at page 465, (2) property conveyed by deed recorded herewith to Clifford C. Hart and Marjorie Hart, his wife, which carries out the provision of paragraph #6 of the Will of George Peters recorded in Liber 3479 of Deeds at page 5, (3) parcel conveyed by deed recorded herewith of life interest to Esther Anna Peters with remainder to the children of Warren Peters carrying out the terms of the aforesaid will of George R. Peters.

SECOND PARCEL: Also conveying hereby parcel of land conveyed by August Schaufelberger and wife by deed recorded November 28, 1908 in Liber 777 of Deeds page 365, being the Schaufelberger Farm referred to in Paragraph #8 of the aforesaid Will of George R. Peters.

ALSO DESCRIBED AS:

ALL THAT TRACT OR PARCEL OF LAND containing 31.052 acres more or less, situate in the Phelps and Gorham Purchase, Township 12, Range 4, Town Lot 30, Town of Perinton, County of Monroe, and State of New York, as shown on the drawing entitled "Peters Property, Boundary Survey Map of 200 Fellows Road," prepared by BME Associates, having drawing number 2205-01, last revised October 9, 2006, being more particularly bounded and described as follows:

Commencing at a point, said point being a nail found at the intersection of the centerline of Furman Road (49.5' Right-of-Way) with the centerline of Fellows Road (49.5' Right-of-Way); thence

A. N 05°44'55"E, along said centerline of Fellows Road, a distance of 1,013.76 feet to an angle point; thence

B. N 06°20'54"E, continuing along said centerline of Fellows Road, a distance of 529.98 feet to the Point of Beginning; thence

1. N 06°20'54"E, continuing along said centerline of Fellows Road, a distance of 303.25

feet to a point on the southerly boundary line of lands now or formerly of Jeannette F. Bogdanoff (T.A. No. 140.040-01-03); thence

2. S83°39'06"E, along said southerly boundary line of Bogdanoff, a distance of 272.43 feet to a point at the southeasterly boundary corner thereof; thence

3. N06°20'54"E, along the easterly boundary line of said lands of Bogdanoff, a distance of 390.63 feet to a point on the southerly boundary line of lands now or formerly of Thomas Hart (T.A. No. 140.040-01-05); thence

4. S84°43'11 "E, along said southerly boundary line of Hart and along the southerly boundary line of lands now or formerly of Dawn W. Grambeck (T.A. No. 140.040-01-06) and Howard A. Crane (T.A. No. 140.040-01-07), a distance of 1,824.10 feet to a point on the westerly boundary line of lands now or formerly of Arnold Pegish (T.A No. 140.040-01-08); thence

5. S04°45'41 "W, along said westerly boundary line of lands of Pegish and along the westerly boundary line of lands now or formerly of Roy F. Purdy (T.A. No. 140.040-01-09), Kenneth W. Malcho (T.A No. 140.040-01-010), Marlene Malcho (T.A. No. 140.040-01-011) and David and Laura Masterson (T.A. No. 140.040-01-012), a distance of 696.20 feet to a point on the northerly boundary line of lands now or formerly of Pride Mark Homes, Inc. (T.A. No. 140-040-01-039); thence

6. N84°3 I '00"W, along said northerly boundary line of lands of Pride Mark Homes, Inc., a distance of 2,115.73 feet to the Point of Beginning.

ALL THAT TRACT OR PARCEL OF LAND containing 6 842 acres more or less, situate in the Phelps and Gorham Purchase, Township 12, Range 4, Town Lot 30. Town of Perinton, County of Monroe, and State of New York, as shown on the drawing entitled "Crane Property, Boundary Survey Map of Lands to be Conveyed," prepared by BME Associates, having drawing number 2205-02, dated June 2007, being more particularly bounded and described as follows

Commencing at a point, said point being a nail found at the intersection of the centerline of Furman Road (49.5' Right-of-Way) with the centerline of Fellows Road (49.5' Right-of-Way), thence

A. N05°44'55"E, along said centerline of Fellows Road, a distance of 1,013.76 feet to an angle point, thence

B. N06°20' 54", continuing along said centerline of Fellows Road, a distance of 529.98 feet to a point Said point being the Point of Beginning of a parcel conveyed by Peters to Metrose and recorded m the Monroe County Clerk's Office in Liber 10390 D, P 389; thence

C. N06°20'54"E, continuing along said centerline of Fellows Road, a distance of 303.25 feet to a point on the southerly boundary !me of lands now or formerly of Jeannette F Bogdanoff (T A No 140.040-01-03); thence

D. S83°39'06"E, along said southerly boundary line of Bogdanoff, a distance of 272.43 feet to a point at the southeasterly boundary corner thereof, hence

E. N 06°20'54"E, along the easterly boundary line of said lands of Bogdanoff, a distance of 390.63 feet to a point on the southerly boundary line of said lands now or formerly of Thomas Hart (TA No 140 040-01-05), thence

F. S 84°43'11"E, along said southerly boundary line of Hart and along the southerly boundary line of lands now or formerly of Dawn W. Grambeck (TA No 140 040-01-06), a distance of 1,134.63 feet to a 3/4" rebar found and also being the Point of Beginning, thence

1. N 05°21 '01 "E, along the easterly boundary line of said Grambeck, a distance of 437.40 feet to a 1 3/4" iron pipe on the northerly boundary line of the Town of Perinton and southerly boundary line of the Town of Penfield, thence

2. S84°05'35"E. along said Town lot line, a distance of 685.07 feet to a 1 1/4" iron pipe found. Said pipe also being at the northwest corner of lands now or formerly of Arnold Pegish (TA No 140.04-01-08), thence

3. S04°45'41 "E, along the westerly boundary line of said Pegish, a distance of 429.92 feet to a point at the northeast corner of aforementioned lands conveyed to Metrose, thence

4. N84°43'11 "W, along the north boundary line of said Metrose, a distance of 689.46 feet to the Point of Beginning

Although the Perinton Town Hall is open to the public, please consider participating in this meeting virtually via Zoom Webinar where you will have an opportunity to view, listen, and comment in the meeting live via video or audio call in.

Call-In Instructions: Note to callers - Your phone number will display to the public. To conceal your number, enter *67 before you enter the phone number above. You will be required to give your name and address and to spell name prior to your comments and questions.

The applicant will be present at this meeting. All persons or their agents wishing to be heard may appear virtually via videoconference (see meeting agenda posted on the Town webpage on April 5, 2024 for details or call the Perinton Town Clerk's office at 223-0770). Residents and other members of the public are encouraged to provide comments or questions in writing, by email to jreed@perinton.org, or by US Mail to the Town Clerk or by US Mail to Perinton Town Hall, 1350 Turk Hill Road, Fairport, NY 14450 Attn: Janelle Reed by April 10, 2024 at Noon to be forwarded to Town Board members and appropriate Town staff in time for the meeting.

BY ORDER OF THE TOWN BOARD
OF THE TOWN OF PERINTON
Janelle Reed

Dated: March 27, 2024