



# VILLAGE OF SODUS POINT BOARD REFERRAL

ZONING DISTRICT: \_\_\_\_\_ R \_\_\_\_\_

DATE: 7/10/2023

Please mark all applicable boards for review and approval of application:

\_\_\_\_\_ ZONING BOARD  PLANNING BOARD \_\_\_\_\_ COUNTY BOARD \_\_\_\_\_ STATE BOARD

Fee: **Variance** (\$40.00) \_\_\_\_\_ **Special Permit** (\$50.00) \_\_\_\_\_ **Subdivision** (\$50.00) \_\_\_\_\_ **Site Plan** (\$50.00)   
(To be paid upon filing this application)

Location \_\_\_\_\_ 7961 Lake Rd. \_\_\_\_\_

(Give street number, name)

\_\_\_\_\_ Robert Urrutia \_\_\_\_\_

Tax Map ID: 70119-20-785188

(Name of Applicant)

\_\_\_\_\_ Same \_\_\_\_\_

**(Owner fills out to best of ability)**

(Name of Property Owner)

Neighbor to the North:

\_\_\_\_\_ 315-483-4309 \_\_\_\_\_

(Telephone Number of Owner)

\_\_\_\_\_ None. \_\_\_\_\_

\_\_\_\_\_ \_\_\_\_\_

(Email Address of Owner)

Neighbor to the West:

\_\_\_\_\_ Same \_\_\_\_\_

(Telephone number of Applicant)

\_\_\_\_\_ 7945 Lake Rd \_\_\_\_\_

Neighbor to the East:

\_\_\_\_\_ 8039 Lake Rd \_\_\_\_\_

Neighbor to the South:

\_\_\_\_\_ 7964 Lake Rd. \_\_\_\_\_

Nature of work (check which is applicable):

New Building \_\_\_\_\_ Addition \_\_\_\_\_ Alteration \_\_\_\_\_ Repair \_\_\_\_\_ Removal \_\_\_\_\_ Demolition \_\_\_\_\_ ESTIMATE: 18,000 \_\_\_\_\_

Description of work to be done:

Subdivision of land 210'x210' – 1 acre for future development.

HARDSHIP OR REASON FOR REFERRAL:

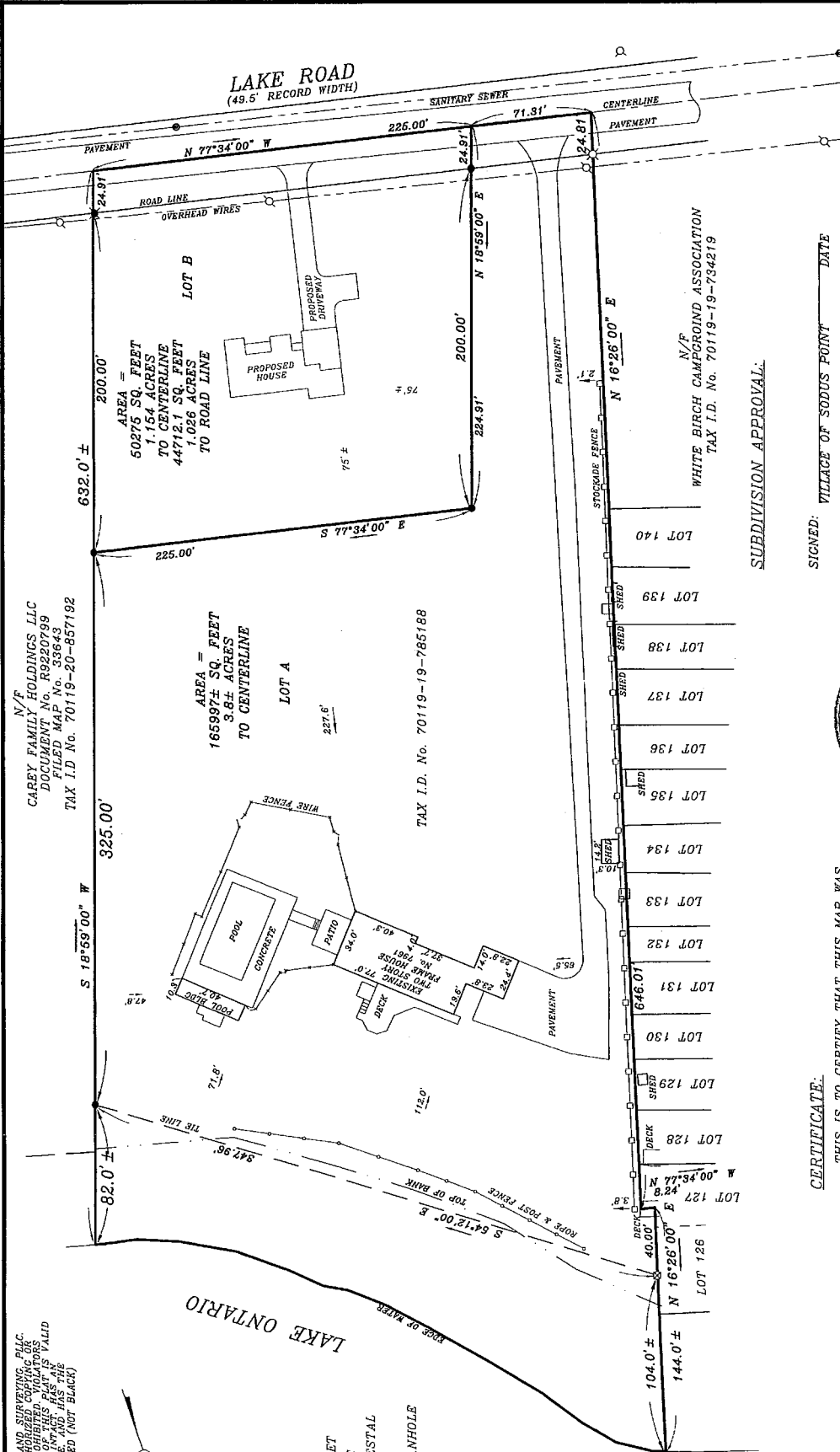
190-50 Subdivision of land

**P A I D**  
JUL 10 2023  
VILLAGE OF SODUS POINT  
CE# 3085

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 REPRODUCTIONS OF THIS MAP OR ANY PARTS  
 THEREOF WILL BE PROSECUTED. A COPY OF THIS PLAN IS VALID  
 ONLY IF IT IS THE ORIGINAL SIGNATURE AND DATE AND HAS THE  
 ORIGINAL EMBOSSED OR COLORED (NOT BLACK)  
 STAMPED SURVEYOR'S SEAL.



- LEGEND:**
- ⊗ PIPE FOUND
  - ⊗ PIN FOUND
  - ⊗ NAIL FOUND
  - PIN TO BE SET
  - ⊗ UTILITY POLE
  - UTILITY PEDESTAL
  - HYDRANT
  - SANITARY MANHOLE



**CERTIFICATE:**

THIS IS TO CERTIFY THAT THIS MAP WAS  
 COMPLETED BY GREENE LAND SURVEYING, PLLC  
 IN ACCORDANCE WITH THE FIELD  
 INSTRUMENT SURVEY COMPLETED IN THE FIELD  
 ON AUGUST 9, 2023 AND FROM THE REFERENCE  
 MATERIAL SHOWN HEREON.

1) ROBERT A. & NANCY G. URRUTIA

SIGNED: *Michael S. Greene*  
 MICHAEL S. GREENE L.S. No. 50837

**REFERENCES:**

DEED, JOHN H. GEFELL AND JO ANN GEFELL TO  
 ROBERT A. URRUTIA AND NANCY G. URRUTIA,  
 DATED SEPTEMBER 26, 2004  
 DOCUMENT No. R3046866

MAP: FILED MAP No. 26678

TAX ACCOUNT No. 70119-20-785188

NOTE: NO ABSTRACT OF TITLE PROVIDED AT TIME  
 OF SURVEY. SUBJECT TO EASEMENTS OR  
 ENCUMBRANCES THAT AN UPDATED ABSTRACT OF  
 TITLE MAY SHOW.

**SUBDIVISION APPROVAL:**

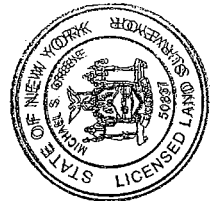
SIGNED: VILLAGE OF SODUS POINT DATE

**SUBDIVISION PLAN OF LAND**  
 OWNED BY  
**ROBERT A. & NANCY G. URRUTIA**

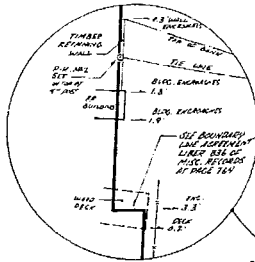
7961 LAKE ROAD  
 IN  
 VILLAGE OF SODUS POINT  
 WAYNE COUNTY  
 NEW YORK  
 AUGUST 16, 2023 JOB No. 23-6772

SCALE: 1"=60'  
 DATE: AUGUST 16, 2023

GREENE LAND SURVEYING, PLLC 315-331-3999



LAKE ONTARIO



DETAIL  
NOT TO SCALE

LEGEND

- X DENOTES EXISTING IRON PIPE
- X DENOTES EXISTING IRON PIN
- o DENOTES P.K. NAIL SET
- o DENOTES IRON PIN SET
- o DENOTES UNDERGROUND ELEC. BOX
- o DENOTES UTILITY POLE

REFERENCE

DEED: STEPHEN R. PORE TO JOAN H. GEFELL, JOANN GEFELL, HUSBAND & WIFE  
DATED APRIL 29, 1989. LIBER 836, PAGE 766

ABSTRACT: MARIPOSA - GERMAN TITLE AGENCY, LLC  
ABSTRACT NO. 11731. LAST DATED AUG. 19, 2004

MAP: SEE SURVEY OF A PARCEL OF LAND IN THE VILLAGE OF SODUS POINT BY SMITH &  
DENAVOX DATED SEPT. 13, 1980. FILED IN N.C.C.O.

MAP: SEE SURVEY BY HARRISON & LOOKUP, ASSOC. LTD. MAY 20, 1966. JOB NO. 65-12085

MAP: SEE SURVEY BY MRS. GEORGE P.C. DATED MAR. 25, 1989. PLAN NO. 89-076 FILED  
IN N.C.C.O. AS MAP NO. 18005

CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAN WAS COMPLETED BY KOCHER SURVEYING, P.C.  
ON SEPT. 13, 2004 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED  
ON SEPT. 8, 2004 IN ACCORDANCE WITH REFERENCE MATERIAL LISTED.

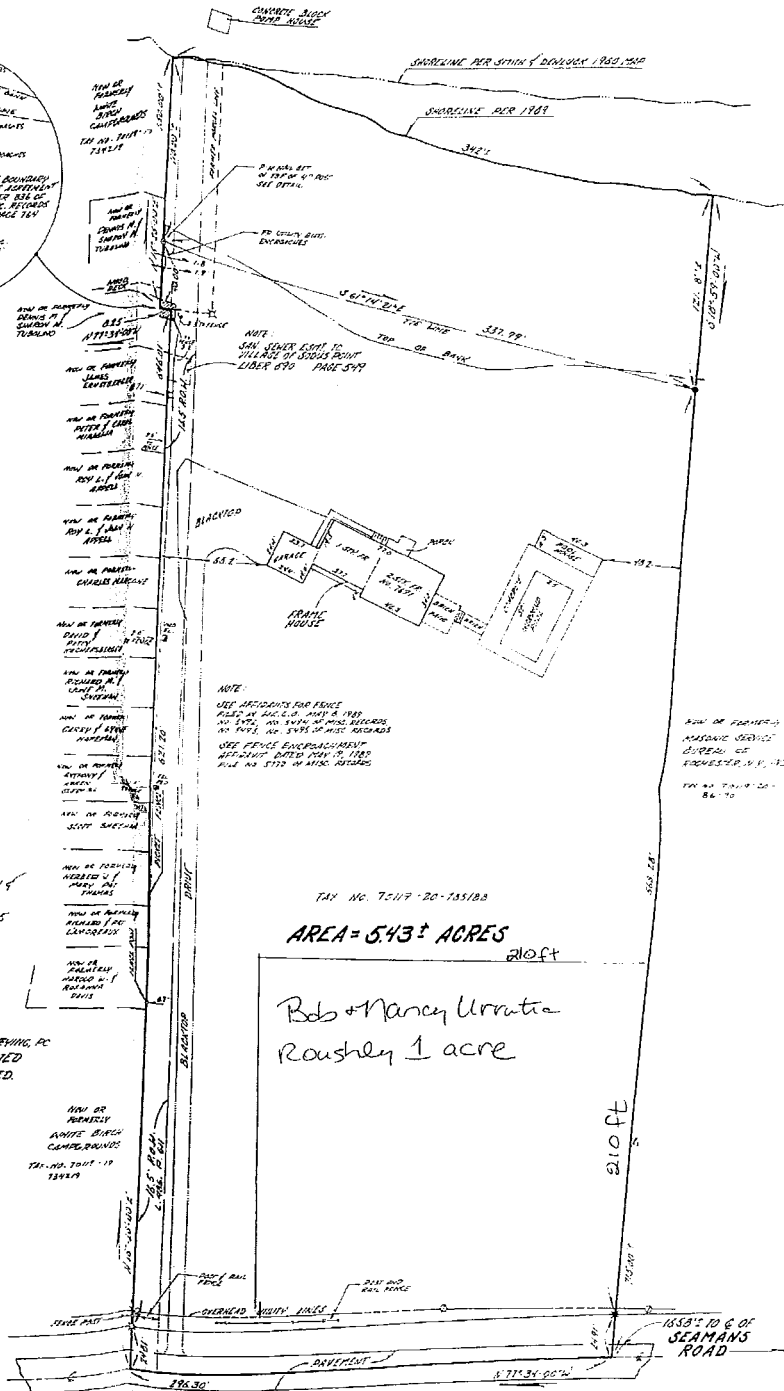
SIGNED: *Janey G. Wolpanger*  
JANEY G. WOLPANGER - LS. - LC. NO. 49580

CERTIFIED TO:

- 1) ROBERT A. URRUTIA
- 2) NANCY G. URRUTIA
- 3) THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
- 4) MARIPOSA, QUANT, GERMAN, LLC
- 5) JOAN H. GEFELL
- 6) JOANN GEFELL

"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 of the land surveyor's  
linked seal or his embossed seal shall not be con-  
sidered to be valid true copy."



LAKE ROAD (49.5' R.O.M.)

Project No. 057-1001

**Kocher Surveying, P.C.**

Formerly the Surveying Division of MRB|group

116 West Miller Street  
Newark, N.Y. 14513

Phone 315-331-2800  
Fax 315-331-2445



Project Title: **PLAN OF LAND**  
OWNED BY  
**JOHN H. & JOANN GEFELL**  
IN  
VILLAGE OF SODUS POINT  
TOWN OF SODUS  
WAYNE COUNTY, NEW YORK

Drawn By: *JW*  
Checked By: *RW*  
Scale: 1" = 50'  
Date: 9-13-04



SEE PARCEL  
MAP 70119-19

5.43A(C)  
785188

VILLAGE OF  
SODUS POINT  
WATER DEPT.  
789128

1.69A(C)  
790137

1  
1.86A  
818134

2  
2.63A  
847136

150(S)

278.04E

160.82

121.85

155.16

320.94E

321.57E

275.76

057.3E

260.00

150

316.00

312

150

8.25

646.01E

715.00E(W)

637.81E

296.3

438.79E