

LEGEND

	PARCEL BOUNDARY
	RIGHT-OF-WAY LINE
	ADJACENT PROPERTY LINE
	CENTER LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	CONCRETE GUTTER



SITE DATA

- PROJECT ADDRESS: CORNER OF BELLWOOD & PINEWILD DRIVE
- PARCEL TAX ACCT. NO.: 089.04-01-14.12 (8.74 ACRES OF 22.7± ACRES PER TAX MAP)
- ZONING: GENERAL BUSINESS (BG) REQUIRED

MINIMUM LOT SIZE	0.55 ACRES
MINIMUM LOT WIDTH	100'
MINIMUM FRONT BUILDING SETBACK	100'
MINIMUM REAR BUILDING SETBACK	20'
MINIMUM SIDE BUILDING SETBACK	20'
LOT COVERAGE MAXIMUM BUILDING AREA	15%
- ALL USES IN THE BG DISTRICTS WITH A TOTAL GROSS FLOOR AREA OF 25,001 TO 100,000 S.F. SHALL REQUIRE 4.5 SPACES PER 1,000 S.F. OF GROSS FLOOR AREA. (75,400 S.F. = 339.3 REQ. 342 PROVIDED)

MODIFICATIONS TO ZONING ORDINANCE

- A) ALL DEVELOPMENT SHALL CONFORM TO REZONING RESOLUTION ADOPTED BY THE TOWN OF GREECE ON 5/7/91 AND AS AMENDED
- B) IN PARTICULAR THE FOLLOWING PERIMETER SETBACKS SHALL APPLY: FROM SOUTH R.O.W. OF RIDGEWAY AVE. & EAST R.O.W. OF LONG POND ROAD

USE	MIN. SETBACK
BLDG. UP TO AND INCLUDING 2 STORIES	60'
BLDG. ABOVE 2 STORIES	100'
PARKING AREAS AND DRIVEWAYS (EXCEPT ACCESS TO RIDGEWAY AVE. OR LONG POND ROAD)	40'

- C) IN ADDITION THE FOLLOWING MODIFICATIONS SHALL APPLY:

- 1.) ALL SETBACKS, BUILDING AND PARKING WITHIN ALL ZONES, SHALL BE ZERO (0'), HOWEVER THE FOLLOWING MINIMUM STREET SETBACKS SHALL BE MAINTAINED

STREET	BUILDING	PARKING
CANAL LANDING BOULEVARD	40'	20'
LONGLEAF BOULEVARD	40'	20'
PINWILD DRIVE	20'	0'
INDIGO CREEK DRIVE	20'	0'

- 2.) THE FOLLOWING ADDITIONAL MODIFICATIONS SHALL APPLY:

GENERAL BUSINESS	AREA (SF)	INTERIOR LOT CORNER LOT	TOWN CODE	MODIFICATIONS PER 278 (FORMERLY 281)
MINIMUM LOT SIZE (AC)			12,000	2,000
			15,000	2,000
			80'	30'
			100'	30'
			120'	30'
			50'	30'

REFERENCES

- MAP ENTITLED "CANAL PONDS BUSINESS PARK RESUBDIVISION LOT R-12A & 14" PREPARED BY BERGMANN ASSOCIATES, DATED 10/21/2008, LAST REVISED 12/16/2008 HAVING DRAWING NUMBER SM-01 AND IS FILED IN THE MONROE COUNTY CLERKS OFFICE AS LIBER 335 OF MAPS PAGE 67.
- MAP ENTITLED "CANAL PONDS BUSINESS PARK FINAL PLAT" PREPARED BY BERGMANN ASSOCIATES, DATED 9/6/1991 HAVING DRAWING NUMBER FP-1 AND IS FILED IN THE MONROE COUNTY CLERKS OFFICE AS LIBER 277 OF MAPS PAGE 7.
- MAP ENTITLED "CANAL PONDS BUSINESS PARK RESUBDIVISION LOTS R-14, R-16, R-15B & CANAL LANDING BOULEVARD (NOT DEDICATED)" PREPARED BY BERGMANN ASSOCIATES, DATED 9/26/2011, LAST REVISED 11/19/2012 HAVING DRAWING NUMBER SM-01 AND IS FILED IN THE MONROE COUNTY CLERKS OFFICE AS LIBER 344 OF MAPS PAGE 67.
- STEWART TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NO. 12840-16-1 DATED 8/8/2012
- NOTE: SURVEY PERFORMED WITHOUT BENEFIT OF CURRENT TITLE ABSTRACT AND IS SUBJECT TO ANY STATE OF FACTS THAT AN EXAMINATION OF SUCH MAY REVEAL

SURVEY NOTES

- THE DEVELOPER'S AND CONTRACTOR'S ATTENTION IS DIRECTED TO LOCAL LAW NO. 6 OF 1971, REGARDING LIABILITY INCURRED THROUGH DISTURBANCE OR DESTRUCTION OF GEODETIC SURVEY MONUMENTS. COORDINATES SHOWN HEREON REFER TO THE NEW YORK STATE PLANE COORDINATE SYSTEM, WESTERN ZONE, TRANSVERSE MERCATOR PROJECTION, USING THE FOLLOWING MONUMENTS:

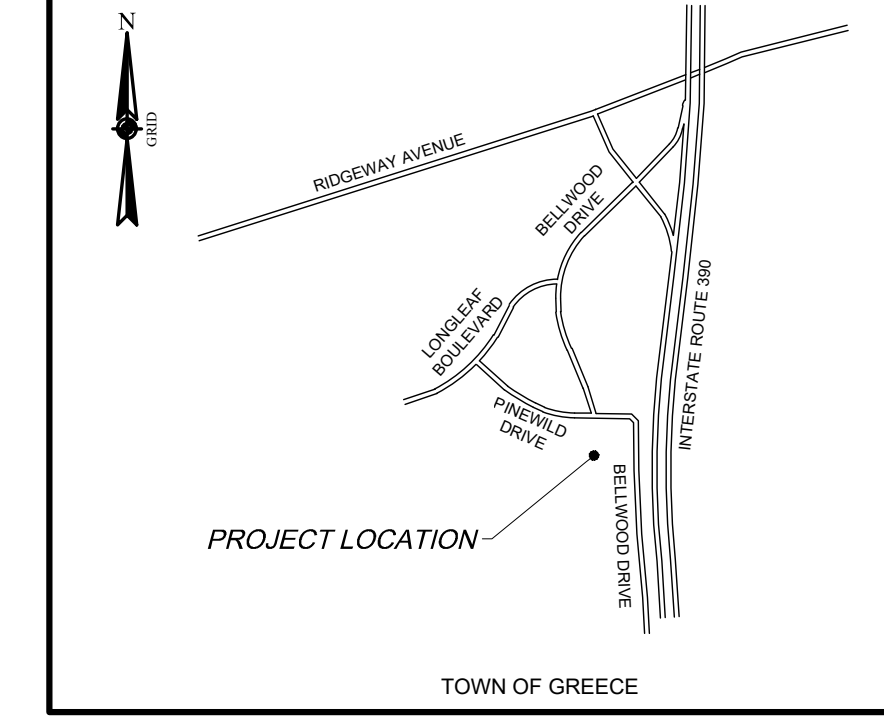
4-1-213 (NYSDOT) 1969	N=1163958.23	E=739897.82	NAD 27
1742 ADJ. 1969	N=1164195.62	E=740725.47	NAD 27
1741 ADJ. 1969	N=1162661.92	E=740699.11	NAD 27
- USING A COMBINED FACTOR OF 0.99997720, TIES TO MONUMENTATION WERE MADE USING APPROPRIATE PROCEDURES TO OBTAIN AN INDICATED ACCURACY OF 1:10,000 OR BETTER.
- ALL DISTANCES SHOWN ON THIS MAP ARE REFERENCED TO THE GROUND.
- THIS PROJECT IS MORE THAN 1200 FEET FROM THE NEAREST MONROE COUNTY MONUMENTATION.
- COORDINATE DATA PER REFERENCE NO. 1

APPROVALS

BY: _____ DATE: _____
COMMISSIONER OF PUBLIC WORKS

BY: _____ DATE: _____
DEPUTY COMMISSIONER OF ENGINEERING FOR PUBLIC WORKS

BY: _____ DATE: _____
FIRE MARSHAL



LOCATION SKETCH
NOT TO SCALE

MONROE COUNTY DEPARTMENT OF PUBLIC HEALTH

REALTY SUBDIVISION APPROVAL NOT REQUIRED FOR THE FILING OF THIS MAP IN THE MONROE COUNTY CLERK'S OFFICE

DATE: _____

NOTE: OTHER DEPARTMENT OF PUBLIC HEALTH APPROVALS MAY BE NEEDED.

MONROE COUNTY SURVEYORS OFFICE:

This plat is approved in accordance with the provisions of Section 239-K, Article 12-B of the General Municipal Law and/or the Monroe County Monumentation Law. A separate approval is required for site construction. For the General Municipal Law:

BY: _____ DATE: _____
County Highway Superintendent
For the Monroe County Monumentation Law

BY: _____ DATE: _____
Monroe County Surveyors Office

REAL PROPERTY TAX SERVICE:

OWNERS APPROVAL

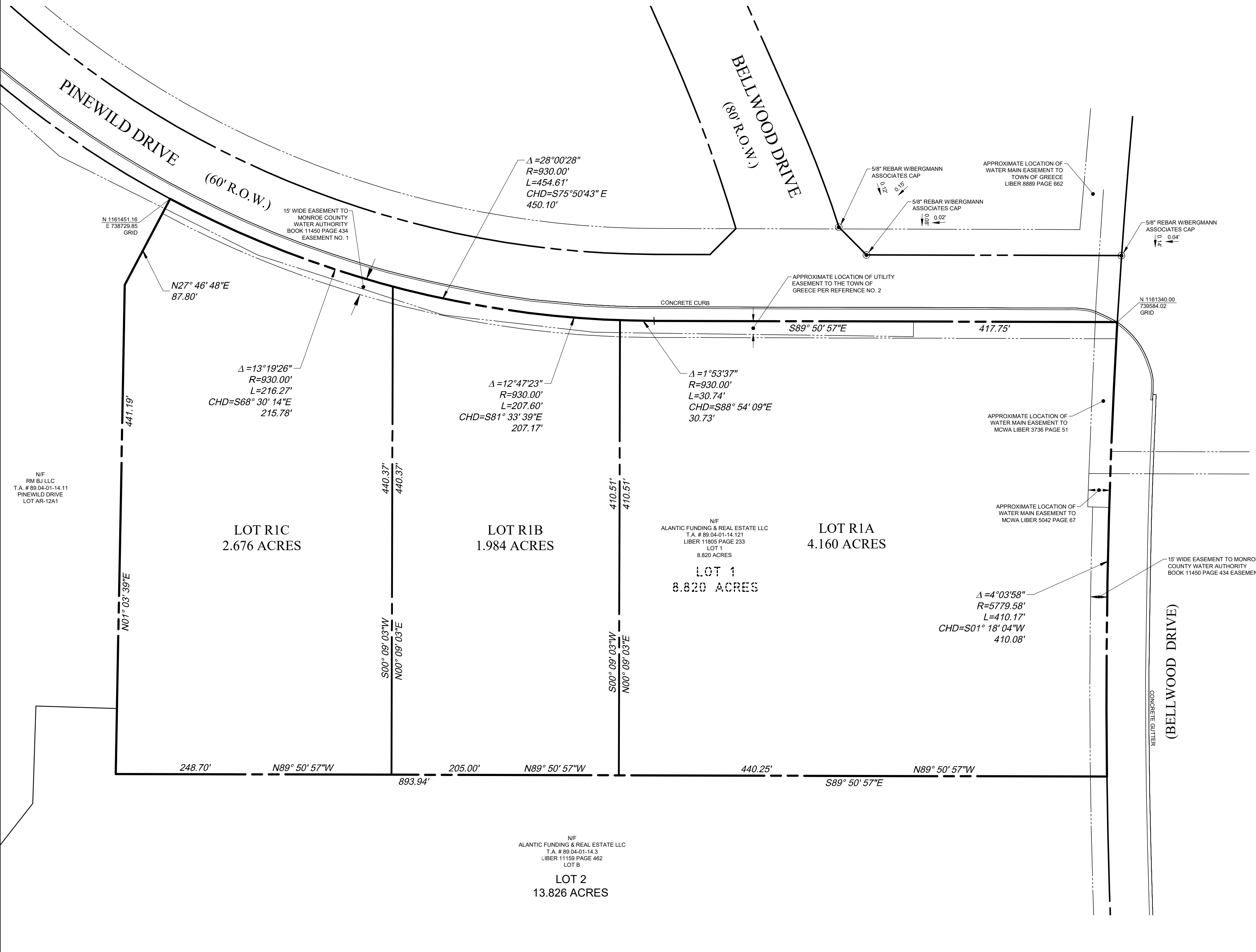
BY: _____ DATE: _____
ALANTIC FUNDING & REAL ESTATE

CERTIFICATION

WE, COSTICH ENGINEERING, D.P.C., HEREBY CERTIFY TO

THAT THIS MAP WAS PREPARED FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON 08/10/2012 AND FROM THE REFERENCE(S) LISTED HEREON, NO SEARCH OF RECORDS OTHER THAN THOSE REFERENCED, WAS MADE FOR EASEMENTS OR ENCUMBRANCES AFFECTING THIS PARCEL.

BY: Daniel T. Hickok, N.Y.S. L.S., No. 050449 Date: _____



NF
RM BU LLC
T.A. # 89.04-01-14.11
PINWILD DRIVE
LOT AR-12A1

$\Delta = 13^{\circ}19'26''$
 $R = 930.00'$
 $L = 216.27'$
 $CHD = S68^{\circ}30'14''E$
 $215.78'$

$\Delta = 12^{\circ}47'23''$
 $R = 930.00'$
 $L = 207.60'$
 $CHD = S81^{\circ}33'39''E$
 $207.17'$

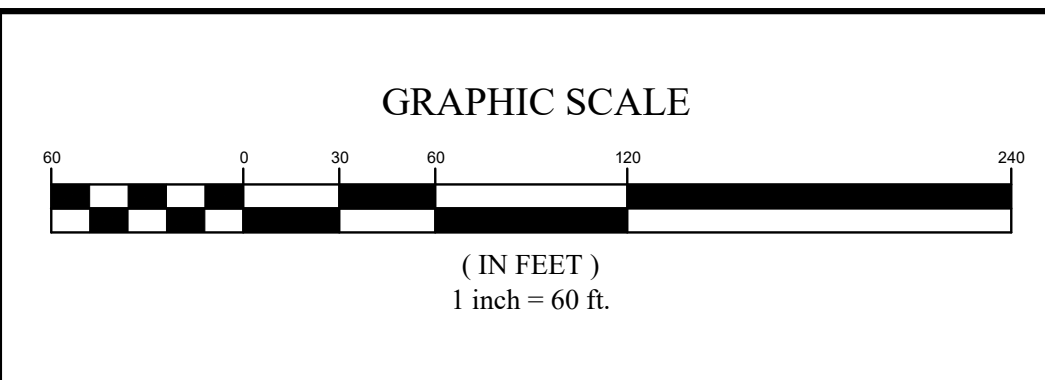
$\Delta = 1^{\circ}53'37''$
 $R = 930.00'$
 $L = 30.74'$
 $CHD = S88^{\circ}54'09''E$
 $30.73'$

$\Delta = 4^{\circ}03'58''$
 $R = 5779.58'$
 $L = 410.17'$
 $CHD = S01^{\circ}18'04''W$
 $410.08'$

NF
ALANTIC FUNDING & REAL ESTATE LLC
T.A. # 89.04-01-14.3
LIBER 11159 PAGE 462
LOT B

LOT 2
13.826 ACRES

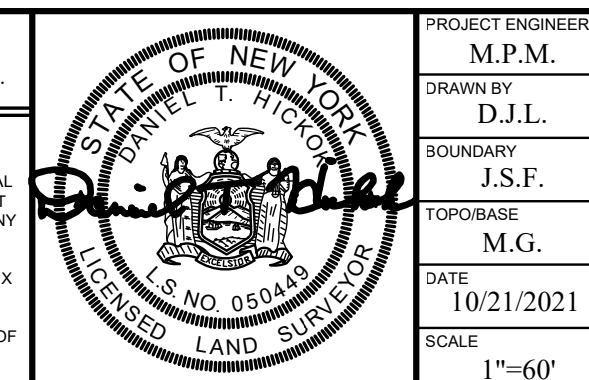
NOTE:
PREMISES SUBJECT TO A DECLARATION OF COVENANTS,
EASEMENTS AND RESTRICTIONS FOR INGRESS-EGRESSES,
UTILITIES AND PARKING COVERING LOTS R1A, R1B & R1C
PER LIBER _____ OF DEEDS PAGE _____



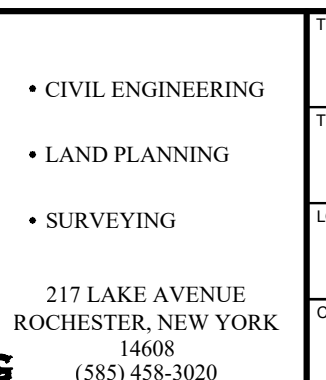
NO.	DATE	REVISION	BY	CHKD.	APVLS.

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COSTICH ENGINEERING, D.P.C.

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR, ARCHITECT OR LANDSCAPE ARCHITECT, TO ALTER ANY ITEM ON THIS DOCUMENT IN ANY WAY. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS/HER SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATION, TO THE DOCUMENT.



PROJECT ENGINEER
M.P.M.
DRAWN BY
D.J.L.
BOUNDARY
J.S.F.
TOPBASE
M.G.
DATE
10/21/2021
SCALE
1"=60'



TITLE OF PROJECT
GATEWAY BUSINESS CENTER
PINEWILD DRIVE, GREECE, NY

TITLE OF DRAWING
RE-SUBDIVISION PLAN
BEING A RESUBDIVISION OF LOT 1 OF THE GATEWAY BUSINESS CENTER

LOCATION OF PROJECT TAX PARCEL NO. 89.04-14-121
TOWN LOT 99, 20000 ACRE TRACT, TOWNSHIP 1, SHORT RANGE, MILL SEAT TRACT, PHILIPS & GORHAM PURCHASE TOWN OF GREECE, COUNTY OF MONROE, STATE OF NEW YORK

CLIENT
ALANTIC FUNDING AND REAL ESTATE, L.L.C.
P.O. BOX 2636
ROCHESTER, NEW YORK 14626

DWG. # 4941
VS101
SHEET 1 OF 1