



## GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **C-19-BAT-11-14**

Review Date **11/13/2014**

Municipality  
Board Name  
Applicant's Name

**BATAVIA, C.**

**ZONING BOARD OF APPEALS**

**Kelly Herold**

Referral Type  
Variance(s)  
Description:

**Area Variance(s)**

**Area Variance to add a second driveway to an existing two-family home.**

**Width of Driveway**  
**Maximum allowed: 25% of lot frontage (20 ft.)**  
**Existing: 27.5% (22 ft.)**  
**Proposed: 38.75% (31 ft.)**

Location  
Zoning District

**6 Goade Pk., Batavia**

**Residential (R-2) District**

### PLANNING BOARD DECISION

**APPROVAL**

### EXPLANATION:

**Given that neighboring properties exhibit similar amounts of paved surfaces, the proposed driveway should pose no significant county-wide or inter-community impact.**

Director

November 13, 2014

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 at 344-2580 x 5466, or online at <http://www.co.genesee.ny.us/> under Forms and Permits for Towns and Villages.

**SEND OR DELIVER TO:**

GENESEE COUNTY DEPARTMENT OF PLANNING  
3837 West Main Street Road  
Batavia, NY 14020-9404  
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:  
GCDP Referral # C-19-BAT-11-14



**\* GENESEE COUNTY \*  
PLANNING BOARD REFERRAL**

**RECEIVED**

Required According to:  
**GENERAL MUNICIPAL LAW ARTICLE 12B, SECTION 239 L, M, OCT 27 2014**  
(Please answer ALL questions as fully as possible)

GENESEE COUNTY  
DEPARTMENT OF PLANNING

**1. REFERRING BOARD(S) INFORMATION**

Board(s) Zoning Board of Appeals  
Address One Batavia City Centre  
City, State, Zip Batavia, NY 14020  
Phone (585) 345-6347 Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name Kelly Herold  
Address 6 Goade Park  
City, State, Zip Batavia, NY 14020  
Phone (585) 409-1405 Ext. \_\_\_\_\_ Email \_\_\_\_\_

MUNICIPALITY:  City  Town  Village of Batavia

**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 6 Goade Park
- B. Nearest intersecting road Ellicott St
- C. Tax Map Parcel Number 84.066-2-68
- D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_
- E. Present zoning district(s) R-2

**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  
BMC 190-39 E (1) The width of driveway shall not exceed 25% of the lot frontage.
- C. Please describe the nature of this request Approval to place a second driveway on this parcel

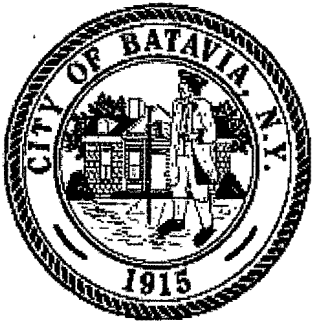
**6. ENCLOSURES** – Please enclose copy(s) of all appropriate items in regard to this referral

- |   |  |  |
|---|--|--|
| <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>Cover letter</u> |
| <input checked="" 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](mailto:planning@co.genesee.ny.us)

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

Name Douglas Randall Title Code Enf. Officer Phone (585) 345-6327 Ext. \_\_\_\_\_  
Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



*City of Batavia*  
*Department of Public Works*  
*Bureau of Inspections*

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning  
Planning and Development Committee  
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 10/20/14

Re: 6 Goade Pk.  
Tax Parcel No. 84.066-2-68

Zoning Use District: R-2

The applicant, Kelly Herold (owner), has applied for a permit to add a second driveway along the north property line. The proposed loose stone driveway with Portland cement apron and sidewalk will be 9' wide and 35' long.

**Review and Approval Procedures:**

**County Planning Board-** Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of the city; the boundary of a County or State park or other recreation area; **the right of way of a state parkway, throughway, expressway, road or highway**; the boundary of county or state owned land on which a public building or institution is situated; the boundary of a farm operation located in an agricultural district (not required for area variances).

**City Planning and Development Committee-** Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

**Zoning Board of Appeals-** Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

**BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.**

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	20' (25%)	31' (38.75%)	11' (13.75%)

**The ZBA will be the lead agency to conduct SEQR.**



Permit No. \_\_\_\_\_

Date: \_\_\_\_\_

**DRIVEWAY AND PARKING SPACE PERMIT**  
**\$10 fee - Please attach Survey / Illustration**

**APPLICANT:** Kelly L. Herold itsmyidea@gmail.com  
 Name E-mail Address  
6 Goode Pk. 585-409-1405  
 Street Address Phone  
Batavia NY 14020  
 City State Zip  
 Owner  Agent for Owner  Contractor

**OWNER:**  
 Name \_\_\_\_\_ E-mail Address \_\_\_\_\_  
 Street Address \_\_\_\_\_ Phone \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**ADDRESS OF PROPERTY:** 6 Goode Pk. Batavia

**DIMENSIONS OF EXISTING DRIVEWAY:** Width \_\_\_\_\_ Length \_\_\_\_\_ Gr. Post

**DIMENSIONS OF NEW DRIVEWAY / ADDITION:** Width 9' Length 35'

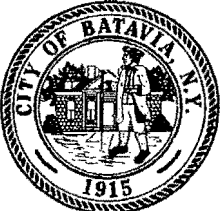
**SURFACE MATERIAL:** Existing \_\_\_\_\_ Proposed Stone w/ concrete  
side walk  
apron.

Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_  
Kelly L. Herold 9/26/14  
 Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

*To be filled out by Zoning Enforcement Officer*

TAX PARCEL: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_ SURVEY: \_\_\_\_\_  
 DIMENSIONS OF LOT: Lot Frontage \_\_\_\_\_ Front Yard \_\_\_\_\_  
 PERCENTAGE OF LOT FRONTAGE: \_\_\_\_\_ SURFACE MATERIAL: \_\_\_\_\_  
 APPROVED: \_\_\_\_\_ AREA VARIANCE: \_\_\_\_\_ GRADE PLAN: \_\_\_\_\_  
 ISSUING OFFICER: \_\_\_\_\_ DATE: \_\_\_\_\_

14-09



**CITY OF BATAVIA**  
**APPLICATION TO THE ZONING BOARD OF APPEALS**

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

**APPLICANT:** Kelly Herold Kherold@tompkinsins.com  
Name E-Mail Address  
6 Goode Park 585-409-1405  
Street Address Phone Fax  
Batavia NY 14070  
City State Zip

**STATUS:**  Owner  Agent for Owner  Contractor

**PAID** OCT 21 2014  
CITY OF BATAVIA  
CLERK-TREASURER

**OWNER:** \_\_\_\_\_  
Name E-Mail Address  
Street Address Phone  
City State Zip

**LOCATION OF PROPERTY:** 6 Goode Park

**DETAILED DESCRIPTION OF REQUEST:** Would like to Add driveway for neighboring owned property (duplex)

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Kelly Herold  
Applicant's Signature

10-16-14  
Date

Owner's Signature

Date

*To be Filled out by Zoning Officer*

**TAX PARCEL:** 84,066-2-68 **ZONING DISTRICT:** C-2 **FLOOD PLAIN:** AH

**TYPE OF APPEAL:**  Area Variance  Use Variance  Interpretation  Decision of Planning Committee  
**FEE:**  \$50 (One or Two Family Use)  \$100 (All other Uses)

**Provision(s) of the Zoning Ordinance Appealed:** BMC 190-39 E. (1) driveways and parking spaces in front yards shall not exceed 25% of the lot width.

## Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.

I currently own 3 properties on Boardwalk. 1 house was vacant and in disrepair, the 2<sup>nd</sup> was the duplex with crime and drug activity. I have cleaned up our street making the neighborhood clean and safe.

2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance.

Allowing a driveway for this property would allow a 2<sup>nd</sup> driveway for the duplex. There is currently only 1 two car driveway for 2, 3 bedroom apartments. The 2<sup>nd</sup> tenant has nowhere to park as parking on the street is prohibited.

3. **Substantiality.** The requested area variance is not substantial.

I am asking for a 12' x 30' driveway that would be between 2 properties I currently own.

4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.

Allowing a driveway would cause no negative effect. It would make driving + parking safer to allow the tenants to have a place to park other than the road + side of the neighboring business.

5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title.

I believe the current drive was sufficient back in the "old" days when families had only 1 vehicle. so 1 driveway for a duplex was good enough. Now people have at least 1 vehicle per person making it necessary for a 2nd driveway for a duplex.

Kelly J. Herald.  
Applicant's Signature

10-16-14  
Date

Thank you for your consideration.

617.20  
Appendix B  
Short Environmental Assessment Form

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: <i>Kelly L Herold</i>			
Project Location (describe, and attach a location map): <i>New Driveway</i>			
Project Location (describe, and attach a location map): <i>C Goode Pk. Batavia</i>			
Brief Description of Proposed Action: <i>Adding driveway</i>			
Name of Applicant or Sponsor: <i>Kelly L. Herold</i>		Telephone: <i>585-409-1405</i>	
		E-Mail: <i>kherold@complinsins.com</i>	
Address: <i>2 Goode Pk.</i>			
City/PO:	State:	Zip Code:	
<i>Batavia</i>	<i>NY</i>	<i>14020</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  X
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  X
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ 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 type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	Sidewalk
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	
	X		
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	X		
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?		X	
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	
	X		
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: _____		X	
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 checked="" 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	
	X		
16. Is the project site located in the 100 year flood plain? Street is in flood plain	NO	YES	
		X	
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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	X		



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 <input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	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 <input checked="" type="checkbox"/>	YES
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Kelly L. Herald</u>	Date: <u>10/20/14</u>	
Signature: <u>Kelly L. Herald</u>		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

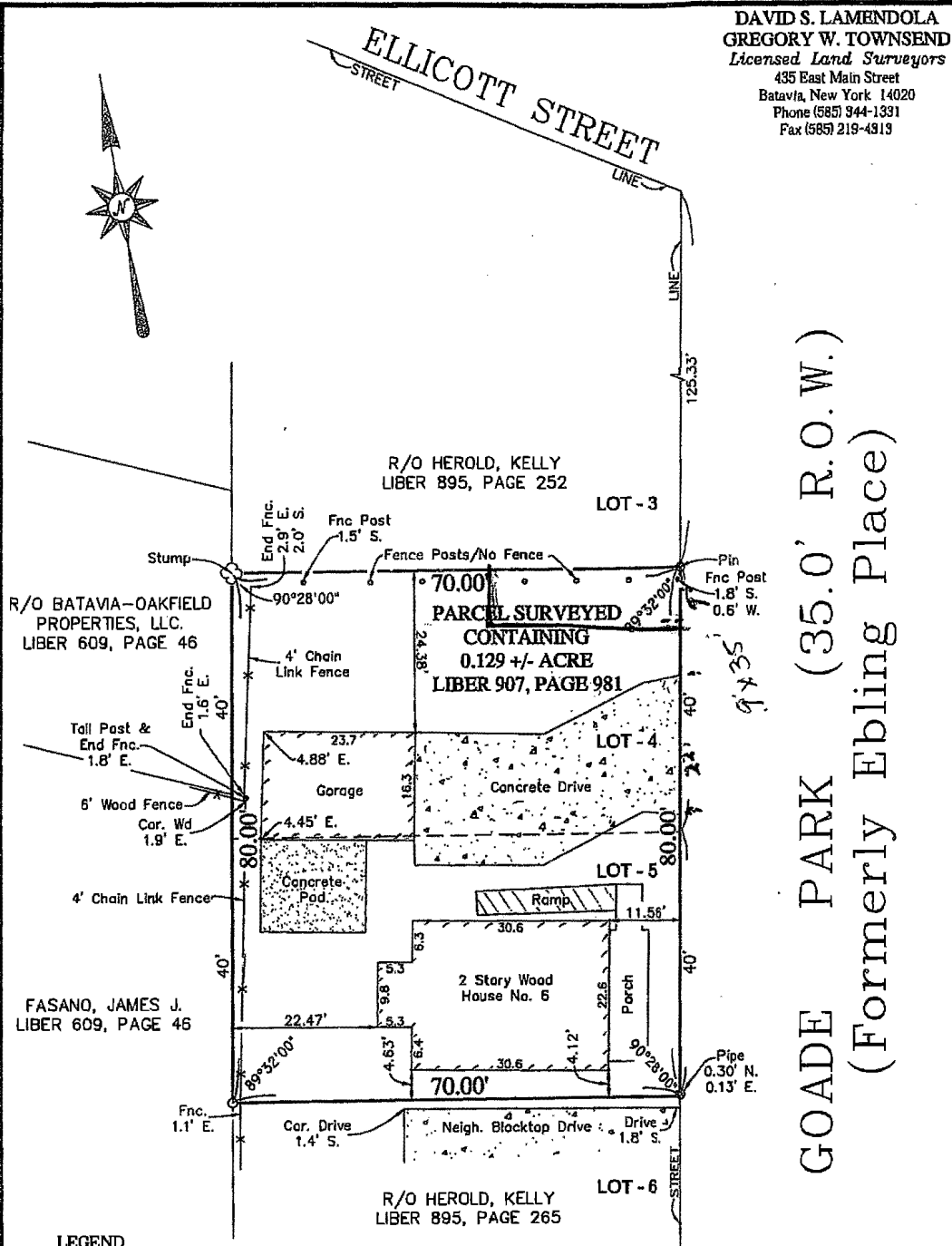
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

DAVID S. LAMENDOLA  
 GREGORY W. TOWNSEND  
*Licensed Land Surveyors*  
 435 East Main Street  
 Batavia, New York 14020  
 Phone (585) 944-1331  
 Fax (585) 219-4913



GOADE PARK (35.0' R.O.W.)  
 (Formerly Ebling Place)

R/O BATAVIA-OAKFIELD PROPERTIES, LLC. LIBER 609, PAGE 46

FASANO, JAMES J. LIBER 609, PAGE 46

R/O HEROLD, KELLY LIBER 895, PAGE 252

R/O HEROLD, KELLY LIBER 895, PAGE 265

**LEGEND**  
 ○ SET IRON PIN  
 ⊙ EXISTING IRON STAKE  
 ⊕ TREE STUMP  
 ◦ WOOD FENCE POST

**REFERENCE**  
 C.M. EBLING SUBDIVISION FILED AT BOOK 2 OF MAPS, PAGE 98, MAP NO. 217

BOUNDARY SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF ORIGINAL VILLAGE LOT NO. 31, DISTINGUISHED AS SUBDIVISION LOTS 4 AND 5 OF THE C.M. EBLING SUBDIVISION. SITUATE IN THE CITY OF BATAVIA, COUNTY OF GENESEE AND STATE OF NEW YORK

OCTOBER 6, 2014 SCALE 1" = 20'  
 JOB NO. 14-295

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7309, 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."

DATE 10/09/14 *Gregory W. Townsend*  
 N.Y.S.R.L.S. NO. 50249

DAVID S. LAMENDOLA  
GREGORY W. TOWNSEND  
Licensed Land Surveyors  
435 East Main Street  
Batavia, New York 14020  
Phone (585) 344-1331  
Fax (585) 343-2501

- LEGEND  
 ◉ EXISTING RAILROAD SPIKE  
 ○ SET IRON PIN  
 ▲ SET P.K. NAIL

REFERENCE  
 C.M. EBLING'S SUBDIVISION FILED AT BOOK  
 2 OF MAPS, PAGE 98, MAP NO. 217

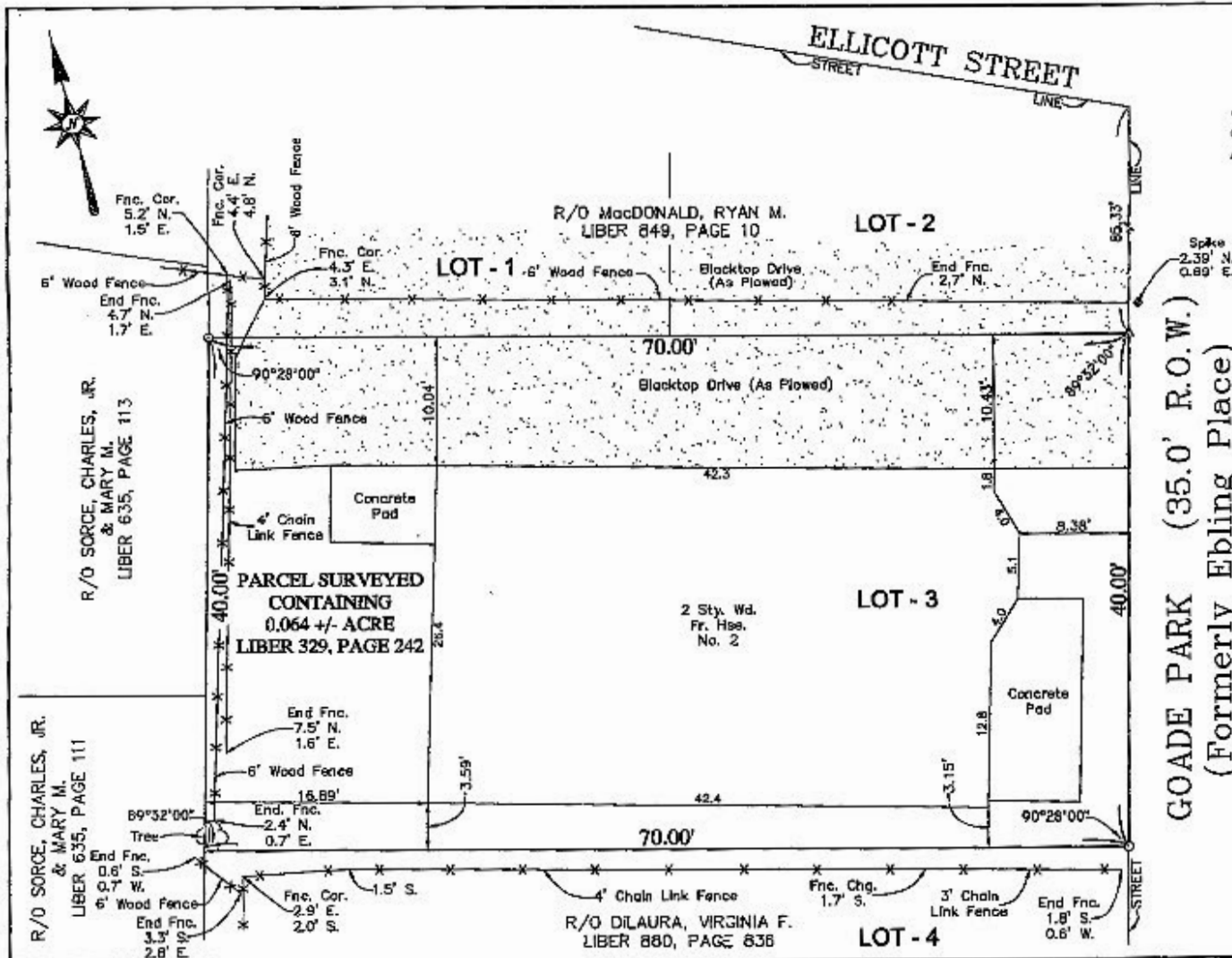
"UNAUTHORIZED ALTERATION OR ADDITIONS  
 TO A SURVEY MAP BEARING A LICENSED LAND  
 SURVEYOR'S SEAL IS A VIOLATION OF SECTION  
 720A, SUB-DIVISION 2, OF THE NEW YORK  
 STATE EDUCATION LAW."

"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."

BOUNDARY SURVEY SHOWING THE PARCEL  
 TO BE CONVEYED BEING PART OF ORIGINAL  
 VILLAGE LOT NO. 31, DISTINGUISHED AS  
 SUBDIVISION LOT NO. 3 OF THE C.M.  
 EBLING'S SUBDIVISION. SITUATE IN THE  
 CITY OF BATAVIA, COUNTY OF GENESEE  
 AND STATE OF NEW YORK

JANUARY 25, 2011 SCALE 1" = 10'  
 JOB NO: 11-18

DATE 01/26/11 *Gregory W. Townsend* N.Y.S.R.L.S. No. 50249





C-19-BAT-11-14

