

**APPLICATION FOR LAND SEPARATION  
TOWN OF STAFFORD, N.Y., 14143**

APPLICATION # 77-21

DATE: 10/3/21

**OWNER** ( of land to be separated )

**AUTHORIZED AGENT** (Submit Authorizing Letter)

Name: Gregg Smith / Smith Trust Donald / LINDA  
 Address: 6034 Main Rd.,  
P.O. Box 745, Stafford, NY  
 Phone #: 602-418-9904

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone #: \_\_\_\_\_

**TO BE FILLED IN BY APPLICANT**

- Tax Map # (TMP) 8-2-16.2 Property Location 6034 Main Rd (R45)
- Provide a brief description of this Land Separation. Divided property into 2 parcels (400 x 243 now) 200 x 243 and 208 x 243
- Provide a Sketch Plan (5 copies) of the proposed Land Separation that shall show;
  - The entire tract of land owned by the owner.
  - The proposed division (lot) lines.
  - Any existing or proposed easements, deed restrictions or covenants affecting the tract.

Donald E. Smith Gregg E. Smith  
 Signature - OWNER

Signature - APPLICANT (if different than owner)

Date

Date

**OFFICE USE ONLY**

**PRELIMINARY**

- Does Parcel - front on an existing street? ..... YES  NO   
 - require an extension of Municipal facilities? ..... YES  NO   
 - comply with all area requirements? ..... YES  NO

If NO, list the non-conformity. \_\_\_\_\_

2. Fee's Paid? ..... NO  YES  If yes .. Check # 5034 Amount \$ 75-

**ACTION TAKEN BY PLANNING BOARD**

- Process this application as a SUBDIVISION  or LAND SEPARATION 
  - Do not answer the remaining questions. Proceed to Subdivision Process.
  - Answer the remaining questions.
- Health Department Approval required? NO  YES  If yes .... Conventional  Non-conventional
- Parcel Survey Waived ? NO  YES  If yes state reason. \_\_\_\_\_
- Planning Board APPROVAL  DISAPPROVAL   
 APPROVAL with MODIFICATION  List Modifications \_\_\_\_\_

**FINAL AUTHORIZATION**

Planning Board . . . APPROVAL   
 DISAPPROVAL

Signature \_\_\_\_\_  
 Date \_\_\_\_\_

Gregory W. Townsend  
*Licensed Land Surveyors*  
115 Washington Avenue  
Batavia, New York 14020  
Phone (585) 344-1331  
[gwtownsendsurvey@gmail.com](mailto:gwtownsendsurvey@gmail.com)

6034 Main Road (Route 5)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Stafford, County of Genesee and State of New York, being part of Lot 7, Township 12, Section 1, Range 1 of the Holland Land Company's survey, more particularly described as follow:

Beginning at a point on the southerly highway boundary of Main Road (Route 5, Buffalo Road) at a distance of 218.80' westerly from the intersection of the southerly highway boundary of Main Road and the centerline of Clipnock Road;

Thence westerly, along the southerly highway boundary of Main Road, a distance of 200.00' to a point, said point being the northeast corner of land conveyed to Gregg S. Madden at Liber 778 of Deeds, page 284;

Thence southerly, along the easterly line of Madden lands and forming an interior angle of  $90^{\circ}00'00''$ ; a distance of 243.58' to a point on the northerly line of land conveyed to Gary and Barbara H. Churchill at Liber 726 of Deeds, page 73, said point being the southeast corner of Madden lands;

Thence easterly, along the northerly line of Churchill lands and forming an interior angle of  $90^{\circ}00'00''$ , a distance of 200.00' to a point;

Thence northerly, forming an interior angle of  $90^{\circ}00'00''$ , a distance of 243.58' to the point of beginning, said final course forming an interior angle of  $90^{\circ}00'00''$  with the southerly highway boundary of Main Road, containing 1.118 +/- acres

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6034 Main Road (Route 5) - VACANT LAND

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Stafford, County of Genesee and State of New York, being part of Lot 7, Township 12, Section 1, Range 1 of the Holland Land Company's survey, more particularly described as follow:

Beginning at the intersection of the southerly highway boundary of Main Road (Route 5, Buffalo Road) and the centerline of Clipnock Road;

Thence westerly, along the southerly highway boundary of Main Road, a distance of 218.80' to a point;

Thence southerly, forming an interior angle of  $90^{\circ}00'00''$ , a distance of 243.58' to a point on the northerly line of land conveyed to Gary and Barbara H. Churchill at Liber 726 of Deeds, page 73;

Thence easterly, along the northerly line of Churchill lands and forming an interior angle of  $90^{\circ}00'00''$ , a distance of 254.69' to a point on the centerline of Clipnock Road;

Thence northerly, along the centerline of Clipnock Road and forming an interior angle of  $81^{\circ}37'08''$ , a distance of 246.21' to the point of beginning, said final course forming an interior angle of  $98^{\circ}22'52''$  with the southerly highway boundary of Main Road, containing 1.324 +/- acres