

TR 11-1-07.1  
Subdivision  
Herndon Estate  
Town of Romulus

TO: Seneca County Planning Board  
FROM: Seneca Co. Dept. of Planning & Community Development  
DATE: May 9, 2023

This request for subdivision review is located in the Town of Romulus and requires review under Section 239 of the General Municipal Law because it is within 500 feet of State Route 96A.

**GENERAL INFORMATION**

**APPLICANT:** Estate of Herndon/  
Benz, David ESQ  
  
Herndon, David & Michele/  
Mashevske, David ESQ

**REQUESTED ACTION:** Subdivision in settlement of  
Estate

**LOCATION:** 6748 & 6754 Route 96A

**SIZE:** Total per tax rolls 13.10 acres  
Parcel A 6.128 acres  
Parcel B 9.085 acres  
(Acreage of A & B include lands  
of NYSOPRHP SE of tie line)

**SURROUNDING LAND USE:**  
North: State Park  
South: Residential & Vac Farm  
East: Field Crops  
West: Cemetery - Veterans

**PUBLIC UTILITIES & SERVICES:**  
Water & Sewer: Private  
School District: South Seneca  
Fire Department: Ovid-Romulus Fire

### **ANALYSIS**

For the purposes of settling an estate, the property is to be subdivided into two parcels. There are pre-existing residences and other structures on each of the two new parcels. The shed that is shown as being located on the new property line should be moved to conform with required setbacks.

The northwest property line follows the bed of Indian Creek. For the purposes of the survey, a "tie-line" was created between where Indian Creek crosses Route 96A and intersects with the south property line. This then means that the indicated area of the two new parcels is not truly accurate as they were not calculated from the true property line. The property owners may find it to their advantage to have the area resurveyed so as the tax rolls reflect the true average of the parcels.

This subdivision should have no negative impact on County plans or purposes.

### **RECOMMENDATION**

The Department of Planning and Community Development recommends that approval of this subdivision be conditional upon the completion of the SEQR process.

### **DOCUMENTS AVAILABLE**

Survey Map  
Application Packet

Resolution -23

TR 11-1-07.1

Subdivision

Herndon Estate

Town of Romulus

**WHEREAS**, the request of the Estate of Dennis Herndon for subdivision was forwarded under Section 239 of the General Municipal Law because it is within 500 feet of State Route 96A, and

**WHEREAS**, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated May 10, 2023, and

**WHEREAS**, the Seneca County Planning Board did meet on May 11, 2023, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore,

**RESOLVED**, that the Seneca County Planning Board recommends that approval of this subdivision be conditional upon the completion of the SERQ process, and be it

**FURTHER RESOLVED**, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Romulus.

Motion \_\_\_\_\_

Second \_\_\_\_\_

Ayes \_\_\_\_\_

Nays \_\_\_\_\_

Abstain \_\_\_\_\_

\_\_\_\_\_  
Amanda Forney, Secretary



Only copies from the original of this survey marked with an original of the surveyor's seal is a violation of section 7209 subdivision 2 of the New York state education law.

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.

I certify this survey was completed Jan...28, in the year of our Lord 2022.

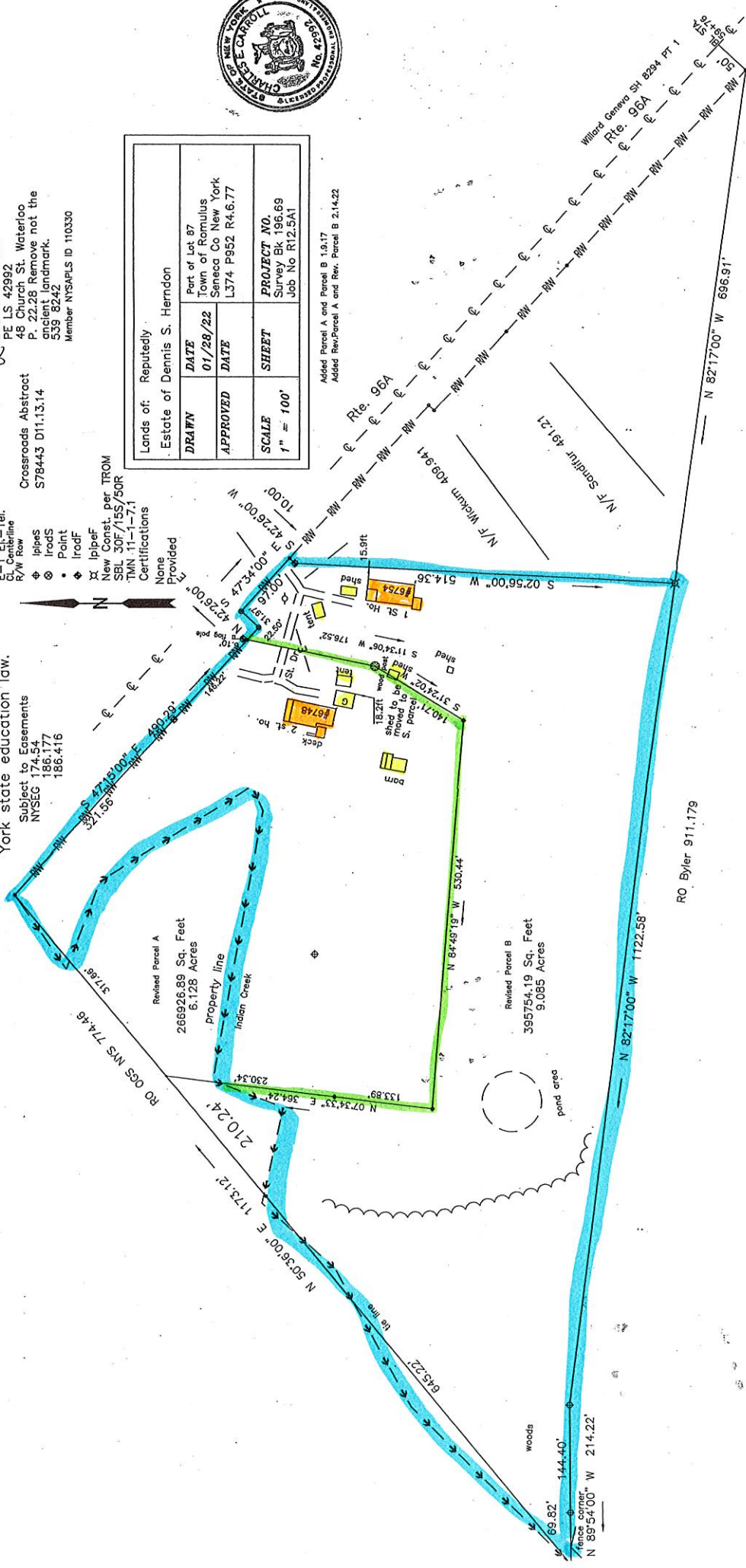
Charles E. Carroll  
PE LS 42992  
48 Church St. Waterville  
P. 22.28 Remove not the  
ancient landmark.  
539 8242  
Member NYSAPLS ID 110330

Crossroads Abstract  
S78443 D11.13.14

E-T El-Tel.  
Centerline  
R/W Row

- ⊕ Ipoes
- ⊕ Irods
- Paint
- IrodF
- ⊗ IpipeF
- ⊗ IpipeF

New Const. per TROM  
SBL 30F/15S/50R  
TMN 11-1-7.1  
Certifications  
None  
Provided



Lands of: Reputedly		Estate of Dennis S. Herndon	
<b>DRAWN</b>	<b>DATE</b>	<b>APPROVED</b>	<b>DATE</b>
	01/28/22		
<b>SCALE</b>	<b>SHEET</b>	<b>PROJECT NO.</b>	<b>JOB NO.</b>
1" = 100'		Survey Bk 196.69	Job No R12.5A1

Added Parcel A and Parcel B 1.9.17  
Added Rev/Parcel A and Rev. Parcel B 2.14.22

RO Byler 911.179

N 82°17'00" W 1122.58'

N 82°17'00" W 696.91'

Willard Geneva SH 8284 PT 1  
Rte. 96A

314.54  
314.54  
314.54

N/F Wickum 409.941  
N/F Scordur 491.21

S 02°56'00" W 514.36'

S 47°41'00" E 479.20'

S 47°41'00" E 479.20'

S 47°41'00" E 479.20'

N 07°14'33" E 354.24'

N 84°49'19" W 530.44'

S 31°24'02" W 140.71'

S 11°34'06" W 176.52'

S 02°56'00" W 514.36'

N 82°17'00" W 1122.58'

N 82°17'00" W 696.91'

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