



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-01-CORFU-1-21**
Review Date **1/14/2021**

Municipality	CORFU, V.
Board Name	PLANNING BOARD
Applicant's Name	David Jackson
Referral Type	Special Use Permit
Variance(s)	
Description:	Special Use Permit to convert the ground floor of a mixed-use building into a three-bedroom apartment.
Location	18 E. Main St. (NYS Rt. 33), Corfu
Zoning District	Commercial (C) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed residential use should pose no significant county-wide or inter-community impact.

Director

January 14, 2021

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:
GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # V-01-CORFU-1-21



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED
Genesee County
Dept. of Planning
12/10/2020

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) CORFU PLANNING
Address 116 E MAIN
City, State, Zip 14036 Corfu
Phone (585) 297 9207 Ext.

2. APPLICANT INFORMATION

Name David Jackson
Address 91 Susan Dr.
City, State, Zip Depew, NY 14043
Phone (716) 573-4398 Ext. Email David.Jackson@LLP@verizon.net

MUNICIPALITY: City Town Village of Corfu

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 checked="" 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 18 E. MAIN ST. CORFU, NY 14036
B. Nearest intersecting road RT 77
C. Tax Map Parcel Number sec 4 - block 1 - lot 58.1
D. Total area of the property _____ Area of property to be disturbed 0
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
Section 403B
C. Please describe the nature of this request ALLOWANCE TO UTILIZE GROUND FLOOR COMMERCIAL STOREFRONT AS RESIDENTIAL RENTAL

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 type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

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

Name Mark Zimmerman Title Chair - Planning Phone (585) 297 9207 Ext.
Address, City, State, Zip 49 Longs Lane Corfu, NY 14036 Email josephpaul.ZIM55@gmail.com

SITE PLAN REVIEW

Checklist

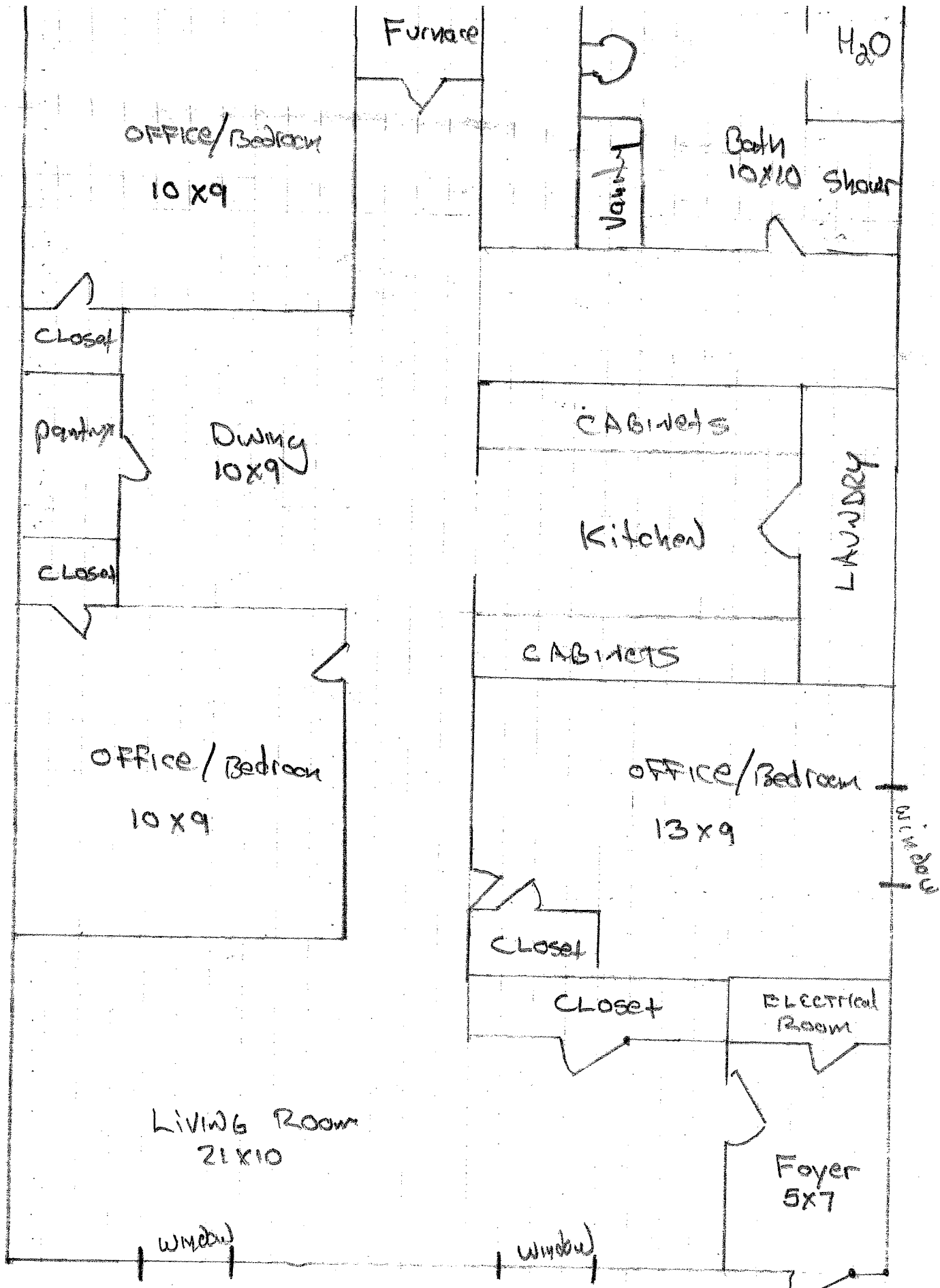
Applicant Name David Jackson Address 91 Susan Dr.
Phone 716 573-4398 Property Address ~~116 E~~ 18 E. MAIN CORFC

	Date	Staff Name
ZEO notice of new action to Planning	<u>10/31/20</u>	
Received: copy of Zoning Application/Building Permit	<u>11/10/20</u>	<u>office</u>
Planning Board call for Site Plan Review	<u>12/8/20</u>	<u>(mz)</u>

Reason required: (Circle) 500' from State or County Highway Zoning Amendment—Special Use Permit—
Village Boundary 500'—Ag. Dist. Farm Boundary—County/State Right of ways—Subdivision: Minor--Major

Notification to ZEO, Building Insp., and Village Board	<input checked="" type="checkbox"/>	<u>10/20</u>
Fee assignment to Village Clerk <u>Fee Paid For site plan</u>		
Forms to client: County referral / Site Plan App. / SEQR Form	<u>11/20</u>	
Received from client: SEQR / County referral / Site Plan Review App.	<u>11/13/20</u>	
Initial Planning Board review of Action (Meeting Date)	<u>12/8/20</u>	
SEQR Determination (Type): <u>2 NO ACTION</u>		

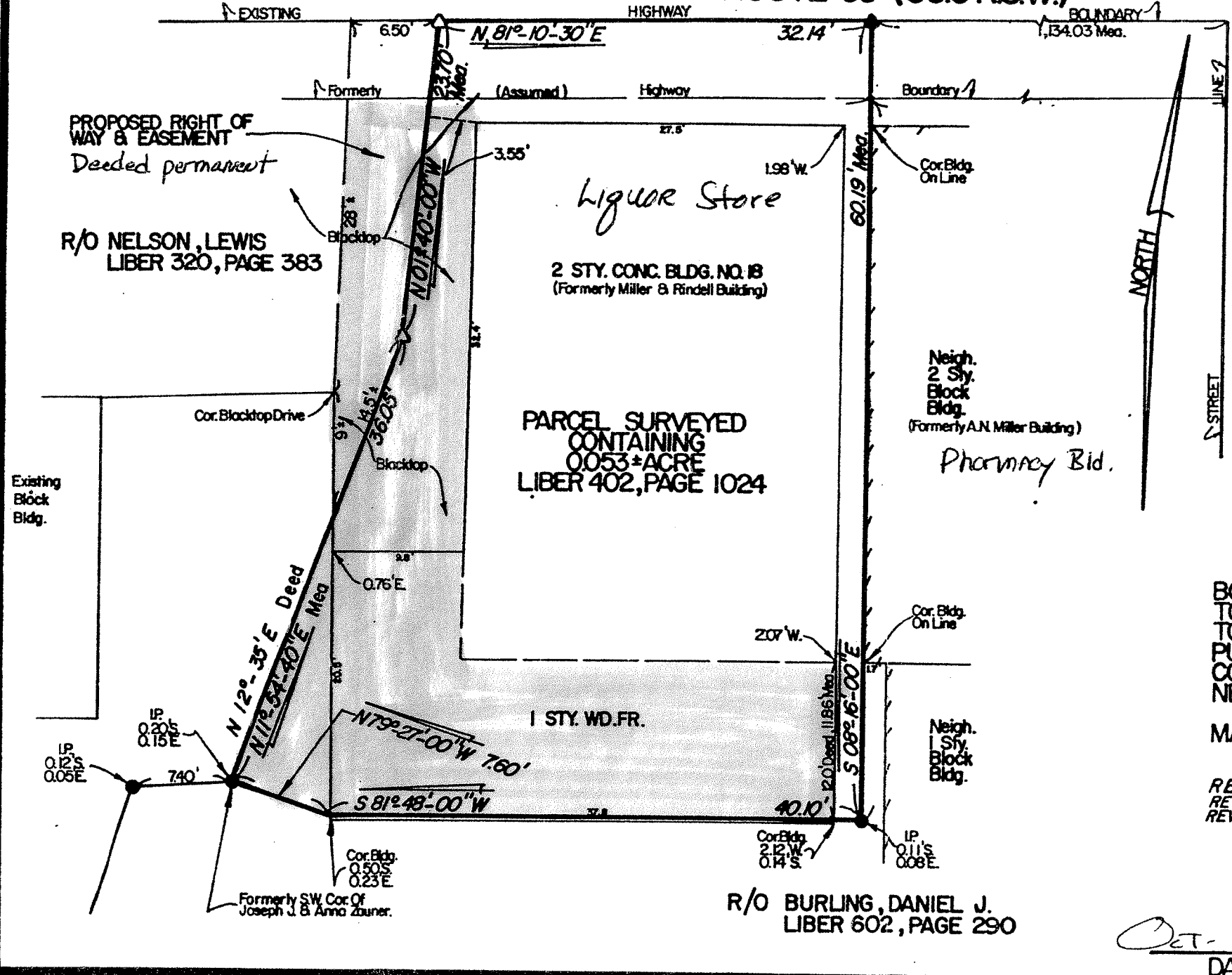
Agricultural Data Form _____ Zoning Approval _____ Wetland Review _____
Minor/Major Subdivision _____ D.O. T. referral _____ StormWater PPP _____
Owner Permission Letter _____ Engineer Review Requested _____ /Received _____
Preliminary Engineering Plans Received 11/13/20 Final PLAT Received _____
Public Hearing Information: pending. 1/19/21
Final Approval Deadline: _____
Recommendation to Village Board _____
Summary _____
Village Board Minutes Received _____
Final Action Form to County _____



18 East MAW - EXISTING FLOOR PLAN

18 E. MAIN ST

NEW BUFFALO ROAD--ROUTE 33 (66.0' R.O.W.)



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▲ EXI
△ SET

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BOUNDARY C
TO BE CONV
TOWNSHIP 12
PURCHASE.
CORFU, COU
NEW YORK.

MAY 27, 1991

REVISED JUL
REVISED SEPTEMBER
REVISED - OCTOBER

Oct-19-1993.
DATE

VILLAGE OF CORFU

SPECIAL USE PERMIT APPLICATION

1.) PROPERTY OWNER Name: DAVID JACKSON / 22 East Main St W
Address: 91 SUSAN DRIVE Apert, 14042
Telephone No. 716-573-4398

APPLICANT Name: Same
(if other than owner) Address: _____
Telephone No. _____

2.) LOCATION OF PROPERTY: Street and Number: 18 East Main, Corfu
Zoning District: Comm.
Tax Map Parcel No.: 184001 4.-1-58.1

3.) PROVISION OF ZONING LAW INVOLVED: Article: 403 Section: _____
Subsection: B Paragraph: _____

4.) PURPOSE OF REQUEST: Converted to Residential Single Unit Apartment

5.) JUSTIFICATION OF REQUEST: General Response property has been vacant long term, needs minor alterations to convert to Apartment

The applicant shall submit with this form appropriate supporting materials including site plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps and any other materials that will assist the Board in understanding this request.

CERTIFICATION:

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 specific herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local ordinance regulating construction or performance of construction.

SIGNATURE OF PROPERTY OWNER: [Signature] DATE 11/10/20
(Only applications signed by the property owner may be considered.)

SIGNATURE OF APPLICANT: _____ DATE _____
(If other than owner.)

OFFICE USE ONLY:

DATE RECEIVED _____ APPLICATION No. _____
DATE OF FIRST MEETING _____ FEE PAID \$ _____
DATE OF PUBLIC HEARING _____ ACTION: Application (approved) (rejected)
DATE OF SUBSEQUENT MEETINGS _____ BY _____
PLANNING BOARD CHAIRPERSON

Copies: Z.E.O. Clerk Planning Board Village Board Applicant

VILLAGE OF CORFU

PLANNING BOARD MINUTES

December 8, 2020

Meeting called to order at 6:32 pm

Present: Mark Zimmerman, Michael Hobbs, Joelle Toal

Guests: Brian Schollard

Old Business

1) Motion to Approve September Meeting Minutes

Joelle T made a motion to approve the meeting minutes.
Mike H seconded the motion

Roll call vote:

Mark Z-yes

Mike H-yes

Joelle T-yes

Motion Carried

2) Motion for Site Plan Review for 18 E. Main St.

Mike H made a motion for a site plan review for 18 E Main St.

Joelle T seconded the motion

Roll call vote:

Mark Z-yes

Mike H-yes

Joelle T-yes

Motion Carried

3) Motion to Declare the Site Plan Review a Type II SEQR

Joelle T made a motion to designate the review as a Type II SEQR

Mike H seconded the motion

Roll call vote:

Mark Z-yes

Mike H-yes

Joelle T-yes

Motion Carried

4) Motion to Notify the Zoning Board of Appeals that we're referring the Type II SEQR to them.

Joelle T made a motion

Mike H seconded the motion

Roll call vote:

Mark Z-yes

Mike H-yes

Joelle T-yes

Motion Carried

5) Motion to adjourn at 6:40 PM.

Joelle T made a motion to adjourn at 6:40 PM

Mike H seconded the motion.

Roll call vote:

Joelle T - yes

Mike H-yes

Mark Z-yes

Motion Carried

V-01-CORFU-1-21



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04/25/2020