



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-08-BER-12-17**

Review Date **12/14/2017**

Municipality	BERGEN, T.
Board Name	PLANNING BOARD
Applicant's Name	Warren and Nancy Savage
Referral Type	Subdivision: Final
Variance(s)	
Description:	Final Subdivision to divide off the rear of a property and merge it with the parcel to the south.
Location	6972 West Bergen Rd., Bergen
Zoning District	Residential-Agricultural (RA-40) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Director

December 14, 2017

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) , ☎!+ \$%

Clear Form

DEPARTMENT USE ONLY:

GCDP Referral # T-08-BER-12-17



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
12/5/2017

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) Town of Bergen Planning Board
Address 10 Hunter Street
City, State, Zip Bergen, NY 14416
Phone () - Ext.

2. APPLICANT INFORMATION

Name Warren and Nancy Savage
Address 6972 West Bergen Road
City, State, Zip Bergen, NY 14416
Phone (585) 330-4866 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 | <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 checked="" 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 6972 West Bergen Road
B. Nearest intersecting road State Route 262
C. Tax Map Parcel Number 10.-2-32.11
D. Total area of the property approximately 5 acres Area of property to be disturbed approximately 4 acres
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 The owners would like to subdivide approximately 4 acres off the back of their property. The land will be merged to the neighbors existing lot.

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 type="checkbox"/> Site plan | <input checked="" 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 checked="" 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 (585) 943-6742 Ext.
Address, City, State, Zip Bergen, NY Email secretary@bergenny.org

TOWN OF BERGEN

Agricultural Data Statement

Application # _____

Date _____

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

Name WARREN E. + NANCY J. SAUAG

Address 6912 WEST BERGEN RD
BERGEN NY 14416

Owner if different than Applicant

Name _____

Address _____

1. Type of application: Special use permit ; Site plan approval ; Use variance ;
Subdivision approval

2. Description of proposed project: DETACH REAL ACREAGE OF PROPERTY AT 6912 WEST BERGEN RD AND ATTACH SAID ACREAGE TO REAL ACREAGE OF 6914 WEST BERGEN RD (APPL 4.051) (ROW)

3. Location of project: Address _____

Tax Map Number (TMP) 10-2-32.11

4. Is this parcel within an Agricultural District ? NO YES

5. If yes, Agricultural District Number _____

6. Is this parcel actively farmed ? NO YES

7. List all farm operations within 500 feet of your parcel, (Attach additional sheets if necessary).

} Check with your local Assessor if you do not know

1.

Name _____

Address _____

Is this parcel actively farmed ? NO YES

2.

Name _____

Address _____

Is this parcel actively farmed ? NO YES

3.

Name _____

Address _____

Is this parcel actively farmed ? NO YES

4.

Name _____

Address _____

Is this parcel actively farmed ? NO YES

Signature of Applicant

Signature of Owner (if other than Applicant)

REVIEWED BY

Signature of Municipal Official

Date

NOTE TO REFERRAL AGENCY

County review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

TOWN OF BERGEN

APPLICATION FOR SUBDIVISION

<input type="checkbox"/> MINOR <small>1-4 LOTS</small>	<input type="checkbox"/> MAJOR <small>5+ LOTS</small>	<input type="checkbox"/> BULKLAND TRANSFER <small>40+ ACRES</small>
--	---	---

DATE: _____

OWNER (OF LAND TO BE SUBDIVIDED)

APPLICANT (IF OTHER THAN OWNER)

Name: <u>WARREN E. + NANCY J. SAVAGE</u>	Name: _____
Address: <u>6972 WEST BERGEN RD</u>	Address: _____
<u>BERGEN NY 14416</u>	_____
Phone #: <u>585-330-4866</u>	Phone #: _____

INSTRUCTIONS: Please fill out this application as completely as possible. Submit additional documents which can include but is not limited to Maps - Sketch, Tape and or Survey Maps. Abstracts, Deeds Covenants etc.

1. Location of proposed Subdivision - Tax Map # (TMP) 10-2-32.11
 Road W. BERGEN Nearest street intersection ST RT 262

2. Number of existing lot(s). _____ Number of proposed lot(s). _____
 SUBMIT A MAP/SKETCH OF THE EXISTING LOT(S) AND OF THE PROPOSED NEW LOT(S) LINE(S).

3. Current Zoning District _____
 Will there be a Zoning District Change? NO YES If yes list the requested Zone change. _____

4. Check the intended use of the subdivision and the # of lot(s).

<input checked="" type="checkbox"/> # of PARCELS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;"><input checked="" type="checkbox"/> RESIDENTIAL</td><td style="width: 50%; text-align: center;">L</td></tr> <tr><td> </td><td> </td></tr> </table>	<input checked="" type="checkbox"/> RESIDENTIAL	L			<input checked="" type="checkbox"/> # of PARCELS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">AGRICULTURAL</td><td style="width: 50%;"> </td></tr> <tr><td>RECREATION</td><td> </td></tr> </table>	AGRICULTURAL		RECREATION		<input checked="" type="checkbox"/> # of PARCELS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">COMMERCIAL</td><td style="width: 50%;"> </td></tr> <tr><td>INDUSTRIAL</td><td> </td></tr> </table>	COMMERCIAL		INDUSTRIAL	
<input checked="" type="checkbox"/> RESIDENTIAL	L													
AGRICULTURAL														
RECREATION														
COMMERCIAL														
INDUSTRIAL														

5. Is a Special Use permit , Variance , or Other procedure necessary? BRIEFLY STATE REASON _____

6. Are there any Deed restrictions and/or covenants that apply or are contemplated for this subdivision?
 NO YES IF YES, ATTACH A COPY OF THE PROPOSED DEED RESTRICTION OR COVENANT. BRIEFLY LIST THE NATURE OF THE RESTRICTION HERE. _____

7. Is there an Engineer designing this project? NO YES

Name: _____ Phone #: _____
 Address: _____ Name Firm: _____
 Address: _____

SIGNATURE BLOCK *****

Signature OWNER _____

Signature APPLICANT (if different than owner) _____

	Date	Date
REVIEW BY: (if Applicable) DATE State _____ Health Department _____ County Planning Bd. _____ Town Engineer _____ Town D.O.T. _____ Fire Department _____	FEES COLLECTED: AMOUNT DATE Preliminary _____ Final _____ Bulkland Transfer _____ Recreational Fee _____ Per lot _____ Amendments _____ Public Hearing _____ TOTAL _____ Cash <input type="checkbox"/> or Check # _____	BOARD ACTION: DATE MTG./ACTION TAKEN Consultation Preliminary S.E.Q.R. Public Hearing _____ Final Filed w/ County Clerk _____

OFFICE USE ONLY

Gregory W. Townsend
Licensed Land Surveyors
435 East Main Street
Batavia, New York 14020
Phone (585) 344-1331
Fax (585) 219-4313

6972 West Bergen Road (Parcel 1)

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Bergen, County of Genesee and State of New York, being part of Lot No. 11, Township 1 of the 100,000 Acre Tract, and more particularly described as follows:

Commencing at a point on the centerline of West Bergen Road at a distance of 220.00' northerly from the southeast corner of Lot 11 as measured along the centerline of West Bergen Road;

Thence westerly, forming an angle in the northwest quadrant of $89^{\circ}53'00''$, a distance of 33.00' to a point on the westerly highway boundary of West Bergen Road and the point of beginning of the parcel to be described herein;

Thence westerly, forming an interior angle of $89^{\circ}53'00''$, a distance of 300.00' to a point;

Thence northerly, forming an interior angle of $90^{\circ}07'00''$, a distance of 200.00' to a point;

Thence easterly, forming an interior angle of $89^{\circ}53'00''$, a distance of 300.00' to a point;

Thence southerly, forming an interior angle of $90^{\circ}07'00''$, a distance of 200.00' to the point of beginning, containing 1.377 +/- acres

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: SUBDIVIDE PROPERTY							
Project Location (describe, and attach a location map): 6972 WEST BERGEN ROAD							
Brief Description of Proposed Action: DETACH REAR ACREAGE (APX 4.051 +/-) OF PROPERTY TO BE CONVEYED (SALE) TO REAR ACREAGE (6972 WEST BERGEN RD) OF PROPERTY AT 6974 WEST BERGEN ROAD (THOMAS, THOMAS) (PATRICK + DEBORAH THOMAS)							
Name of Applicant or Sponsor: WARREN E. + NANCY J. SAVAGE		Telephone: (585) 330-4866					
Address: 6972 WEST BERGEN RD		E-Mail: Wes@is@FRONTier.net					
City/PO: BERGEN		State: NJ	Zip Code: 07416				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		5.40 acres					
b. Total acreage to be physically disturbed?		4.051 +/- acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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 type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	
	<input type="checkbox"/>	<input 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?			
	<input type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			
	<input 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: _____ <i>N/A</i>	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: _____ <i>N/A</i>	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?			
	<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: _____			
	<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 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 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: _____			
	<input type="checkbox"/> NO <input type="checkbox"/> YES		

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>WALTER SAUNDERS</u></p>	<p>Date: <u>10/23/17</u></p>	
<p>Signature: _____</p>		

GREGORY W. TOWNSEND
 Licensed Land Surveyor
 435 East Main Street
 Batavia, New York 14020
 Phone (585) 344-1331
 Fax (585) 219-4313

I HEREBY CERTIFY THAT THIS SUBDIVISION/LAND SEPARATION WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON SEPTEMBER 27, 2017 AND REFERENCES LISTED HEREON.

- LEGEND**
- ⊙ EXISTING IRON STAKE
 - SET IRON PIN
 - ⊗ UTILITY POLE
 - U- OVERHEAD UTILITY LINE



NOTES:

- Parcel-1 and Parcel-2 are land conveyed to Warren E. & Nancy J. Savage at Liber 655 of Deeds, page 311.
- Parcel-1 and Parcel-2 are Tax Map parcel No. 10-2-32.11
- Parcel-2 is to be merged with Tax Map No. 10-2-33.1

This particular referenced action is not subject to Genesee County Health Department review under New York State Public Health Law Article 11 Title II

Signature _____

Date _____

REAL PROPERTY TAX SERVICES

DATE _____

APPROVED BY _____

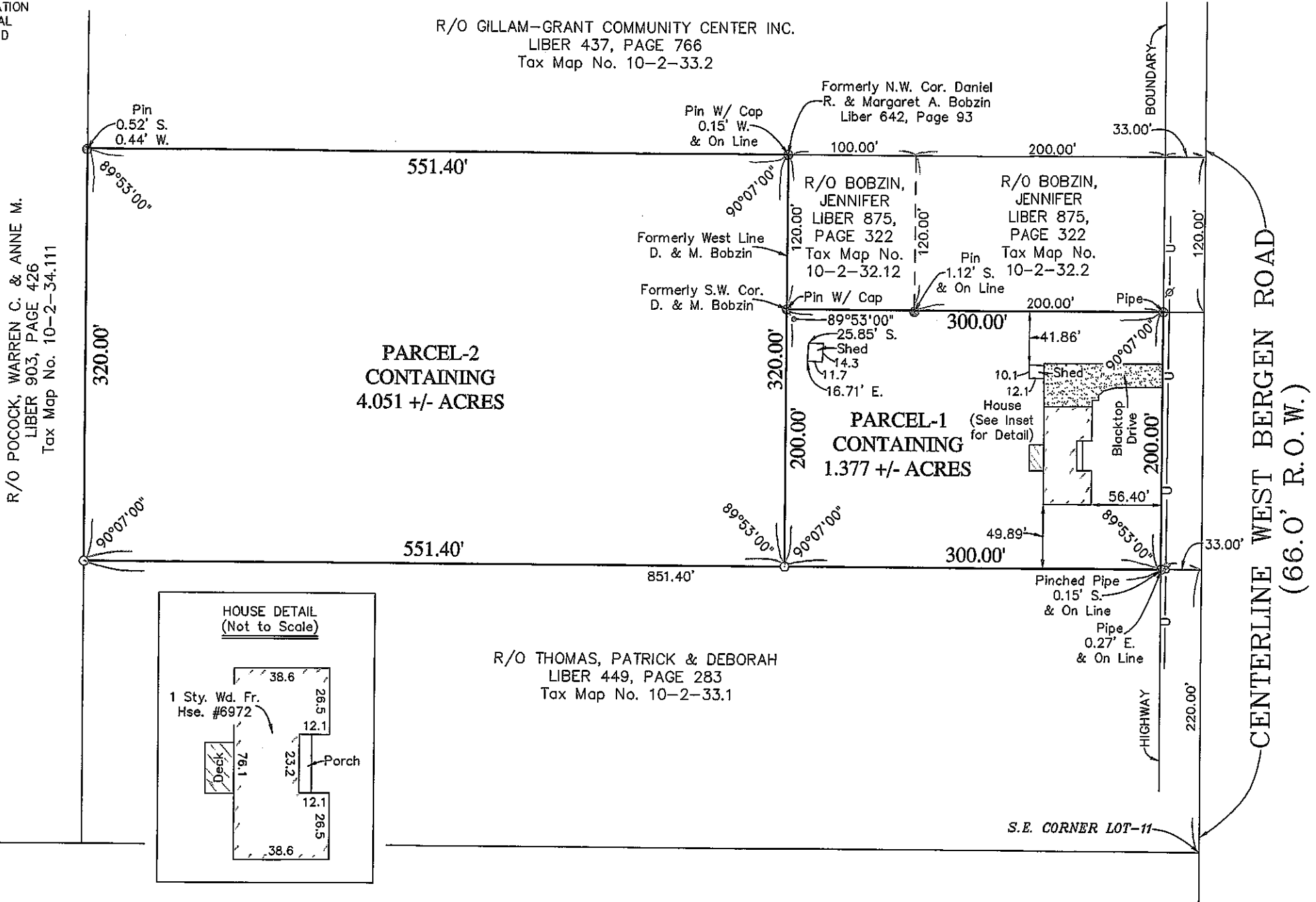
APPROVED BY RESOLUTION OF THE PLANNING BOARD

OF THE TOWN OF BERGEN, N.Y. ON THE _____ DAY

OF _____, 2017. 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 _____ DAY OF _____ 2017, BY:

_____, CHAIRMAN



FILED IN THE GENESSEE COUNTY CLERK'S OFFICE AT:

MAP CABINET No. _____, SLIDE No. _____, MAP No. _____

DATE _____

COUNTY CLERK _____

"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."

BOUNDARY SURVEY SHOWING THE SEPARATION OF LANDS OF WARREN E. & NANCY J. SAVAGE BEING PART OF LOT NO. 11, TOWNSHIP 1 OF THE 100,000 ACRE TRACT. SITUATE IN THE TOWN OF BERGEN, COUNTY OF GENESSEE AND STATE OF NEW YORK.

SEPTEMBER 27, 2017 SCALE 1" = 100'
 JOB NO. 17-345

10/04/17 *Gregory W. Townsend*
 DATE _____ N.Y.S.R.L.S. NO. 50249

T-08-BER-12-17



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04/27/2016