

LOCATION MAP  
SCALE: 1" = 2,000'

PLANNING BOARD APPROVAL

APPROVED BY DECISION OF THE PLANNING BOARD OF THE TOWN OF ROCHESTER, NEW YORK, ON THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID DECISION. ANY CHANGES, ERASURE, MODIFICATION OR REVISION OF THIS PLAN, AS APPROVED, SHALL VOID THIS APPROVAL.

CHAIRMAN: \_\_\_\_\_

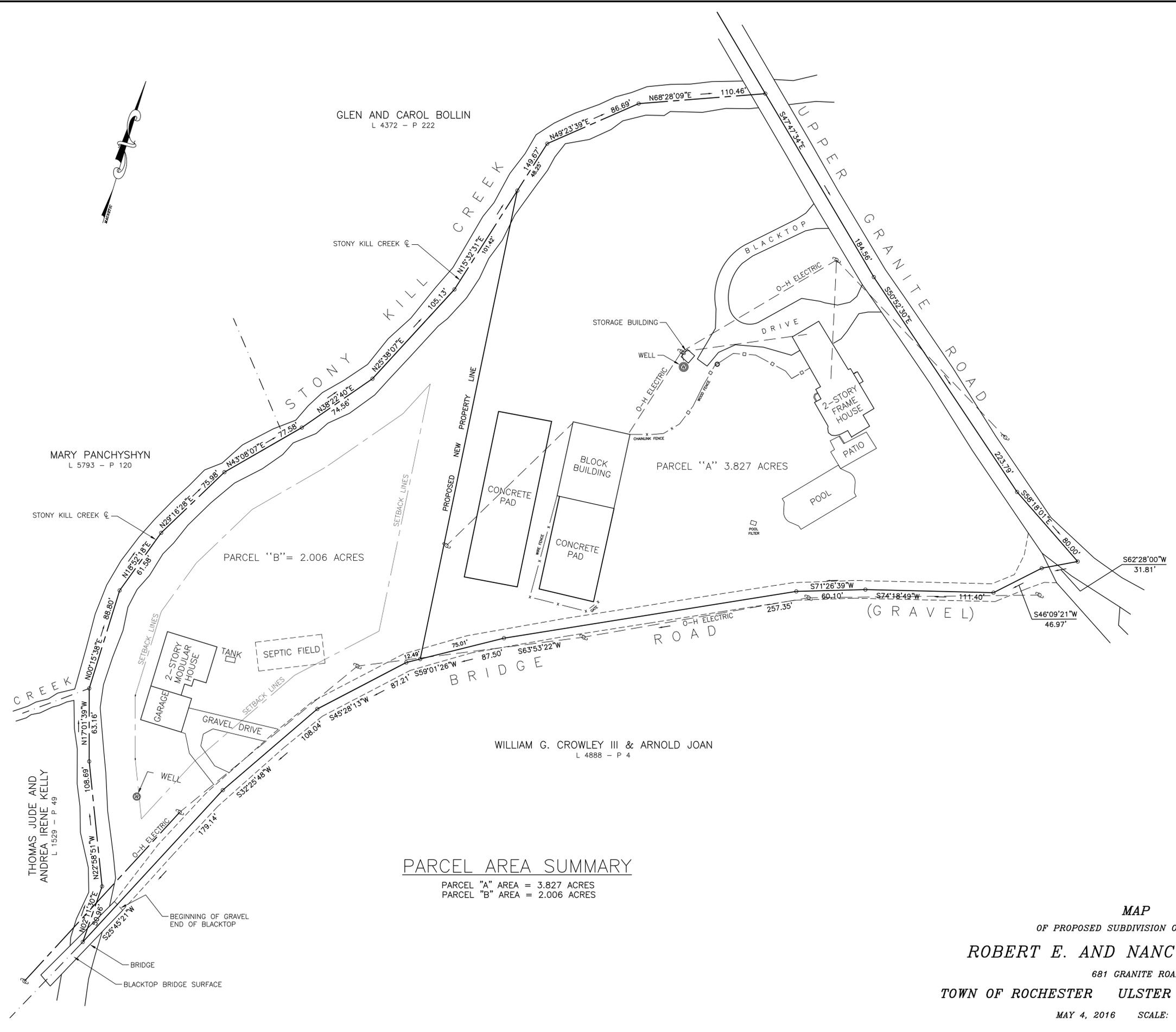
MEMBER: \_\_\_\_\_

OWNERS' CONSENT TO FILE

I HEREBY GRANT MY APPROVAL OF THIS PLAT AND CONSENT TO THE FILING OF IT IN THE ULSTER COUNTY CLERK'S OFFICE

TOWN ZONING INFORMATION

DISTRICT:	R-2 LOW DENSITY RESIDENTIAL
MINIMUM LOT SIZE:	2.0 ACRES
MINIMUM LOT WIDTH:	160 FEET
MINIMUM LOT FRONTAGE:	50 FEET
MINIMUM SETBACKS:	FRONT YARD: 35 FEET SIDE YARD: 40 FEET REAR YARD: 40 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	30 %



NOTE: EXCEPTING AND RESERVING SUCH LAND THAT MAY BE IN POSSESSION OF THE TOWN OF ROCHESTER FOR HIGHWAY PURPOSES, BEING THAT PORTION OF THE PUBLIC HIGHWAY KNOWN AS UPPER GRANITE ROAD AND BRIDGE ROAD LYING WITHIN THE BOUNDS OF THE PARCELS DESCRIBED ON THIS MAP, SUBJECT TO PUBLIC UTILITIES AND HIGHWAY EASEMENTS OF RECORD.

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

This map may not be used in connection with a "Survey Affidavit" or similar document, statement or mechanism to obtain title insurance for any subsequent owner or future grantees.

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

The location of underground improvements or encroachments, if any exist or are shown hereon, are not certified.

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, Inc. 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 listed hereon and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners.

TAX MAP REFERENCE  
Town of Rochester, Section No. 84.2  
Block 1, Lot 5.2

DEED REFERENCE  
Liber 1497 of Deeds at Page 858



BRINNIER & LARIOS, P. C.

GLEN AND CAROL BOLLIN  
L 4372 - P 222

MARY PANCHYSHYN  
L 5793 - P 120

WILLIAM G. CROWLEY III & ARNOLD JOAN  
L 4888 - P 4

THOMAS JUDE AND  
ANDREA IRENE KELLY  
L 1529 - P 49

PARCEL AREA SUMMARY

PARCEL "A" AREA = 3.827 ACRES  
PARCEL "B" AREA = 2.006 ACRES

MAP  
OF PROPOSED SUBDIVISION OF LANDS OF  
**ROBERT E. AND NANCY J. BENDELL**  
681 GRANITE ROAD  
TOWN OF ROCHESTER ULSTER COUNTY NEW YORK  
MAY 4, 2016 SCALE: 1" = 40'