



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-04-BER-12-18**
Review Date **12/13/2018**

Municipality	BERGEN, T.
Board Name	PLANNING BOARD
Applicant's Name	Kelly Marsocci
Referral Type	Special Use Permit
Variance(s)	
Description:	Special Use Permit to construct an accessory dwelling addition to an existing single-family home.
Location	7974 Townline Rd., Bergen
Zoning District	Residential (R-30) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Director

December 13, 2018

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 # T-04-BER-12-18



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED
Genesee County
Dept. of Planning
12/5/2018

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) Planning Board
Address 10 Hunter St.
City, State, Zip Bergen, NY 14416
Phone (585) 494-0885 Ext. _____

2. APPLICANT INFORMATION

Name Kelly Marsocci
Address 1974 Tunnline Rd
City, State, Zip Bergen, NY 14416
Phone (585) 490-3312 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Bergen

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

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | 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 type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 1974 Tunnline Road
B. Nearest intersecting road Buffalo St.
C. Tax Map Parcel Number _____
D. Total area of the property 2.93 acres Area of property to be disturbed 875 square feet
E. Present zoning district(s) _____

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 Addition off house for in-law apartment. Will include kitchenette & bathroom

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 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 Laura Smith Title secretary Phone (943) 6742 Ext. _____
Address, City, State, Zip Bergen, NY 14416 Email secretary@bergenyny.org

APPLICATION FOR ZONING and/or BUILDING PERMIT
TOWN OF BERGEN, N. Y. 14416

APPLICATION NUMBER: _____

APPLICATION DATE: 11-8-18

OWNER	Name: <u>Kelly Marsocci</u>	Name: _____
	Address: <u>7974 Townline Rd</u> <u>Bergen NY 14416</u>	Address: _____
	Phone #: <u>585-490-3312</u>	Phone #: _____
APPLICANT <small>(IF OTHER THAN OWNER)</small>		

MUST BE FILLED IN PROJECT SITE LOCATION: 7974 Townline Rd Bergen Tax Map # (TMP) 13.00-1-8.2
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 Zoning Enforcement Officer (Z.E.O.). This application is NON-TRANSFERRABLE and is NOT a permit to commence work.

- 1 Application for Use: RESIDENTIAL ; COMMERCIAL ; INDUSTRIAL ; RECREATIONAL ; SITE PLAN ; AG.
- 2 Permit for: NEW CONSTRUCTION ; ADDITION ; ALTERATION ; REPAIR ; CHANGE IN USE
- 3 Is this parcel? ; A corner lot: YES NO ; In a Sewer District? YES NO ; In a Water District? YES NO
- 4 List the DIMENSIONS of the parcel: 185 661.11 and/or TOTAL PARCEL AREA (Acres) 2.93
- 5 What are the parcel setbacks [Ft.] from the project. FRONT 232'; REAR 400' & SIDE yards (a) 30' (b) 60'.
- 6 Total % of coverage of ALL buildings on the parcel (including the proposed project): 5% TOTAL %
- 7 Does this project require County Health Department approval? NO YES , If yes, submit attachment F.
- 8 Is this parcel properly subdivided? NO YES , If yes, provide approved survey map.
- 9 Do you give the Town VALID CONSENT to do the required inspections? YES NO , If no, what procedures?
- 10 Name of Architect/Engineer Gina Pistello Telephone # 469-1113
Address Rutgers
- 11 Name of Contractor(s) Ray Rowland Telephone # 409-7423
Address 8376 Merriman Rd Bergen
- 12 Estimated cost of the project? 100,000.00 [Substantiation may be required]

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE (1st. floor)	8'	25	35	875
OTHER (or 2nd floor)				
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL				
TOTAL SQ. FT.				875

- 14 Total Dwelling units: _____
- 15 Will electric be installed? Yes No
- 16 Describe the proposed project and use:
addition (in law)
attached, kitchenette, Bathroom

***** 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. *****

Kelly Marsocci
Signature - OWNER
11-5-18
Date

Signature - APPLICANT (if different than owner)

***** Action taken by Zoning Enforcement Officer: APPROVED DENIED , Action necessary: SPECIAL USE: SITE PLAN: SCHEDULE A: VARIANCE: Area Use

Article _____ Section _____ Subsection _____ Paragraph _____ Briefly Describe: Special Use Public Hearing

Zoning District: _____

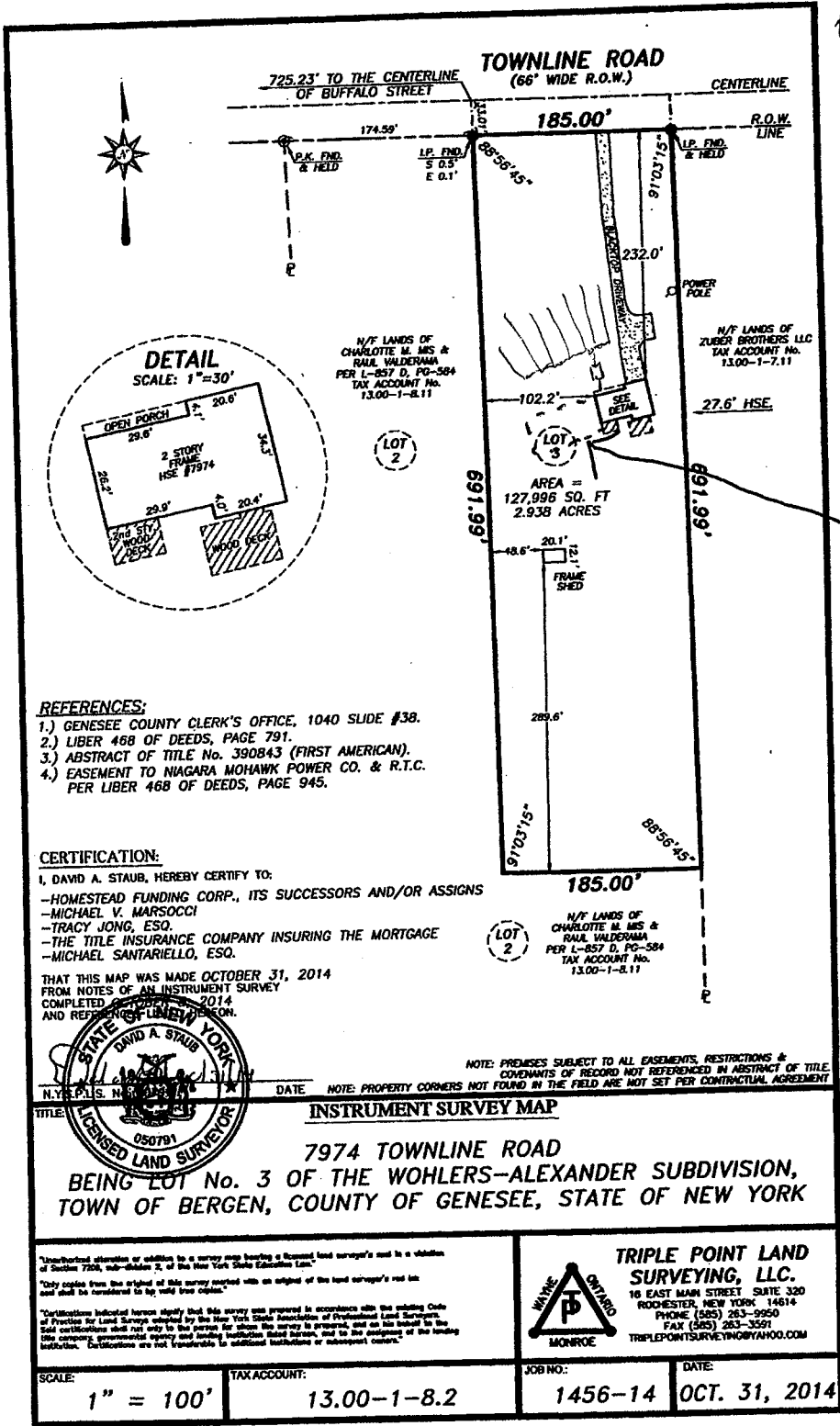
Attachments Required: _____

Z.E.O. _____ Signature _____

Date of Action: _____

OFFICE USE ONLY	Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	F E E S	Zoning \$ _____	Cash: <u>119</u> Check #: <u>1772</u> Receipt #: _____
	Flood Plain	<input type="checkbox"/>	<input type="checkbox"/>		Building \$ _____	
					Electric \$ <u>150</u>	
					Late \$ _____	
					TOTAL \$ _____	

Kelly Marsocci



Addition

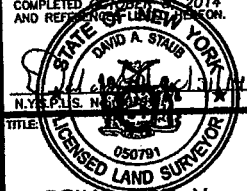
- REFERENCES:**
- 1.) GENESEE COUNTY CLERK'S OFFICE, 1040 SLIDE #38.
 - 2.) LIBER 468 OF DEEDS, PAGE 791.
 - 3.) ABSTRACT OF TITLE No. 390843 (FIRST AMERICAN).
 - 4.) EASEMENT TO NIAGARA MOHAWK POWER CO. & R.T.C. PER LIBER 468 OF DEEDS, PAGE 945.

CERTIFICATION:

I, DAVID A. STAUB, HEREBY CERTIFY TO:

- HOMESTEAD FUNDING CORP., ITS SUCCESSORS AND/OR ASSIGNS
- MICHAEL V. MARSOCCI
- TRACY JONG, ESQ.
- THE TITLE INSURANCE COMPANY INSURING THE MORTGAGE
- MICHAEL SANTARIELLO, ESQ.

THAT THIS MAP WAS MADE OCTOBER 31, 2014 FROM NOTES OF AN INSTRUMENT SURVEY COMPLETED ON OCTOBER 20, 2014 AND REVISIONS.



DATE: _____

INSTRUMENT SURVEY MAP

7974 TOWNLINE ROAD
BEING LOT No. 3 OF THE WOHLERS-ALEXANDER SUBDIVISION,
TOWN OF BERGEN, COUNTY OF GENESEE, STATE OF NEW YORK

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7206, sub-section 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 seal are and 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 Surveying adopted by the New York State Association of Professional Land Surveyors. Such certifications shall not only be to the person for whom the survey is prepared, and as his trust in the title comprising governmental agency and lending institutions listed herein, and to the assignees of the lending institutions. Certifications are not transferable to additional institutions or subsequent owners."

TRIPLE POINT LAND SURVEYING, LLC.
16 EAST MAIN STREET SUITE 320
ROCHESTER, NEW YORK 14614
PHONE (585) 263-9950
FAX (585) 263-3591
TRIPLEPOINTSURVEYING@YAHOO.COM

SCALE: 1" = 100'	TAX ACCOUNT: 13.00-1-8.2	JOB NO.:	DATE:
		1456-14	OCT. 31, 2014

T-04-BER-12-18



04/22/2018

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