

SUBDIVISION REVIEW – APPLICATION FORM

CITY OF GENEVA, NEW YORK

Date of Application: July 18, 2025

Please type or print clearly.

Contact Information:

Property owner(s):

Property owner(s) telephone no.:

Property owner(s) email:

Mailing address of property owner:

FRANCIS L. + Noel P. FRATTO
315-789-8580
MikeJRonLm@gmail.com
1123 PROSPECT HILL ROAD
GENEVA, N.Y. 14456

Design professional's name:

NYS license number:

Professional's telephone no.:

Professional's email:

Mailing address of professional:

Land surveyor's name:

NYS license number:

Surveyor's telephone no.:

Surveyor's email:

Mailing address of surveyor:

DAVID M. PARRINELLO
049724
585-394-5110

4303 Routes 5420, CANANDAIGUA, NY 14424

Real Property Information:

Address of real property:

Tax parcel identification number:

Zoning district:

186 N. Exchange Street
90.16-3-9

Brief Summary of Project:

Parcels III & IV shown on the survey map is now part of Tax Map No. 90.16-3-9 and are to be purchased by NARDOZZI HOLDINGS, LLC which owns the land adjoining on the east. These parcels are therefore to be separated from the rest of the lands that now make up Tax Map No. 90.16-3-9.

Signature block for Planning Board:

The final plat shall include the following signature block:

THE CITY OF GENEVA, NEW YORK PLANNING BOARD approved by a motion this final plat on the _____ day of _____, 20____, subject to all requirements and conditions of said motion. A change, erasure, modification, or revision of the final plat as approved shall void the approval.

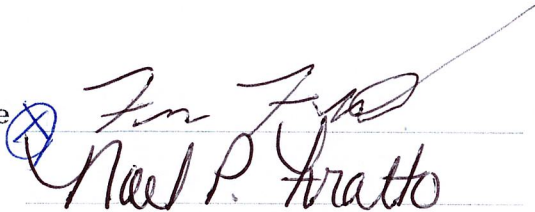
Signed this _____ day of _____, 20____

By: _____
Chair – Planning Board

Supporting Documentation (check all that apply):

- ☒ Completed application form (12 copies)
- ☒ Final plats signed and stamped by a land surveyor (12 copies)
- ☒ One final plat shall be drawn upon tracing to be submitted by the applicant to Ontario County, NY
- ☐ New York State Environmental Assessment Form (12 copies)
- ☐ City of Geneva's Historic Commission approval (12 copies)
- ☒ Application Fee (Please make all checks payable to the "City of Geneva, New York).

Property Owner's signature



Date: July 18, 2025
August

Property Owner's name:

Neil P. Aratto

MICHAEL J. ROULAN
ATTORNEY AND COUNSELOR AT LAW
407 SOUTH MAIN STREET
GENEVA, NEW YORK 14456

315-789-8580
Fax: 315-789-4216
Email: mikejroutan@gmail.com

December 3, 2025

City of Geneva
Planning Board
47 Castle Street
Geneva, NY 14456

Attn: Neal Braman

Re: Subdivision
Property: 186 N. Exchange Street, Geneva

Dear Neal:

Enclosed please find an application for subdivision review of a parcel of land owned by Francis L. and Noel P. Fratto located at 186 N. Exchange Street and with a tax map number of 90.16-3-9 together with 12 copies of the subdivision map including an original mylar copy and my check in payment of the application fee.

We would appreciate it if you could process this application quickly and let me know if you need anything else or have questions.

Very truly yours,



MICHAEL J. ROULAN

MJR/gh
enc

North Exchange Street
(N.Y.S. Route 14)

centerline of North Exchange Street
146' to centerline of
Gates Ave. (per FM 18641)

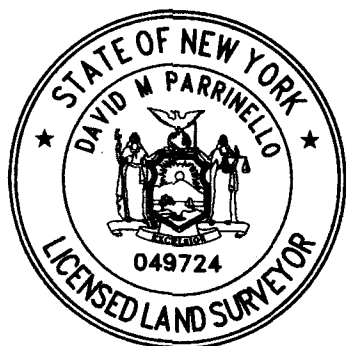
References

1. Liber 1510, page 772 of deeds
2. Filed map nos. 18641, 23536, 32951, 33035, 39110
3. Search no. 0175054 by Crossroads Abstract, dated June 13, 2022.

I certify that this plan was prepared on May 27, 2025,
from notes of a field instrument survey completed on
May 22, 2025, and from materials referenced hereon.

David M. Parrinello
David M. Parrinello NYSPLS 049724

Unauthorized alteration or addition to a survey map
bearing a licensed land surveyor seal is a violation of
Section 7209, Subdivision 2 of the New York State
Education Law.



Subdivision Plan
of Land of
Francis L. & Noel P. Fratto
City of Geneva and Town of Geneva
Ontario County, New York
Scale: 1 inch = 60 feet May 27, 2025

THE CITY OF GENEVA, NEW YORK PLANNING BOARD approved by a motion this
final plat on the ____ day of _____, 20____, subject to all
requirements and conditions of said motion. A change, erasure, modification, or
revision of the final plat as approved shall void the approval.

Signed this ____ day of _____, 20____ by:

Chair - Planning Board



Freeland-Parrinello
LAND SURVEYORS
4303 Routes 5&20
Canandaigua, New York 14424
(585)394-5110

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This Indenture

Made the 16th day of February Nineteen Hundred and Fifty-five.

Between PAUL M. DOVE residing at 512 South Main Street, in the City of Geneva, County of Ontario and State of New York, HELEN TORR DOVE, residing in the Village of Centerport (no street name or number) Long Island, State of New York and WILLIAM C. DOVE, residing at 12 Guilford Road, Port Washington, Nassau County, State of New York,

parties of the first part, and

CITY OF GENEVA, a municipal corporation, existing under the laws of the State of New York, with offices at 47 Castle Street, in the City of Geneva, County of Ontario and State of New York,

party of the second part,

Witnesseth that the parties of the first part, in consideration of

----- One and More ----- Dollar &

(\$ 1.00 & more) lawful money of the United States, and other good and valuable consideration

paid by the party of the second part,

do hereby grant and release unto the party of the second part, its

successors and assigns forever, all THAT TRACT OR PARCEL OF LAND situate in the City and Town of Geneva, County of Ontario and State of New York, more particularly bounded and described as follows: beginning at an iron pin in the west boundary of premises formerly of Francis Jos. Russo and Mary Grace Russo and now owned by Carmine Fratto (see deed in Ontario County Clerk's office in Liber 479 of Deeds at page 536) which said pin is three hundred feet (300') east of the east line of North Exchange Street and one hundred forty-three and three tenths feet (143.3') northerly from an iron pin located at the intersection of the west line of said Fratto premises and the north line of a proposed fifty-foot (50') road leading from North Exchange Street easterly to the Marsh Creek Control Chamber bridge; thence north eleven degrees (11°) east along the west boundary of said Fratto premises two hundred fifty-five feet (255') to an iron pin at the northwest corner of said Fratto premises; thence south eighty-two degrees and thirty minutes east (S 82°30' E) along the north boundary of the Fratto property, three hundred fifty feet (350') to an iron pin; thence north eight degrees and fifty-five minutes East (N 8°55' E) along a fence five hundred eighty-eight feet (588') to an iron pin; thence north eighty-two degrees thirty minutes west (N 82°30' W) twenty feet (20') to an iron pin; thence north eleven degrees east along a fence five hundred ten feet (510') to an iron pin; thence north thirty-eight degrees east six hundred feet (600') to an iron pin; thence north twenty-eight degrees and twenty-six minutes east (N 28°26' E) eighty-five feet (85') to an iron pin in the north boundary line of the Dove property (being the north line of former Roberts farm); thence north eighty degrees twenty-two minutes west (N 80°22' W) along said north boundary three hundred ten (310') feet to an iron pin; thence south thirty-two degrees and eight minutes west (S 32°08' W) eight hundred thirty-three feet (833') to an iron pin marking the southeast corner of the James Watson property; thence north seventy-nine degrees west (N 79°W) along the south boundary line of said Watson property, one hundred fifty feet

(150') to an iron pin; thence south eleven degrees west (S 11° W) on a line one hundred fifty feet (150') east of the east line of North Exchange Street and parallel thereto one thousand two hundred and sixty-four feet (1264') to an iron pin; and thence north eighty-one degrees and thirty-six minutes east (N 81° 36' E) one hundred fifty-eight feet (158') to the point of beginning.

Being part of two farms formerly known as the Mary M. Roberts farm and the Charles Bennett farm, viz: north part of said premises being part of the same premises conveyed by James Laffey et al by Nathan D. Lapham, Referee to William G. Dove by referees deed dated November 25, 1913 and recorded in the Ontario County Clerk's Office in Liber 252 of Deeds at page 574. The south part of said premises being part of the same premises conveyed by Horace D. Bennett and Martha Annie Huntington as Executors of the Estate of Charles Bennett, deceased, to William G. Dove by deed dated April 10, 1901 and recorded in the Ontario County Clerk's Office in Liber 230 of Deeds at page 529:

And being part of said premises devised by William G. Dove to Anna Elizabeth Dove by Will recorded in the Ontario County Clerk's Office in Liber 186 of Wills at page 285; and part of said premises devised by Anna E. Dove by Will recorded in the Ontario County Clerk's Office in Liber 233 of Wills at page 109 to Paul M. Dove and Arthur G. Dove; said Arthur G. Dove having died testate on November 22, 1946, devising his undivided one-half interest in said premises to Helen Torr Dove and William C. Dove by Will recorded in the Ontario County Clerk's Office in Liber 444 of Deeds at page 196.

RESERVING unto the parties of the first part, their heirs, grantees and assigns, a right of way for all ordinary purposes of ingress and egress over a strip of land twenty feet (20') in width including the right to said parties of the first part, their heirs, grantees and assigns, to have live stock enter upon such strip of land for watering purposes only from a creek running across said right of way, known as Marsh Creek; said right of way parcel is described as follows: ALL THAT TRACT OR PARCEL OF LAND situated in the Town of Geneva, County of Ontario and State of New York, more particularly bounded and described as follows: Beginning at an iron pin marking the intersection of the fifth and sixth courses of the first parcel of land herein described; thence N. 71° 45' W., two hundred thirty five (235) feet to an iron pin in the ninth course; thence southerly along this course S. 32° 08' W., twenty (20) feet more or less to an iron pin which pin is distant seventy five (75) feet and one hundred ninety-five (195) feet respectively from the northeast and the southeast corners of the James Watson property; thence easterly on a line parallel to the first course and twenty feet distant therefrom, two hundred forty-five (245) feet to an iron pin; thence N. 11° 0' E., twenty (20) feet to the point of beginning.

The party of the second part for itself, its successors and assigns covenants and agrees to install, anchor and maintain two corrugated pipes twenty-four (24) feet in length and four (4) feet in diameter in said Marsh Creek, extending across the right of way above mentioned.

The parties of the first part for themselves, their heirs and assigns agree: (1) to construct and build a road over said pipes for the passage of persons and vehicles at a weight not to exceed ten tons (2) To maintain said roadway as a usable road or crossing for the passage of such persons and vehicles and the right of way easement reserved above will be forfeited and released by the said parties of the first part, their heirs, grantees and assigns, to the party of the second part, its successors and assigns if said roadway is not maintained in a usable condition upon thirty days notice of any default claimed by the said party of the second part, its successors and assigns, weather permitting.

Also ALL THAT TRACT OR PARCEL OF LAND situate in the City of Geneva, County of Ontario and State of New York, bounded and described as follows: commencing at an iron pin in the east line of North Exchange Street, at the northwest corner of premises of the N.B.M. Corporation, which point is also one hundred and fifty (150) feet northerly from the iron pin marking the northwest corner of the former Slattery property; thence south 82° 30' east along the south boundary of a proposed roadway, being the north boundary of said premises of the N.B.M. Corporation and premises of Carmine Fratto, six hundred (600) feet to an iron pin; thence north 11° east fifty (50) feet to an iron pin in the north boundary of said proposed roadway; thence north 82° 30' west along the north boundary of said proposed roadway six hundred (600) feet more or less to the east line of North Exchange Street; thence south 11° west along the east line of North Exchange Street fifty (50) feet to the point of beginning, being part of the former Charles Bennett farm and part of the same premises of which Anna E. Dove died seized and which were devised to the parties of the first part as aforesaid.

RESERVING unto the parties of the first part, their heirs, grantees and assigns a right of way in common with others for all ordinary purposes of egress and ingress over the said fifty (50) foot wide parcel of land above described extending from the east line of North Exchange Street to the east line of the Marsh Creek Control Chamber bridge.

Conveyance of the 50' parcel of land above described is made and

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accepted upon the condition that the party of the second part, its successors and assigns at its own expense, construct, maintain and repair a road over said strip of land extending from the east line of North Exchange Street to the east line of the Marsh Creek Control Chamber bridge.

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premises,

To have and to hold the premises herein granted unto the party
of the second part, its successors and assigns forever.

And said parties of the first part

covenant as follows:

First. That the party of the second part shall quietly enjoy the said premises;

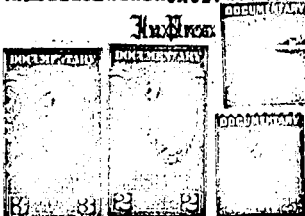
Second. *That said parties of the first part*

will forever **Warrant** the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, Helen Torr Dove, one of the parties of the first part has caused this instrument to be signed in her name and to be sealed on the date first above written, William C. Dove pursuant to a Power of Attorney, authorizing the same, recorded in the office of the Clerk of the County of Ontario on June 26, 1950 in Liber 493 of Deeds at page 599, ~~_____~~; and William C. Dove and Paul M. Dove, other parties of the first part have hereunto set their hands and seals and the party of the second part has caused its corporate seal to be hereunto affixed and these presents to be signed by its duly authorized officer the day and year first above written.

In Witness Whereof the said person of the first part has hereunto set his hand and seal of office, and the said person of the second part has hereunto set his hand and seal, at the County of _____, State of _____, this _____ day of _____, 20____.

[illegible]

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Helen Torr Dore

By: William C. Dore
As Attorney in Fact

William C. Dove
William C. Dove

Paul M. Dove
Paul M. Dove

City of Geneva
By: W. H. Rogers
Mayor