

Yates County Planning Board Referral Form

Referral # 2016-42
County Use Only

Date Received 08/15/2016

Revised 7/2016

Municipality and Referring Agency Town of Middlesex

Project Address 1163 West Avenue, & 5611 Water Street, ~~Water Street~~ ^{West Ave.} Project Tax Map # 22.67-1-3, 22.67-1-2.1, 22.67-1-1.1

Zoning District Hamlet Residential Zoning District

Applicant (Name & MAILING) Mr. Duncan ~~Reich~~ ^{Bloch}, representing agent for owner

c/o Document Reprocessors 40 Railroad Ave., Rushville NY 14544 Email

Property Owner (Name & MAILING) Mr. Eric Lundquist - Lundquist Living Trust, 1996 California 250 Roblar Ave., Hillsborough, CA 94010 Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Minor Subdivision within 500 feet from State Rd., #364 known as Water Street in the Town of Middlesex.

Application Type

Project Description

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan
- Subdivision
- Text Amendment
- Map Amendment
- Other

Minor Subdivision of 3 lots, and merging of 2 lots from total acreage. Lot 1/ Tax #22.67-1-3 is merging with Tax # 22.67-1.2.1

to become 2.455 acres to allow for Bldg #5611 to share proposed septic easement for Lot 1 & Lot 2 after

subdivision. Lot 2/ Tax #22.67-1-3 will become 0.581 acres, has Bldg. #5613 on it, which will access off West Avenue with an

alternate egress to Water St. via the proposed driveway ROW on Lot 1 to Water St. Lot 3/ Tax # 22.67-1-1.1

accesses off of West Avenue via a driveway with proposed private driveway ROW 10 ft. extension.

Supporting Documents Required (IF N/A, include explanation)

- Municipal Application
- Tax Map or Plat
- SEQR
- Site Plan *
- Variance Criteria **
- Subdivision Plat For Subdivision Referrals Only
- Other

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

Lynn Lersch, Planning Board Secretary 8-15-2016, Referring Official

*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

All Variance referrals (Area/Use) **MUST include detailed justifications associated with reason/s for appeal.



Lynn Lersch
Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

Submit To: Yates County Planning Department, tcutler@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527

DK
MMW

Lot 1/Tax Map ID#22.67-1-3 has #5613 and #5611 buildings on it as their main addresses used to be off of Water Street. They are merging this parcel into 2 now, Tax Map ID #22.67-1-3 will merge with 22.67-1-2.1 to allow for building#5611 to have ample room for a septic easement for proposed Lot 2 and Lot 1. Lot 2 with Tax Map ID # 22.67-1-3 will become after subdivision 0.581acres and subdivides from Lot 2 with the same tax ID. Lot 2 will become Tax Map ID # 22.67-1-3 and become 2.455 acres with the proposed septic easement and the proposed driveway ROW to Water Street and with an address of 5611 Water Street. Lot 3, Tax Map ID # 22.67-1-1.1 has frontage on West Avenue, however this lot is remaining unchanged. It has a house, and existing septic system. The map reflects a 10 ft. ROW private easement between owners onto Lot 2 to allow resident to legally egress/ingress his property when swinging into it from West Avenue. Does that help?

5. Eric Lundquist address: He lives in California, but his agent, Duncan Roich will be representing him and the address for him is: Duncan Roich at: c/o Document Reprocessors, 40 Railroad Avenue, Rushville NY 14544 That PO Box you have is an old one prior to them moving to Rushville and these

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			
Duncan Roich, agent for 1996 Eric Lundquist Living Trust			
Name of Action or Project: Minor Subdivision of 3 Lots and merging of 2 lots			
Project Location (describe, and attach a location map): Tax ID (s) # 22.67-1-3, # 22.67-1-2.1, #22.67-1-1.1			
Brief Description of Proposed Action: Subdivision of property into 3 Lots: Lot 2 #22.67-1.3 to become 0.581 acres after subdivision Lot 1 #22.67-1.2.1 to merge with #22.67-1-3 to become 2.455 acres after subdivision Lot 3 #22.67-1-1.1 to become 0.900 acres after subdivision			
Name of Applicant or Sponsor: Mr. Duncan Roich		Telephone: 585 554-4500	
		E-Mail: duncan@document reprocessors.com	
Address: 40 Railroad Avenue			
City/PO: Rushville		State: NY	Zip Code: 14544
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 checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		_____ 3.936 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 3.936 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): upland steep slopes			
<input type="checkbox"/> Parkland			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size:</p> <p>.....</p> <p>.....</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe:</p> <p>.....</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe:</p> <p>.....</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>Duncan Roich</u> Date: <u>8-03-2016</u></p> <p>Signature: <u><i>Duncan Roich</i></u></p>		

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

Impact was determined to be a Type II action with no need for further review.

<input type="checkbox"/> 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.	
<input checked="" type="checkbox"/> 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.	
Planning Board of the Town of Middlesex <small style="text-align: center;">Name of Lead Agency</small>	August 3, 2016 <small style="text-align: center;">Date</small>
Martin DeVinney, Chairman <small style="text-align: center;">Print or Type Name of Responsible Officer in Lead Agency</small>	Lynn Lersch, Secretary of the Planning Board <small style="text-align: center;">Title of Responsible Officer</small>
<small style="text-align: center;">Signature of Responsible Officer in Lead Agency</small>	<i>Lynn Lersch for Chair of PB</i> <small style="text-align: center;">Signature of Preparer (if different from Responsible Officer)</small>

PRINT FORM

**SEC. 403. SCHEDULE II: AREA AND COVERAGE REQUIREMENTS FOR LOTS AND STRUCTURES,*
TOWN OF MIDDLESEX**

District	MINIMUM Lot Area	MINIMUM Frontage ^a	MINIMUM YARDS (ft)			Maximum Height ^d	MAXIMUM Coverage
			Front**	Side	Rear		
AGRICULTURAL AR	one acre	200 ft.	100	20	30	35 ft.	20%
LAKE LR	20,000 sf	100 ft. ^b	40/60 ^c	15	30/60 ^e	35 ft.	20%
HAMLET HR	20,000 sf	100 ft.	60	15	30	35 ft.	20%
LOW DENSITY LDR	five acres	300 ft.	100	20	30	35 ft.	20%
GENERAL GB	20,000 sf	75 ft.	50	15	30	35 ft.	50%
HIGHWAY HB	one acre	200 ft.	100	20	30	35 ft.	20%

NOTES:

- * Bulk requirements shown in this Schedule II are not necessarily consistent with the requirements specified for those Schedule I uses that have Special Conditions attached (SC) or that require a Special Permit (SP) or site plan approval. Where there are such inconsistencies, the requirements of such special conditions, or special permit, or site plan approval shall take precedence over this Schedule II.
- ** Front yard set back measured from the center line of the road.
- a. Road or Street frontage on a "flag lot" (see definitions) serving a one or two-family dwelling can be reduced from the minimums shown on this schedule. The width of the "pole" portion of the lot connecting the street or road to the "flag" portion of the lot, shall be at least 50 feet. (See Sec. 704.)
- b. For waterfront sites, frontage is located along the lakeshore. On other sites in the LR District, frontage is along the private or public road. (See footnotes c and e)
- c. For waterfront sites, front yard set back is 40 feet from the high water mark. For other sites in the LR District, front yard set back is 60 feet from the center line of the adjacent street or road.
- d. Applies only to non-farm land uses and activities. There are no height restrictions on agricultural buildings.
- e. For waterfront sites, rear yards are located adjacent to the street or road and the rear yard set back is 60 feet from the centerline of the street or road.

(Amd 10/22/04)

Town of Middlesex
P.O. Box 147
1216 Route 245 - Main Street
Middlesex, NY 14507

Phone (585) 554-3607

Fax: (585) 554-4615

I, Eric Lundquist (owner) of parcel, Tax ID # 22-67-1-3
located at (address): 5611 Water Street, Middlesex, New York 14507

in the Town of Middlesex, do hereby give my permission to allow

Mr./Mrs./Ms. Ron Davis or Quintin Schwartz act in my behalf,
Duncan KOEN 8/03/16
as representing agent, at all Town Meetings/Hearings, to which I may not be able to attend in person.

Signature of owner

Eric Lundquist
[Signature]

Date: 6-10-14

8-03-16

TOWN OF MIDDLESEX

Application For Planning Board Review

Agenda: 7-02-14
8-06-14
8-03-16

FOR CODE ENFORCEMENT OFFICER USE ONLY

Application #: 052814-SPA
 If completed and returned by 6/4/14, application will be reviewed by Planning Board on 7-02-14
 Application Fee: \$50.00 Other Fee: _____
 Prior Application(s) On File: yes no Issue Date Of First Application: _____
 Date Issued To Applicant: 6-4-14
8-03-16

Area Variance required (3) SEQR required Septic system review required
 Use Variance required Yates County PB review required Agricultural District review
 Special Use Permit required _____ _____

Other CEO instructions to Applicant: REVIEW NOT COMPLETED BY WATERSEID OF SEPTIC

APPLICANT TO COMPLETE ONLY SECTIONS THAT APPLY AND SUBMIT TO PLANNING BOARD CLERK

Application Type: (check all appropriate boxes)

- | | | |
|---|--|---|
| <input checked="" type="checkbox"/> Preliminary | <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Public Utility |
| <input type="checkbox"/> Final | <input type="checkbox"/> Residential | <input type="checkbox"/> Special Use Site Plan Approval |
| <input type="checkbox"/> Major Subdivision (4 or more lots) | <input type="checkbox"/> Commercial | <input type="checkbox"/> Driveway / Road Construction |
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Cluster Development | <input type="checkbox"/> Other _____ |

Name of Proposed Development: Minor Subdivision -

Applicant:
 Name: Mr. Duncan Reid (agent)
 Address: 40 Railroad Ave, Fushville NY 14544
 Telephone: 554 4500
 Facsimile: _____

Plans Prepared by:
 Name: VENEZIA ASSA Years Boundary
 Address: LAUREL LANE 6110 Crimble Rd CANANDAIGUA NY 14424
 Telephone: _____
 Facsimile: _____

Owner: (if different from applicant)
 Name: Mr. Eric Lundquist
 Address: California
 Telephone: _____
 Facsimile: _____

(If more than one owner, provide information for each)
Lundquist 1996 Living Trust

Submitted with this application: (**SEVEN** sets of each required)

- | | |
|--|--|
| <input type="checkbox"/> sketch (s) | <input type="checkbox"/> project scope description (written) |
| <input type="checkbox"/> conceptual plan(s) by design firm | <input type="checkbox"/> other: _____ |
| <input checked="" type="checkbox"/> final plan(s) by design firm | |

Location of site: West Avenue - Town of Middlesex Lot #3
1163 West Avenue - Town of Middlesex - Lot #2
601 Water Street - " " - Lot #1

Tax Map #ID description: 22.67-1-3, 22.67-1-2.1 (Lot 1), 22.67-1-1.1 (Lot 3)
 Section _____ Block _____ Lot _____

Current Zoning Classification: HR

Current site status: (residential occupancy, being farmed, abandoned buildings, undeveloped, etc.) Commercial Buildings vacant

Total site area (s.f. or acres): 3.936 acres
Lot 2 = 2.455 acres
Lot 2 = 0.581 acres } merge
Lot 3 split off remains same 0.900 acres

Will development be staged? yes no How many stages? _____

Anticipated design/build completion: 1st stage _____ 2nd stage _____ Total project _____

Estimated total cost of improvements: 1st stage _____ 2nd stage _____ Total project _____

Describe surrounding lands (suburban, agriculture, wetlands, etc.) _____

Summarize perceived impact to area in regard to population: (commuters, retirees, school age children, seasonal, etc.)

The following project scope information must be either shown on the submitted plans and/or within the written project scope description. IF NOT, fill in the following as required. Refer to Town Subdivision Law for additional submittal requirements for subdivisions. (Use additional sheets as needed.)

1. Planned primary site usage: _____
2. Planned secondary usage: _____
3. Indicate s.f. of ground floor area, no. of floors, and height to ridge of each structure:

4. Indicate which buildings are in which phase, if applicable:

5. For residential buildings, indicate no. of families per building and/or no. of efficiencies, one bdr, two bdr, etc.:

6. Number of parking spaces allowed for Item 5 (by phase, if applicable): _____
7. What is total area of green space provided (by phase) for Item 5?

8. For Item 5, describe plans for site entrance, to include signage, fencing, lighting, landscaping, public roadway features, etc.:

9. For commercial buildings, indicate total facility square footage (all buildings, all floors) and percentage break down of this total by: **A.** Production (processing/manufacturing/assembly/packaging/QC), **B.** Admin./sales, **C.** Support facilities (utilities), and **D.** Warehousing/storage (raw materials/ finished goods):
Total S. F. _____
% A. _____
% B. _____
% C. _____
% D. _____

10. For Item 9, indicate total paved surface area on site (parking, roads, outside storage, etc.) _____
11. For Item 9, what is total area of green space provided (by phase)?

12. For Item 9, describe plans for storm water control and sediment pond construction, if any.

13. For Item 9, describe plans for site entrance, to include signage, fencing, lighting, landscaping, public roadway features, etc.:

APPLICANT'S SIGNATURE: X Ronald Watts Date Submitted: 6-04-14
X Duncan Smith 8-03-16

8/23/16

TO BE COMPLETED BY MIDDLESEX PLANNING BOARD File No. 052814-SPR

Date application received from Applicant / CEO: 6-4-14

Initial meeting date with Applicant: 7-2-14 Second meeting date after application data received _____

Third meeting date with Applicant after receipt of additional information (if req'd): _____

Yates County Planning Board review date (if req'd): _____

Public Hearing date scheduled for (if req'd): _____

Application Fee received: yes no n/a Amount: \$ _____ Check No.: _____

MIDDLESEX PLANNING BOARD REPORT TO TOWN BOARD

Application approval recommended. Detailed report attached: yes no

Approval Conditions: Pending Yates Co Planning Board Review (8-25-16)
Pending Variances - rear, side, frontage setbacks
Septic approval of Barden pending new septic systems
to be located on lot 1 for lot 1 & lot 2

Approval Comments: _____

Board Signature: [Signature] Date: 8-03-16

Application to be resubmitted as follows: _____

Board Signature: _____ Date: _____

Application is rejected for the following reason (s): _____

Board Signature: _____ Date: _____

Major/Minor Subdivision Review Determination
PLANNING BOARD - TOWN OF MIDDLESEX

Application No. 052814-SPB Preliminary Plat Fee paid _____ Final Plat Fee paid _____

Name: Eric Lindquist Telephone: _____
 Address: 5611 & 5613 Water St. City, State, Zip: Middlesex, NY 14507
 Agent: Duncan Reich
 Property Location: 5611 Water St. Tax Map No. 22.67-1-3 Acreage: 2.455
 Zoning District: Hamlet Residential
 Initial Meeting with Code Enforcement Officer Date: 6-4-14
 Variance required? Yes Special use permit required? _____
 If yes, referral to Zoning Board of Appeals _____

Pre-Application Planning Board meeting: _____ Date: 8-06-14, 8-03-16
 CEO summary received and reviewed _____
 Applicant in attendance to discuss plan _____
 Sketch Plan submitted _____
8-03-16
Survey map

Application and Short or Long EAF filed (at least 20 days prior to next PB meeting)
 7 copies (see subdivision law section 5.1 for documentation) Date: 6-4-14

Planning Board meeting Date: 8-03-16
 Applicant in attendance _____
 Type of SEQRA Action: Type I Type II unlisted
 Informal discussion of issues _____
 Initial Determination of Environmental significance: (ZBA) Sept
 negative declaration positive declaration conditional negative declaration

Application deemed complete Date: _____

Site plan submitted to Yates County Planning Board _____
 Site plan submitted to Tn/Co Hwy Superintendent if necessary 2016 - Aug 25 YCPB Rev

Other referrals if necessary: _____
 Notice of Public hearing (published at least 5 days prior to Public Hearing) _____
 YCoPB response received _____
 Public hearing (held within 62 days of receiving preliminary plat) _____
 Motion to close public hearing Date: _____

Preliminary Action Taken on application: _____
 YCo PB review discussed _____
 SEQRA review reconsidered if necessary _____
 Decision (to be made within 62 days of date of public hearing) Date: _____

Final Approval
 Conditional approval with/without modification findings
 Conditions: YCPB review 8-25; septic approval's zoning variances for rear side and frontage setback area requirements per Schedule II, sect 403-C code;

Disapproval/Reason: _____

Final Plat application filed:

(within 6 months of preliminary plat approval)
(20 days before PB meeting)

- (7) copies of plat; original and 1 copy of all offers of cession, covenants, and agreements;
- (2) prints of all construction drawings
- approval of water and sewer by NYS Dept of Health

Planning Board meeting:

- Final Plat accepted as complete
- Motion to waive or hold public hearing

Public hearing notice published in newspaper at least 5 days prior to public hearing

Public hearing held – motion to close hearing

Final action taken on application

- Final Approval
- Conditional approval with/without modification

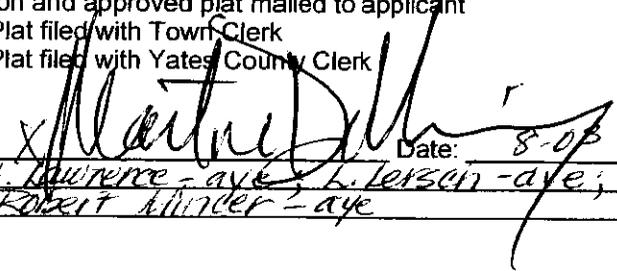
Conditions: _____

Disapproval/ Reason: _____

Resolution addressing YCPB review

Post determination:

- Approved Final Plat signed by PB chairman
- Decision and approved plat mailed to applicant
- Final Plat filed with Town Clerk
- Final Plat filed with Yates County Clerk

Signature of Planning Board Chair  Date: 8-08

Cond. approval

Vote of Board Members: B. St. Lawrence - aye; L. Jensen - aye;
M. DeVinney - aye; Robert Miller - aye

**CANANDAIGUA LAKE
WATERSHED COMMISSION**

- City of Canandaigua
- Village of Rushville
- Village of Palmyra
- Village of Newark
- Town of Gorham

February 26, 2014

Town of Middlesex
P.O. Box 147
Middlesex, N.Y. 14507
Attn: Dawn Kane
Code Enforcement Officer

Re: Property at:
5611 Water Street
Town of Middlesex
Tax Map No. 22.67-1-3.000

Dear Ms. Kane:

At the Town's request this office conducted an inspection of the existing wastewater treatment (septic) system on February 24, 2014 at the property referenced above with the owner of the property, Quintin J. Schwartz.

The purpose of this inspection was to determine what exists as a wastewater treatment (septic) system for the existing buildings of this property and to ascertain as to whether that existing system will be adequate for potential rental use by the owner for approximately 2-3 employees.

It is to be noted that there are no records of what was installed for this facility. It also must be noted that this inspection was conducted on February 24, 2014 under very adverse conditions given the type of winter we've had and the amount of frost that is in the ground. Given that, and the reported depth of some of the components, and the obvious visual depth of the septic tank, excavation of these components was problematic. The findings of this inspection are as follows:

WATER SUPPLY: The water supply for this property is municipal, provided by the Town of Middlesex.

WASTEWATER TREATMENT SYSTEM: A 3,000-gallon concrete septic tank is located of the southeast corner of the southeast building (see attached map). This tank is in excess of 4 to 5 feet deep with 2-2 foot concrete risers, which brings the lid above grade. By removing the lid on the tank, I was able to verify that the tank is concrete. Given the depth of the tank, I was unable to measure the tank to verify the size. The size of the tank was verified by contacting the septic tank pumping service that regularly pumps the septic tank for the owner. They verified that the tank is a 3,000-gallon tank.

It is reported that a sewer pipe runs from the building on the northwest part of the property diagonally towards the south property line and then with a 45° bend travels on down to this 3,000-gallon septic tank (See attached map).

It was also reported that a 6-inch line exits the 3,000-gallon septic tank and travels in an easterly direction approximately 80 feet long that is embedded in a 4 to 5 foot wide by 4 to 5 foot deep stone trench. Also reportedly, there is a pipe branch connection that heads to the south to reportedly 3 concrete tanks with stone. These tanks are most probably seepage pits.

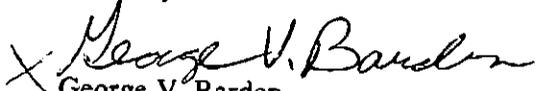
Again, given the depth of the 3,000-gallon septic tank, I was unable to get to the outlet pipe to be able to insert a sewer snake to verify what reportedly exists.

An inspection of the property area over and around the southeast corner of the property along an existing drainage way revealed no past or present surface discharges of sewage.

CONCLUSION: Given that the main operation by the present owner has been greatly reduced and relocated in Rushville, and given the size of the septic tank and the reported leaching system, it does appear that his system is adequate for the proposed rental of a business with 2 or 3 employees.

Should you or any other interested party have any questions regarding this report, please feel free to contact this office at any time.

Sincerely,


George V. Barden
Canandaigua Lake Watershed Inspector

c. Quintin J. Schwartz, Owner

SUBDIVISION MAP PREPARED FOR
LUNDQUIST 1996 LIVING TRUST
 SHOWING LAND IN
 TOWN LOT 17
 IN THE
 TOWN OF MIDDLESEX
 COUNTY OF YATES STATE OF NEW YORK

"CERTIFICATIONS LISTED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY WAS 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."

"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."
 "COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL 'IF THE LAND SURVEYOR' INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED A VALID TRUE COPY."

DEED REFERENCE:

LIBER 399 - PAGE 697
 LIBER 559 - PAGE 130

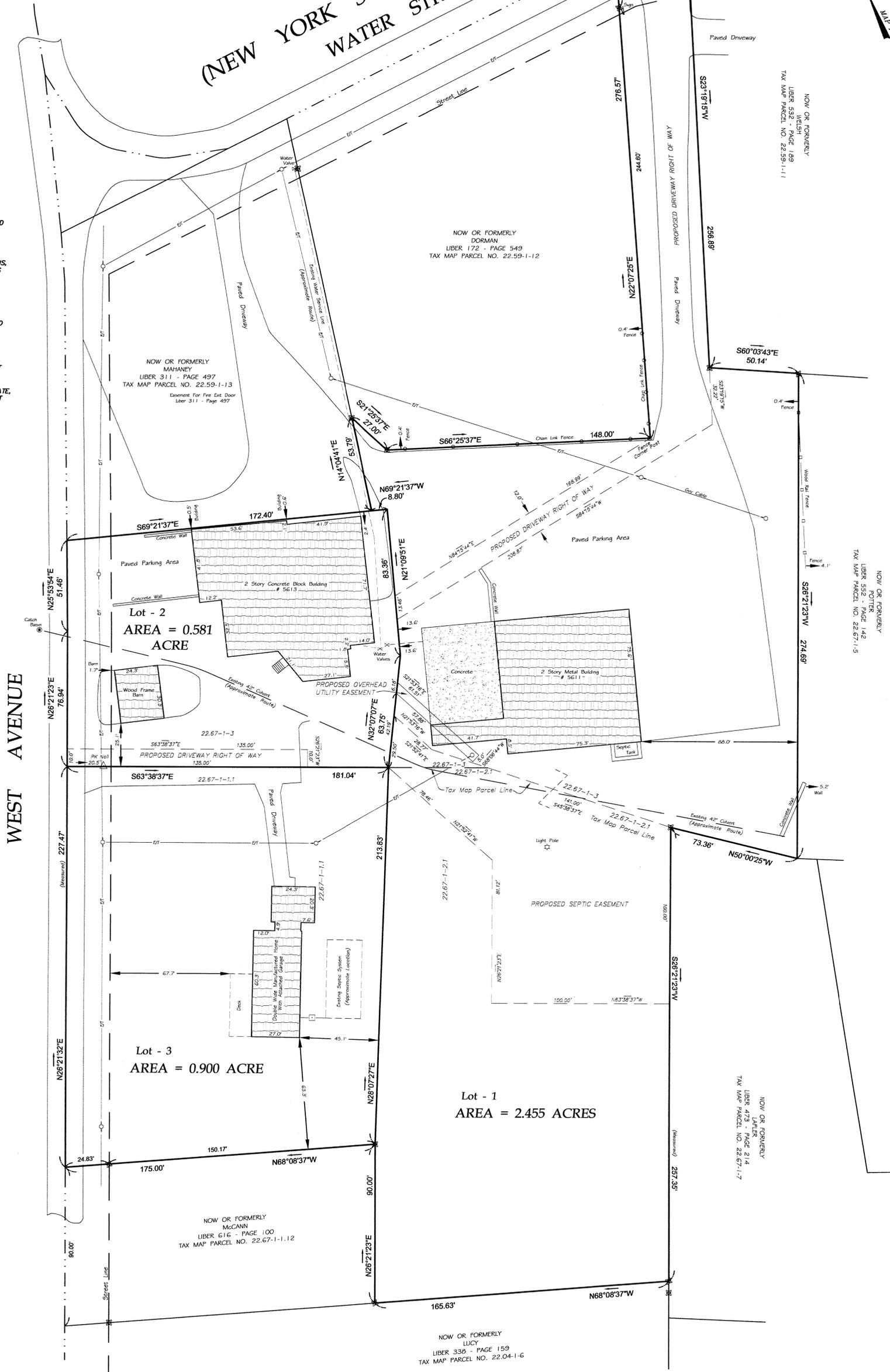
ABSTRACT REFERENCE:

NOTE: THIS SURVEY IS SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.

MAP REFERENCES:

- SUBDIVISION MAP PREPARED FOR LUNDQUIST 1996 LIVING TRUST, BY ROCCO VENEZIA, L.S. DATED SEPT. 4, 2007.
- MAP SHOWING LAND OWNED BY BERT W. & DONNA P. ALEXANDER, BY S. SCOTT STEVENS, JR., L.S. FILED NOV. 24, 1978 AT LIBER 11 OF MAPS AT PAGE 239A.
- MAP OF A SURVEY OF LANDS TO BE CONVEYED BY DEBRA A. McCANN, BY LARSON & SIMOLO LAND SURVEYORS DATED MAY 26, 2016.
- MAP SHOWING LANDS TO BE CONVEYED BY E. JUANITA ECKERT, EST., BY S. SCOTT STEVENS, JR., L.S. FILED FEB. 1974 AT LIBER 9 OF MAPS AT PAGE 180.
- MAP OF A SURVEY OF LANDS OF LARRY L. & DIANE DUNTON, BY GARY DUTTON, L.S. DATED OCT. 20, 1994.
- MAP OF A SURVEY OF LANDS TO BE CONVEYED BY LARRY L. DUNTON, BY LARSON & SIMOLO LAND SURVEYORS FILED FEB. 2007 AS MAP NO. M07-028.
- PLAN OF LAND OWNED BY THOMAS C. WRIGHT, BY WAYNE HOLMES, L.S. FILED DEC. 4, 1986 AT LIBER 13 OF MAPS AT PAGE 460.
- PLAN OF LAND OWNED BY EDGAR LAFLEUR ESTATE, BY RICHARD WILLSON, L.S. FILED APRIL 1994 AT LIBER 17 OF MAPS AT PAGE 447.

(NEW YORK STATE ROUTE 364)
 WATER STREET



CERTIFICATIONS:

THIS IS TO CERTIFY THAT I AM A LICENSED LAND SURVEYOR AND THAT THIS PLAN WAS COMPLETED ON JULY 13, 2016 FROM NOTES FROM AN INSTRUMENT SURVEY PERFORMED ON JULY 11, 2016.

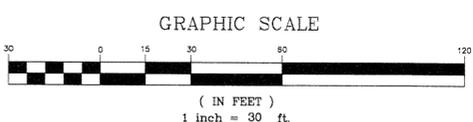


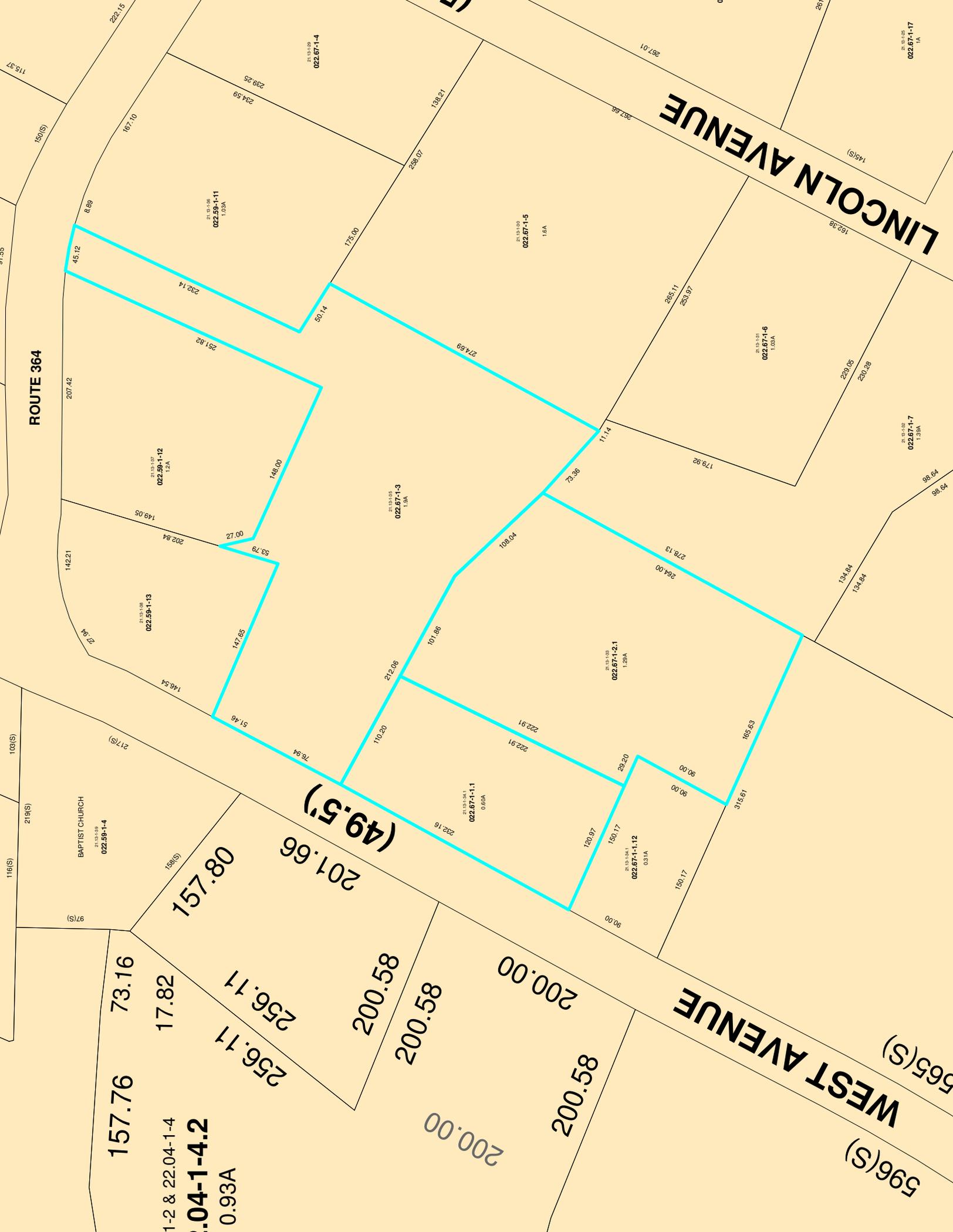
SIGNED: JEREMY E. YEARS, L.S.
 LICENSE NO. 050488

YEARS
boundary
 LAND SURVEYING SERVICES
 JEREMY E. YEARS, L.S.
 6110 Grimbale Road, Canandaigua, N.Y. 14424
 Phone: 585-393-1962
 Fax: 585-393-9852

NO.	DATE	DESCRIPTION	BY
1	7/25/16	ADD TAX PARCEL LINES / NUMBERS	J.EY
2	8/2/16	PER. TOWN REVIEW	J.EY

LEGEND	
▲	P.K. NAIL SET
⊗	IRON PIN OR PIPE END
⊗	IRON PIN SET
⊗	WOOD POST
⊗	CONCRETE MONUMENT
⊗	UTILITY POLE
⊗	FIRE HYDRANT
---	UTILITY LINES
---	R.O.W. LINE
---	PROPERTY LINE
---	CENTERLINE





ROUTE 364

LINCOLN AVENUE

WEST AVENUE

BAPTIST CHURCH

157.76
17.82
256.11
256.11
200.58
200.58
200.00
200.58

157.76

201.66
(49.5')

200.58

200.58

200.00

200.58

565(S)

596(S)

022.59-1-4

04-1-4.2
0.93A

022.59-1-12
1.2A

022.59-1-13

022.59-1-11
1.03A

022.67-1-3
1.0A

022.67-1-1.1
0.60A

022.67-1-2.1
1.28A

022.67-1-1.12
0.31A

022.67-1-5
1.6A

022.67-1-6
1.03A

022.67-1-7
1.38A

022.67-1-17
1A

73.16

17.82

256.11
256.11

200.58

200.58

200.00

200.58

565(S)

596(S)

022.59-1-4

04-1-4.2
0.93A

022.59-1-12
1.2A

022.59-1-13

022.59-1-11
1.03A

022.67-1-3
1.0A

022.67-1-1.1
0.60A

022.67-1-2.1
1.28A

022.67-1-1.12
0.31A

022.67-1-5
1.6A

022.67-1-6
1.03A

022.67-1-7
1.38A

022.67-1-17
1A

73.16

17.82

256.11
256.11

200.58

200.58

200.00

200.58

565(S)

596(S)

022.59-1-4

04-1-4.2
0.93A

022.59-1-12
1.2A

022.59-1-13

022.59-1-11
1.03A

022.67-1-3
1.0A

022.67-1-1.1
0.60A

022.67-1-2.1
1.28A

022.67-1-1.12
0.31A

022.67-1-5
1.6A

022.67-1-6
1.03A

022.67-1-7
1.38A

022.67-1-17
1A



TN AVENUE

ST AVENUE

(49.5')

022.59-1-11
1.03A

022.67-1-5
1.6A

022.67-1-6
1.03B

022.67-1-8
1.69A

022.59-1-12
1.2A

022.59-1-10
1.1A

022.67-1-1-1
0.60A

022.67-1-1.12
0.31A

022.59-1-4

022.59-1-14

76

17.82

256.11

200.58

200.00

0.58

157.51

201.66

110.20

212.06

98.101

109.801

98.37

11.14

285.11

285.97

179.92

278.93

90.00

90.00

193.51

165.63

28.82

150.17

150.17

202.84

146.54

149.05

232.14

251.92

60.72

53.79

76.94

51.46

148.00

50.14

178.00

338.93

138.21

267.66

45.12

8.89

207.42

142.21

21.91

217(S)

97(S)