

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) , %!+ \$%

Clear Form

DEPARTMENT USE ONLY:

GCDP Referral # T-12-STAF-11-17



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
10/30/2017

Required According to:
GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, N
(Please answer ALL questions as fully as possible)

1. REFERRING BOARD(S) INFORMATION

Board(s) Stafford Planning Board
Address 8903 Route 237
City, State, Zip Stafford, NY 14143
Phone (585) 344 - 1554 Ext. _____

2. APPLICANT INFORMATION

Name Ronald Wheeler/Genesee Building Products
Address 7982 Route 237
City, State, Zip Stafford, NY 14143
Phone (585) 548 - 2726 Ext. _____ Email rwheeler-gbp@live.com

MUNICIPALITY: City Town Village of Stafford

3. TYPE OF REFERRAL: (Check all applicable items)

- | | | |
|--|--|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input checked="" type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 7982 Route 237, Stafford, NY 14243
B. Nearest intersecting road NY Route 33
C. Tax Map Parcel Number 4.-1-1.112
D. Total area of the property 10.4 acres Area of property to be disturbed 0.46 acres
E. Present zoning district(s) Commercial

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____
B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Site Plan Approval for construction of a 100' x 200' storage building to store additional inventory of fabricated metal products made at the site.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input checked="" type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>aerial photo of site</u> |
| <input checked="" type="checkbox"/> SEQR forms | <input checked="" type="checkbox"/> Agricultural data statement | |

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name William R. VanAlst Title Chair, Planning Board Phone (585) 233 - 6006 Ext. _____
Address, City, State, Zip 9107 Roanoke Road, Stafford, NY 14143 Email wvanalst@rochester.rr.com

APPLICATION FOR ZONING AND/OR BUILDING PERMIT
TOWN OF STAFFORD, N. Y. 14143

APPLICATION NUMBER: _____

APPLICATION DATE: _____

OWNER	Name: <u>RONALD WHEELER / GENESSEE BUILDING PRODUCTS</u>	APPLICANT <small>(IF OTHER THAN OWNER)</small>	Name: _____
	Address: <u>7982 RTE 237</u>		Address: _____
	<u>STAFFORD, NY 14143</u>		_____
	Phone #: <u>585-548-2726</u>		Phone #: _____

PROJECT SITE LOCATION: 7982 RTE 237 Tax Map # (TMP) 9, -1-1, 112
Check w/ local Assessor or Tax Bill

INSTRUCTIONS: Using a ball point pen please fill out this application as completely as possible. Submit additional Attachment(s) [listed on the back of the Gold sheet] and the completed application to the Z.E.O./C.E.O. This application is NON-TRANSFERRABLE and is NOT a permit to commence work.

- 1 Application for Use: RESIDENTIAL ; COMMERCIAL ; INDUSTRIAL ; RECREATIONAL ; AGRICULTURAL ; SITE PLAN
- 2 Permit for: NEW CONSTRUCTION ; ADDITION ; ALTERATION ; REPAIR ; CHANGE IN USE
- 3 Is this parcel? ; A corner lot: YES NO ; Have a Driveway permit? YES NO . In a Water District? YES NO .
- 4 List the DIMENSIONS of the parcel: 350 FT x 1295 FT and/or TOTAL PARCEL AREA (Acres) 10.05 .
- 5 What are the parcel setbacks [Ft.] from the project. FRONT _____ ; REAR _____ & SIDE yards (a) _____ (b) _____ . Attachment A
- 6 Total % of coverage of ALL buildings on the parcel (including the proposed project): _____ TOTAL %
- 7 Does this project require County Health Department approval? NO YES , If yes, submit Attachment F.
- 8 Is this parcel properly Land Separated/Subdivided? NO YES , If yes, provide documentation.
- 9 Do you give the Town VALID CONSENT to do the required inspections? YES NO , If no, what procedures?
- 10 Name of Architect/Engineer ERIC M. WATSON Telephone # _____
 Address _____

11 Name of Contractor(s) _____ Telephone # _____
 Address _____

12 Estimated cost of the project? \$450,000 [Substantiation may be required]

- 14 Total Dwelling units: _____
- 15 Will electric be installed? YES NO .
- 16 Describe the proposed project and use:

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE (1st. floor)				
OTHER (or 2nd floor)				
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL	18'	200'	100'	20,000'
TOTAL SQ. FT.				<u>20,000'</u>

ADD ON 100' x 200' Storage BLDG.
Building will be used to hold additional inventory

*** SIGNATURE BLOCK ***
 I hereby certify that I have read the instructions and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law or ordinance regulating construction or performance of construction.

Ronald Wheeler
 Signature - OWNER
10/11/17
 Date

 Signature - APPLICANT (if different than owner)

 Date

 Action taken by Zoning Enforcement Officer: APPROVED DENIED , Action necessary: SPECIAL USE: SITE PLAN:

OFFICE USE ONLY	Article <u>IV</u> Section <u>182</u> Subsection <u>27</u> Paragraph _____ Briefly Describe: _____	F E S	Zoning \$ _____	Cash: <input checked="" type="checkbox"/>
	Attachments Required: <u>Site Plan</u>		Building \$ _____	Check #: <input checked="" type="checkbox"/>
	Z.E.O./C.E.O. <u>[Signature]</u> Signature		Late \$ _____	Receipt #: <u>10849</u>
	Date of Action: <u>10/12/17</u>		TOTAL \$ _____	

COPY DISTRIBUTION: White - Z.E.O. Canary - MUNICIPALITY Pink - C.E.O. Gold - APPLICANT

AMS



TOWN VILLAGE CITY OF STAFFORD

Application # T.M # 4. -1-1-012 ^{No Number}

Agricultural Data Statement

Date 10/26/17

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>RONALD WHEELER</u> Address: <u>7982 RTE 237</u> <u>STAFFORD, NY 14143</u>	Name: _____ Address: _____

1. Type of Application: Special Use Permit; Site Plan Approval Use Variance;
(circle one or more) Subdivision Approval

2. Description of proposed project: ADDITION - 100FT x 200FT STORAGE BUILDING -
THIS ADDITION IS NEEDED TO HOLD FINISHED INVENTORY.

3. Location of project: Address: 7982 RTE 237 - STAFFORD
Tax Map Number (TMP) _____

4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if you do not know)
5. If YES, Agricultural District Number 4
6. Is this parcel actively farmed? NO YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>Kevin Pietrzakowski</u> Address: <u>6324 Clinton St. Rd</u> <u>Bergen, NY 14416</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

Ronald Wheeler
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: Gary Seuber
Signature of Municipal Official

10-26-17
Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>GENESEE BUILDING PRODUCTS LLC / RONALD WHEELER</i>			
Project Location (describe, and attach a location map): <i>APPROX 800FT South of RTE 33 ON RTE 237 IN STAFFORD</i>			
Brief Description of Proposed Action: <i>ADDITION - 100FT X 200FT STORAGE BUILDING THIS AREA IS TO HOLD INVENTORY MANUFACTURED ON SITE.</i>			
Name of Applicant or Sponsor: <i>RONALD WHEELER</i>		Telephone: <i>585-548-2726</i>	
		E-Mail: <i>r.wheeler.gbp@live.com</i>	
Address: <i>7982 RTE 237 - PO BOX 747</i>			
City/PO: <i>STAFFORD</i>		State: <i>NY</i>	Zip Code: <i>14143</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<u>10</u> acres	
b. Total acreage to be physically disturbed?		<u>3/8</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>10</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: <u>Water is hooked-up to existing building</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>use of existing system</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____	NO	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____	NO	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____	NO	YES
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>RONALD WHEELER</u> Date: <u>10/26/17</u> Signature: <u>Ronald Wheeler</u>		

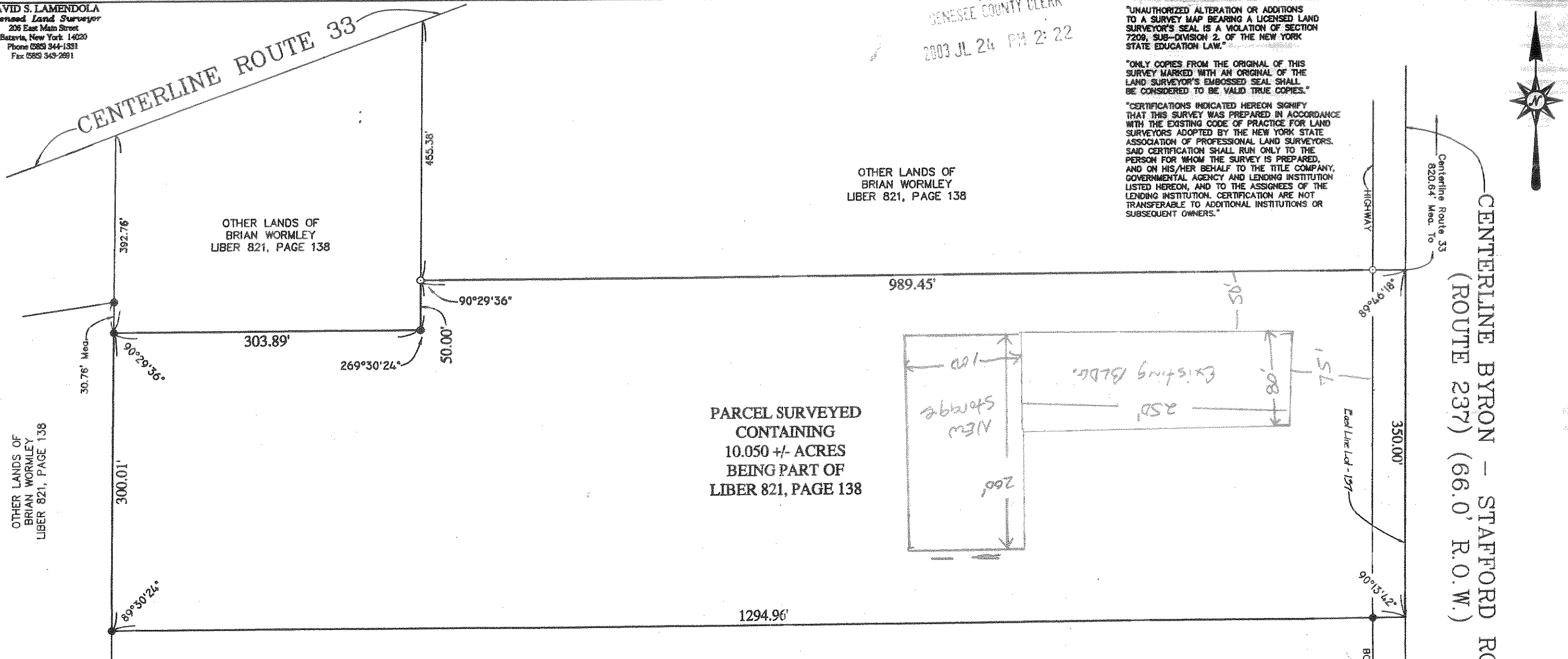
DAVID S. LAMENDOLA
 Licensed Land Surveyor
 206 East Main Street
 Batavia, New York 14020
 Phone (585) 344-1331
 Fax (585) 343-2881

FILED
 GENESSEE COUNTY CLERK
 2003 JUL 24 PM 2:22

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

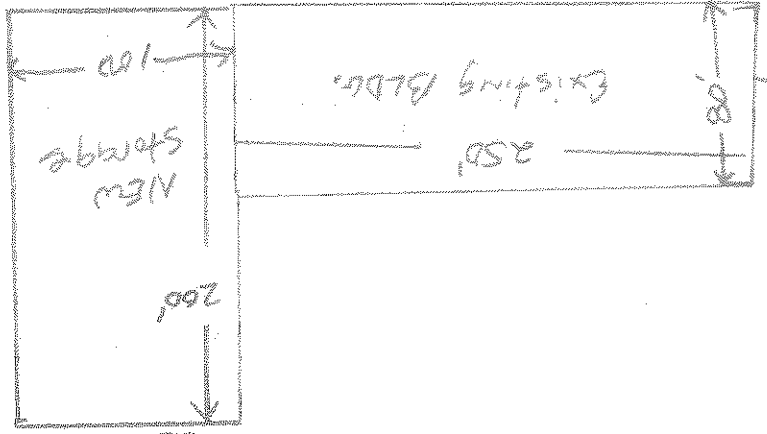
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



OTHER LANDS OF BRIAN WORMLEY
 LIBER 821, PAGE 138

OTHER LANDS OF BRIAN WORMLEY
 LIBER 821, PAGE 138

PARCEL SURVEYED
 CONTAINING
 10.050 +/- ACRES
 BEING PART OF
 LIBER 821, PAGE 138



OTHER LANDS OF BRIAN WORMLEY
 LIBER 821, PAGE 138

APPROVED BY RESOLUTION OF THE PLANNING BOARD OF THE TOWN OF STAFFORD, N.Y. ON THE 7 DAY OF JULY 2003. SUBJECT TO ALL REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. ANY CHANGE, ERASURE, MODIFICATION OR REVISION OF THIS PLAT AS APPROVED SHALL VOID THIS APPROVAL. SIGNED THIS 7 DAY OF JULY 2003, BY:

[Signature] CHAIRMAN

LEGEND
 ● EXISTING IRON PIN
 ○ SET IRON PIN

REFERENCE
 SURVEY MAP NO. 02-258 BY DAVID S. LAMENDOLA, L.S., DATED DECEMBER 17, 2002.

OTHER LANDS OF BRIAN WORMLEY
 LIBER 821, PAGE 138

I HEREBY CERTIFY THAT THIS SUBDIVISION/LAND SEPARATION WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON DECEMBER 17, 2002 AND REFERENCES LISTED HEREON.

BOUNDARY SURVEY SHOWING THE SEPARATION OF LANDS OF BRIAN WORMLEY, BEING PART OF LOT 137, TOWNSHIP 1 OF THE 100,000 ACRE TRACT. SITUATE IN THE TOWN OF STAFFORD, COUNTY OF GENESSEE AND STATE OF NEW YORK.

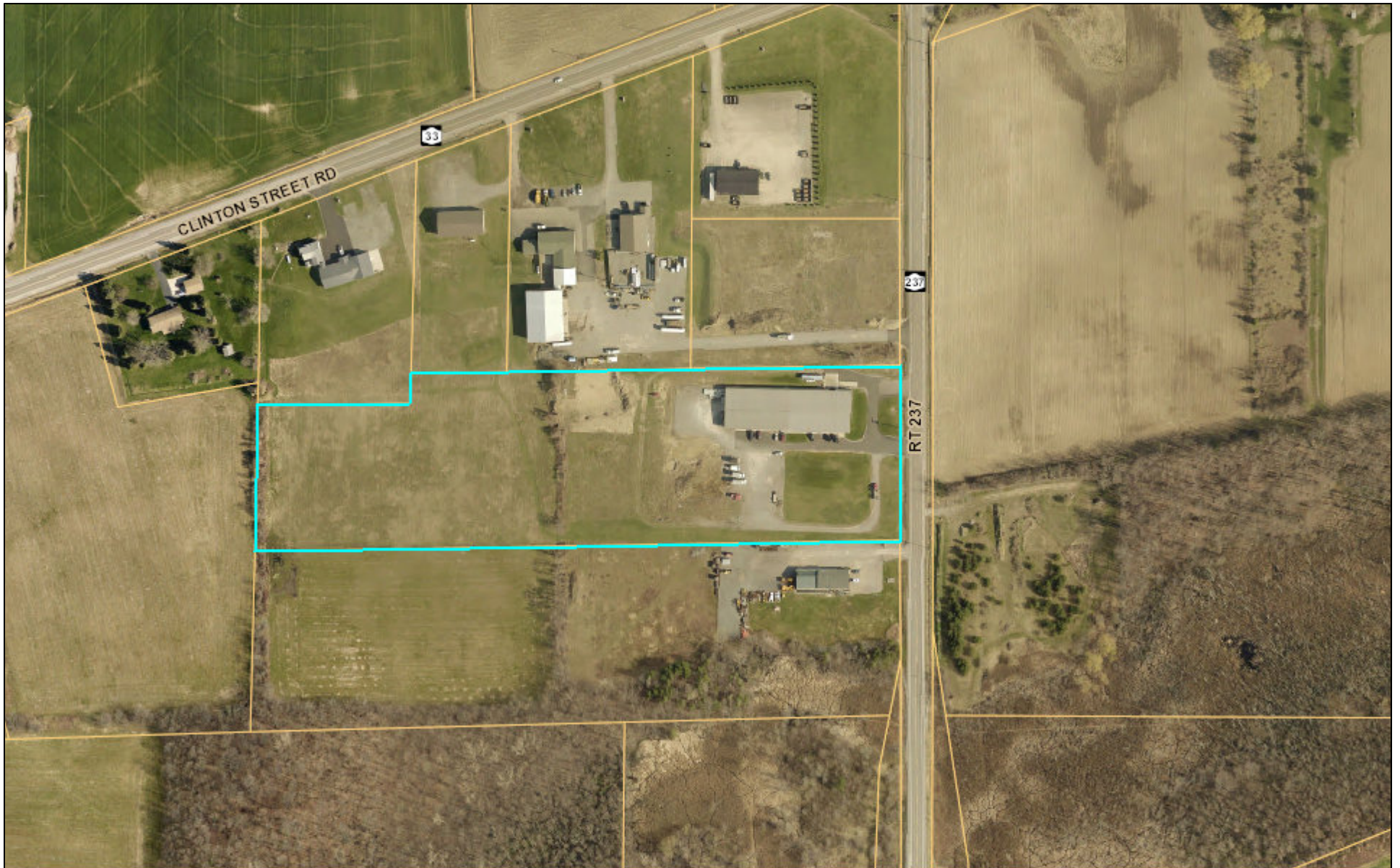
JULY 01, 2003 SCALE 1" = 100'
 JOB NO. 02-258-3

FILED IN THE GENESSEE COUNTY CLERK'S OFFICE AT:
 MAP CABINET No. _____ SLIDE No. _____ MAP No. _____
 DATE _____
 COUNTY CLERK _____

REAL PROPERTY TAX SERVICES
 DATE July 24, 2003
 APPROVED BY *[Signature]*

July 3, 2003 *[Signature]*
 DATE N.Y.S.R.L.S. No. 49613

Wheeler Property, 7982 Route 237



October 20, 2017

Roads (Large Scale)

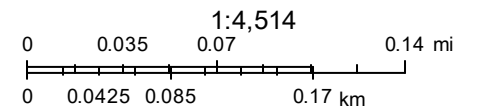
Active Railroads (Large Scale)

Streams (Large Scale)

2017 Tax Parcels

Water (Large Scale)

Towns



Sources: Esri, DeLorme, USGS, NPS
Sources: Esri, USGS, NOAA