



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-08-STAF-8-18**
Review Date **8/9/2018**

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

STAFFORD, T.
ZONING BOARD OF APPEALS
Russell Dawson
Area Variance
Area Variance to construct a 600 sq. ft. (20 x 30 ft.) barn addition.

5815 Main Rd., Stafford
Agricultural-Residential (A-R) District

PLANNING BOARD DECISION
APPROVAL

EXPLANATION:

Given that it will not encroach onto the side yard any further than the existing shed, the proposed location of the addition should pose no significant county-wide or inter-community impact.

Felipe A. [Signature]
Director

August 9, 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

DEPARTMENT USE ONLY:
GCDP Referral # T-08-STAF-8-18



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

Clear Form

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

RECEIVED
Genesee County
Dept. of Planning
7/25/2018

1. REFERRING BOARD(S) INFORMATION

Board(s) ZBA
Address 8903 Rt, 237
City, State, Zip Stafford NY 14143
Phone (585) 356-6159

2. APPLICANT INFORMATION

Name Russell Dawson
Address 5811 East Main St. Rd
City, State, Zip Stafford NY 14143
Phone 506-6853 Email _____

MUNICIPALITY: City Town Village of Stafford

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

- | | | |
|---|--|---|
| <input checked="" 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 type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 5815 East Main St. Rd
B. Nearest intersecting road Fargo Rd.
C. Tax Map Parcel Number 8.-1-27.2
D. Total area of the property 1 Area of property to be disturbed 20 feetX30 feet
E. Present zoning district(s) A/R

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
182-1 schedule A
C. Please describe the nature of this request _____
Wants to build addition (20 feetX30feet) to a non conforming, pre existing barn. Side set back would be 14 feet and rear would be 17 feet.

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 | |

If possible, please provide a reduced version or digital copy of any supporting documentation larger than 11 x 17.
Email to planning@co.genesee.ny.us

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

Name Michael Lathan Title Chair ZBA Phone 356-6159
Address, City, State, Zip 8903 Rt, 237 Stafford Email _____

**APPLICATION for APPEALS
and/or SPECIAL USE PERMIT**

53-2018 Date: 7-9-2018

OWNER

APPLICANT (if other than owner)

Name: Russell Dawson
Address: 5811 East Main ST RD

Name: Chadqudd
Address: 3941 Piche RD
Batavia, N.Y. 14020

Telephone #: 585-506-6853

Telephone #: 585-259-2463

1. Request to the Board of Appeals to appeal the Zoning Enforcement Officer's decision to DENY GRANT an application for a Zoning Permit Application Number _____ Dated _____.

2. APPLICATION FOR: Use Variance Special Use Permit
Area Variance Interpretation

3. Address of Project Site: 5815 East Main ST RD
Tax Map Number: 8.-1-27.2 Zoning District: _____

4. Has a previous appeal been filed pertaining to this parcel? No
Yes If yes, list Appeal No. _____ Date _____ Purpose of Request:
Not for this issue but previous in 2014 for a Garage

5. Justification for Request: General Response Buildings will be to close to variance of each property line

A more SPECIFIC RESPONSE should accompany this application on separate sheet(s) of paper. Address each of the statements listed on the back of the GOLD sheet which pertain to your specific appeal.

The Applicant shall submit with this appeal, appropriate supporting materials including, but not limited to, site plans, elevations, traffic circulation diagrams, neighborhood land use maps and any other material that will assist the Board in making a determination regarding this request.

CERTIFICATION: I hereby certify that I have read 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 an appeal does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or law regulating construction or performance of construction and/or use.

Chadqudd
Applicant's Signature

Russell W. Dawson
Owner's Signature (if other than applicant)

PROVISIONS of ZONING LAW APPEALED:

FEE COLLECTED: Date 7-9-2018

OFFICE USE ONLY

1. Article _____ Section _____
Subsection _____ Paragraph _____

TOTAL FEE \$ 75.00 Check # _____

state reason; To Build A Building

ACTION TAKEN: Date _____
 Approved Rejected

2. Schedule A - state reason; Addition close to lot line than allowed by current zoning req

By: _____ Chairmar

Area Variance For Set Backs

Board of Appeals Town Board
 Planning Board

TOWN OF STAFFORD - SITE DATA

1	TAX ID. NO. 8.-1-27.2			
2	ZONING: A-R			
3	PARCEL AREA = 1.044 +/- ACRES			
4	SETBACKS FOR ADDITION:	REQUIRED	PROPOSED	VARIANCE
	FRONT =	50.0'	48.83'	N/A
	SIDE =	30.0'	21.83'	YES
	REAR =	50.0'	180.25'	NO
5	MAXIMUM BUILDING HEIGHT =	35'	16.42'	NO

DAWSON RESIDENCE
Russ & Trudie Dawson
5815 East Main Street Road
Stafford, New York 14143

Garage w/ Breeze-Way Addition
Garage 27'-0" x 25'-0" 675 sq. ft.
Breeze-Way 11'-6" x 15'-6" 178 sq. ft.

Consultant/Designer:

Design & Drafting by Gina, LLC

Gina Pestilo
Architectural Designer
649 Seven Springs Road
Baldwin, New York 11403



(516) 498-1113
gpestilo@ginallc.com

Architect:

ANDREW H.
HINTENACH III, AIA

ARCHITECT

92 Putney Street
Geneva, New York 14456

(585) 748-5522
saillwindsbb@verizon.net

Seal:

NOTICE:

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE SUPERVISION OF A LICENSED ARCHITECT TO MAKE ANY PART OF THIS DOCUMENT IN ANY WAY.
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Revisions: Date:

PROPOSED SITE PLAN
& SITE PLAN DATA
CROSS SECTION OF BREEZE-WAY
SIDE ELEVATION

Drawing Name:

Date: March 20, 2014

Drawn By: GMP

Project #: 2014.12

Scale: ASSHOWN

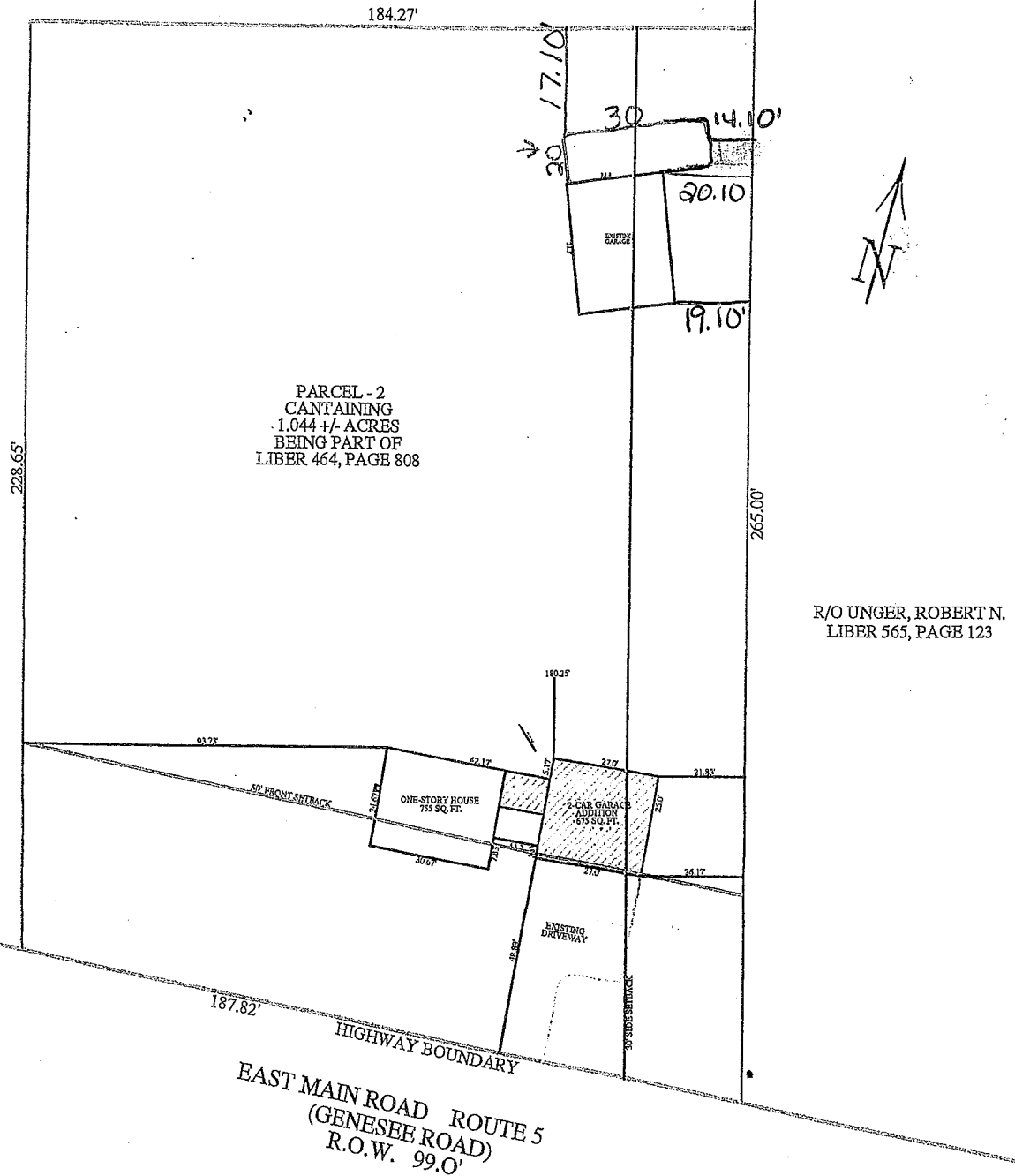
A101

Sheet #:

PARCEL - 1
CONTAINING
6.571 +/- ACRES
BEING PART OF
LIBER 464, PAGE 808

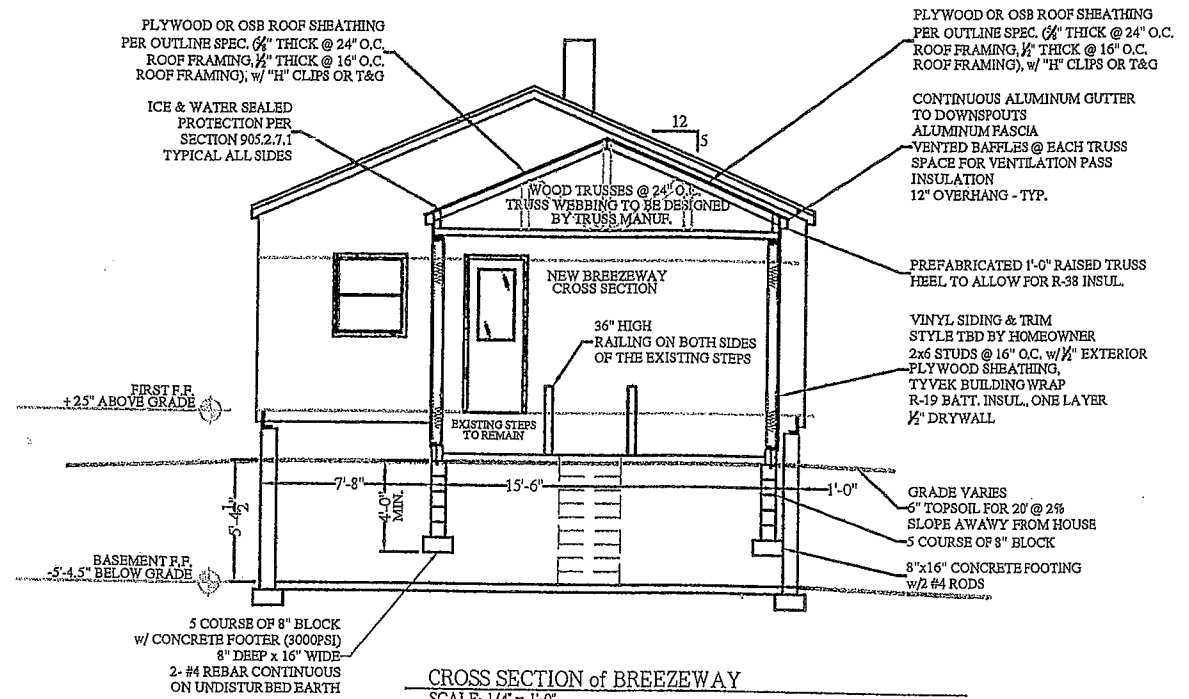
PARCEL - 2
CONTAINING
1.044 +/- ACRES
BEING PART OF
LIBER 464, PAGE 808

PARCEL - 1
CONTAINING
6.571 +/- ACRES
BEING PART OF
LIBER 464, PAGE 808

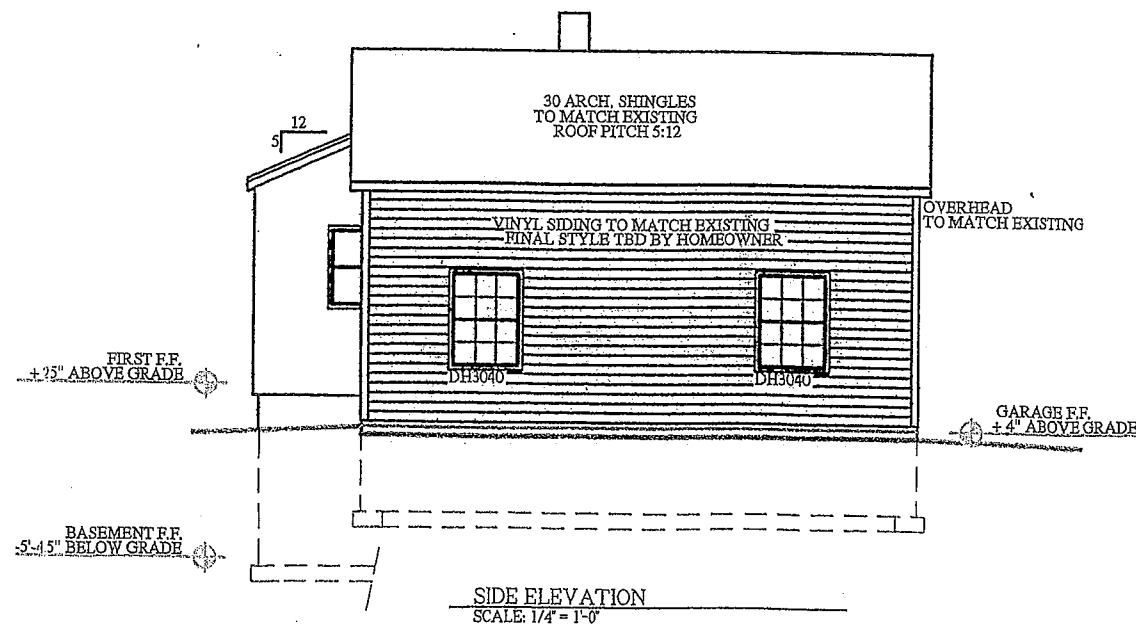


PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

R/O UNGER, ROBERT N.
LIBER 565, PAGE 123



CROSS SECTION OF BREEZEWAY
SCALE: 1/4" = 1'-0"



SIDE ELEVATION
SCALE: 1/4" = 1'-0"

R/O BRITT, DONALD C. & MARILYN B.
LIBER 541, PAGE 139

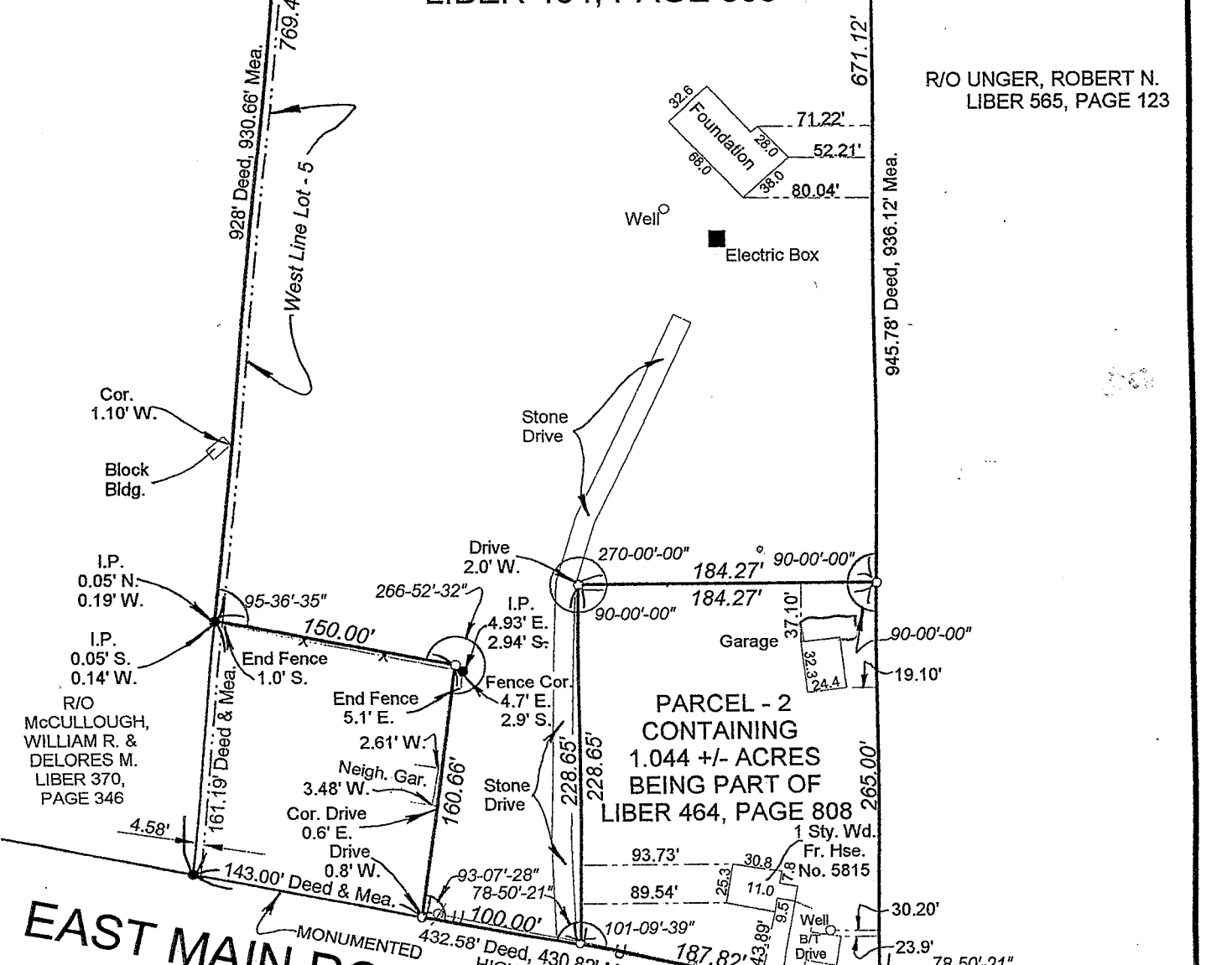
NORTH

LOT - 6
LOT - 5

PARCEL - 1
CONTAINING
6.571 +/- ACRES
BEING PART OF
LIBER 464, PAGE 808

R/O CALLARI, JOHN R.
LIBER 627, PAGE 71

R/O UNGER, ROBERT N.
LIBER 565, PAGE 123

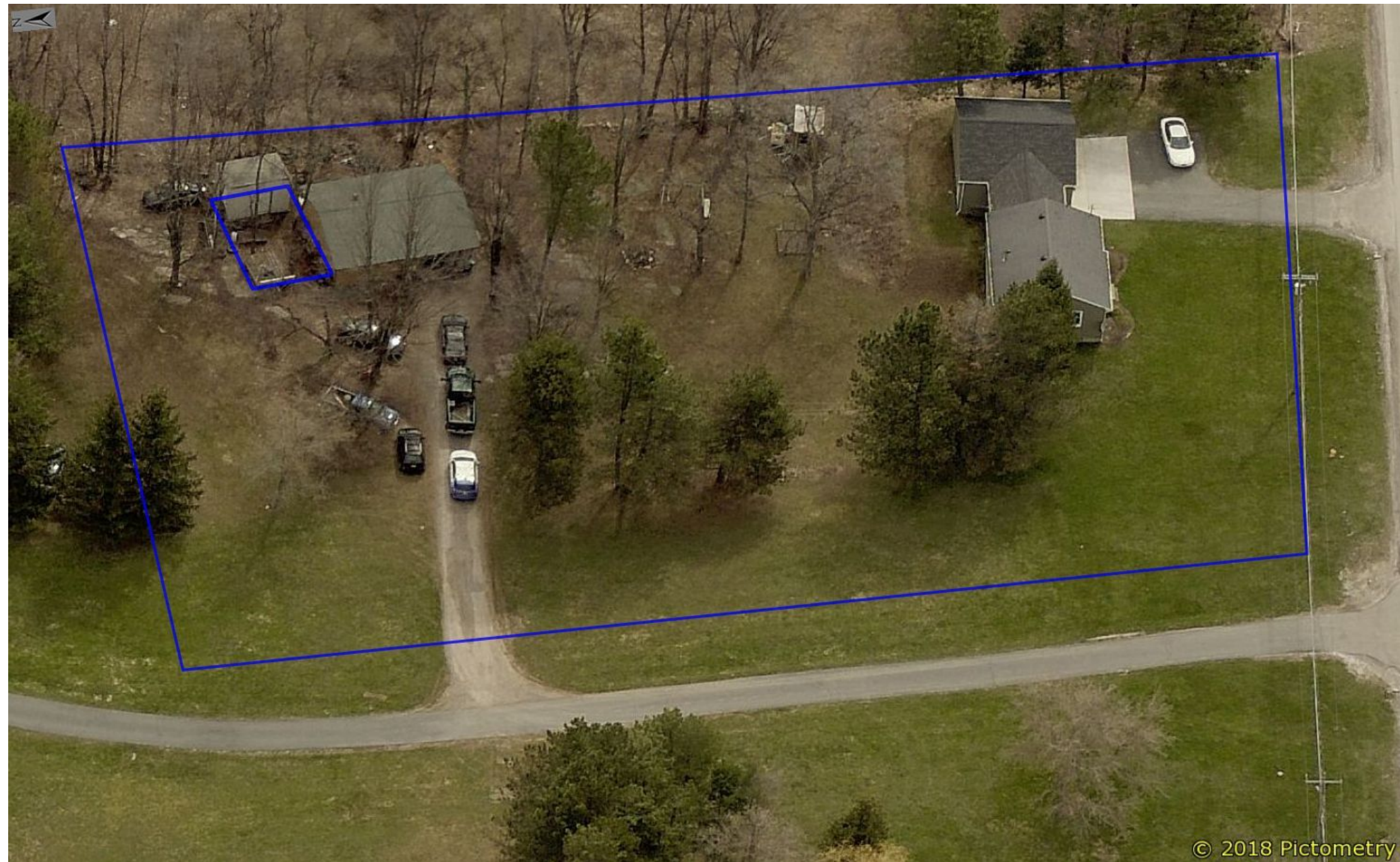


R/O McCULLOUGH,
WILLIAM R. &
DELORES M.
LIBER 370,
PAGE 346

PARCEL - 2
CONTAINING
1.044 +/- ACRES
BEING PART OF
LIBER 464, PAGE 808

EAST MAIN RD
MONUMENTED
HIGHWAY

T-08-STAF-8-18



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04/24/2018