



GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL
ACTION

GCDP Referral ID C-14-BAT-9-14
Review Date 9/11/2014

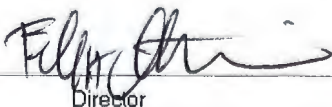
Municipality BATAVIA, C.
Board Name ZONING BOARD OF APPEALS
Applicant's Name Chandrakant Patel
Referral Type _____
Variance(s) Area Variance(s)
Description: Area Variance to place a 200 sq. ft. (20 x 10 ft.) storage shed in the west side front yard of an existing gas station.
Accessory buildings not permitted in any yard other than a rear yard.
Location 130 Cedar St., Batavia
Zoning District Industrial (I-1) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The location of the proposed shed should pose no significant county-wide or inter-community impact.


Director

9/11/14
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 x5466, 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-14-BAT-9-14



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED

AUG 20 2014

GENESEE COUNTY
DEPARTMENT OF PLANNING

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

2. APPLICANT INFORMATION

Board(s) Zoning Board of Appeals

Name Chandrakant Patel

Address One Batavia City Centre

Address 6 Union Sq.

City, State, Zip Batavia, NY 14020

City, State, Zip Batavia, NY 14020

Phone (585) 345 - 6347 Ext. _____

Phone (585) 356 - 9477 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 130 Cedar St.

B. Nearest intersecting road Ellicott St.

C. Tax Map Parcel Number 97.008-1-18

D. Total area of the property _____ Area of property to be disturbed _____

E. Present zoning district(s) I-1

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 190-35 D

C. Please describe the nature of this request Approval to place a storage shed in the west side front yard of this property

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 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 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
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 8/18/14

Re: **130 Cedar St.**
Tax Parcel No. 97.008-1-18

Zoning Use District: I-1

The applicant, Chandrakant Patel (owner), has filed a permit application to place a 20' x 10' storage shed in the west side of this front yard.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (7).

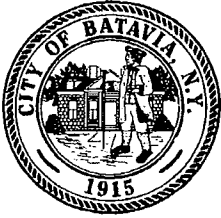
Review and Approval Procedures:

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).

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

- 1) **BMC Sec. 190-35 D** Accessory buildings are not permitted in any yard other than a rear yard.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____

Hearing Date/Time: _____

APPLICANT: Darienlake Convenience LLC

Name _____ E-Mail Address _____

130 Cedar Street
Street Address _____ Phone _____ Fax _____

Batavia NY
City _____ State _____ Zip _____

STATUS: Owner Agent for Owner Contractor

OWNER: _____

Name Same E-Mail Address _____

Street Address _____ Phone _____ Fax _____

City _____ State _____ Zip _____

LOCATION OF PROPERTY: 130, Cedar Street Batavia, NY

DETAILED DESCRIPTION OF REQUEST: _____

outside
Need Storage Shed.

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.

Applicant's Signature _____

Date _____

8/8/14

Owner's Signature _____

Date _____

To be Filled out by Zoning Officer

TAX PARCEL: 97.008-1-18 **ZONING DISTRICT:** I-1 **FLOOD PLAIN:** AE

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

Provision(s) of the Zoning Ordinance Appealed: BMC Sec. 190-35 D Accessory Buildings are not permitted to occupy any yard but a rear yard.

DATE: 8/8/14.

APPLICANT NAME & PHONE: Dairienlake Convenience LLC. 585-356-9477
(Chandrakant Patel)

Project Location and Information Permit #: _____ Fee: \$50

Address of Project: 130 Cedar Street Batavia, NY

Owner & Address: Same

Phone: 585-356-9477

Project Type/Describe Work

Estimated cost of work: 3,000. Start date: 09/15/14.

Describe project: Need OUT side Storage Shed

Contractor Information – Insurance certificates (liability & workers comp) required to be on file

GENERAL

Name/Address: Tim Kerwin

Phone: 585-507-7962

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: N/A

Phone: _____

HEATING

Name/Address: N/A

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: Art Nicometo

Phone: 716-474-2286

FOR OFFICE USE ONLY

Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

Existing Use: _____ NYS Building Code Occupancy Class: _____

Proposed Use: _____ NYS Building Code Occupancy Class: _____



Contact Us:
717-442-3281
or [EMAIL US](#)

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Choose Your Outdoor Barn or Shed for the Backyard

Amish Built Outdoor Sheds and Barns For Sale from Lancaster County, PA

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Wooden Outdoor Storage Sheds

The [outdoor wooden buildings](#) at Sheds Unlimited combines quality building techniques with economical solutions. Each backyard utility barn is carefully handcrafted to be pleasing to the eye while maintaining the ability to protect your lawn and garden equipment from the elements. The proven quality of the backyard wood storage shed line from [Stoltzfus Family](#) workers will ensure that even the **ECONOMY** barns and sheds will be a great fit for your extra storage needs without draining the pocketbook.

We offer **four models** in the economy outdoor shed and barn line. The cheapest is the MiniBarn, followed by the wooden Workshop know for its practical storage solutions. The Saltbox is the classiest in the economy backyard sheds line and the MaxiBarn offers the most storage space for the money.

And since Sheds Unlimited has been serving the people of Pennsylvania, New Jersey, New York, Maryland, Delaware, Virginia, West Virginia and Connecticut for the last 20 years you can be assured that we will be here for you when you need us. Call **717-442-3281** and speak with one of our professional sales reps or email us at office@shedsunlimited.net.



The Saltbox



The Workshop



The MiniBarn





C-14-BAT-9-14



Creation Date: Mar 31, 2013 13:55
Modification Date: Apr 22, 2013 15:03

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



R/O C.J.W., LLC
 LIBER 825, PAGE 924

"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."

**PARCEL SURVEYED
 CONTAINING
 1.122 +/- ACRES
 LIBER 896, PAGE 351**

CEDAR

STREET

(49.5' R.O.W.)

Pin w/Cap
 0.13' S.
 0.32' E.

Storage Shed
 015100

Bent Pin
 0.5' NE.
 0.2' NW.

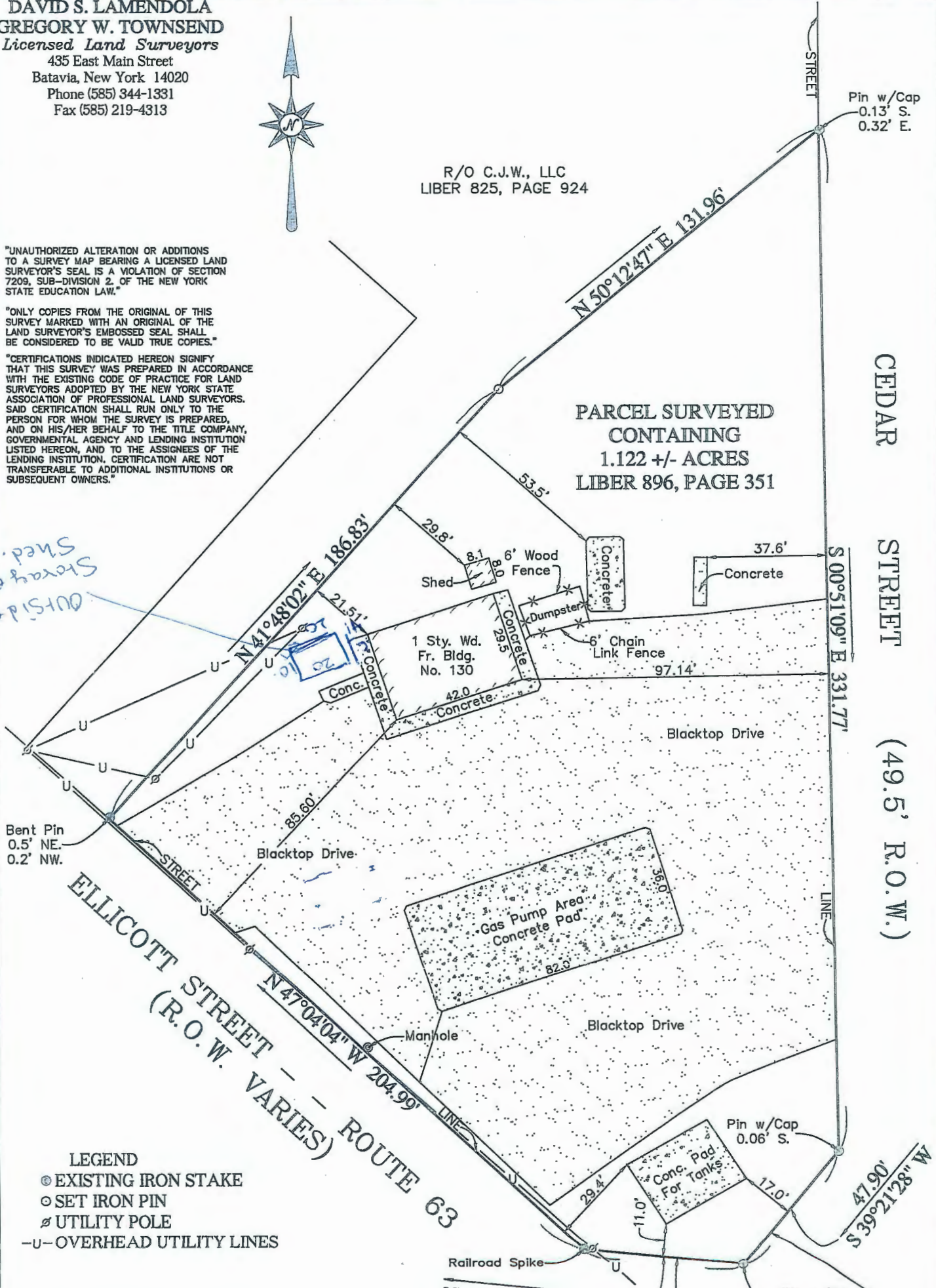
ELLICOTT STREET (R.O.W. VARIES)
 ROUTE 63
 N 47°04'04" W 204.99'

- LEGEND**
- ⊙ EXISTING IRON STAKE
 - SET IRON PIN
 - ⊕ UTILITY POLE
 - U- OVERHEAD UTILITY LINES

Railroad Spike

N 82°50'00" W

Pin w/Cap



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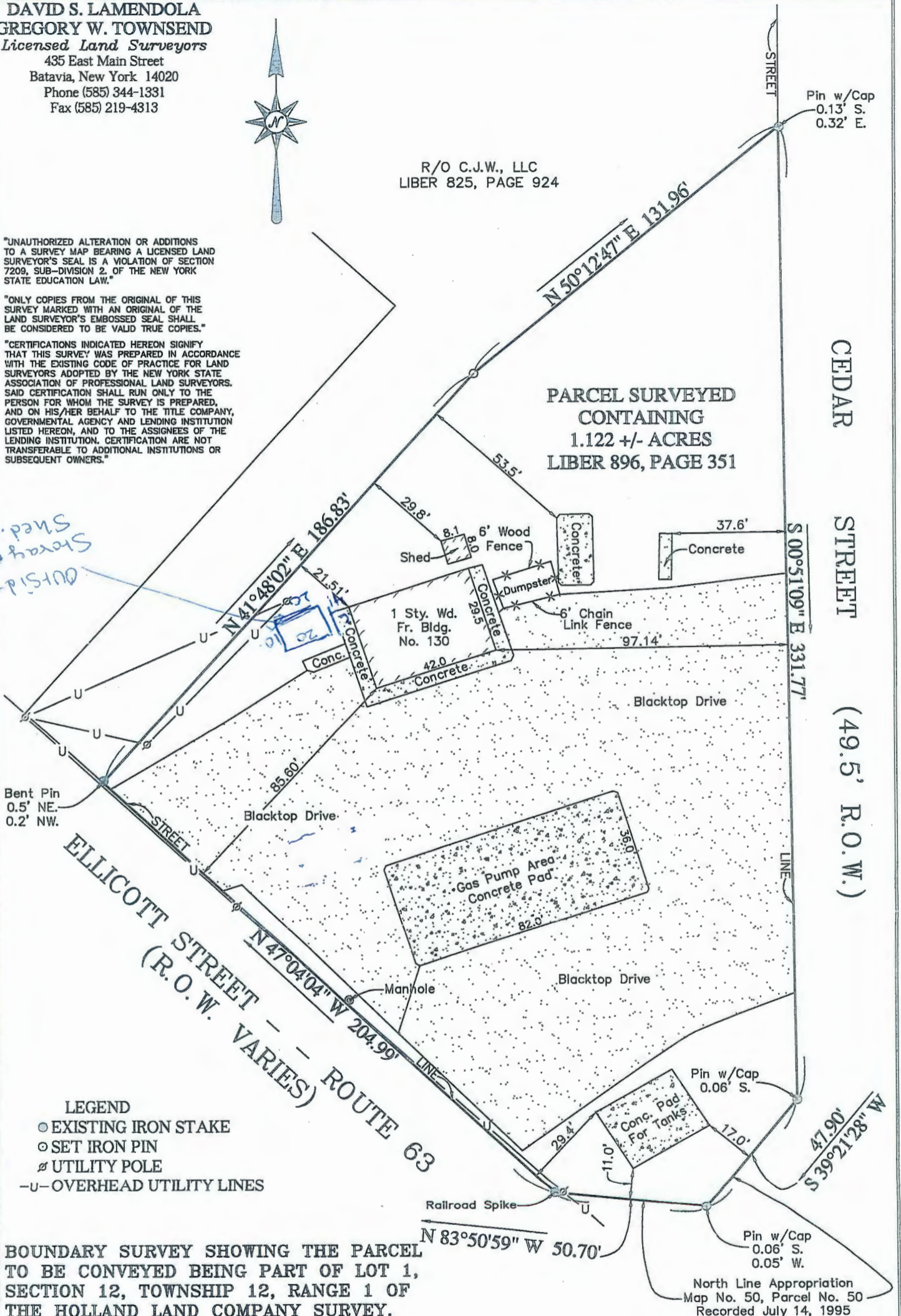
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PARCEL SURVEYED
 CONTAINING
 1.122 +/- ACRES
 LIBER 896, PAGE 351

*Shed & Storage
 15100*



- LEGEND
- EXISTING IRON STAKE
 - ⊙ SET IRON PIN
 - ⊘ UTILITY POLE
 - U- OVERHEAD UTILITY LINES

BOUNDARY SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF LOT 1, SECTION 12, TOWNSHIP 12, RANGE 1 OF THE HOLLAND LAND COMPANY SURVEY. SITUATE IN THE CITY OF BATAVIA, COUNTY OF GENESEE AND STATE OF NEW YORK

APRIL 10, 2014 SCALE 1" = 40'
 JOB NO. 14-93

DATE *04/14/14* *Gregory W. Townsend*
 N.Y.S.R.L.S. No. 50249

North Line Appropriation
 Map No. 50, Parcel No. 50
 Recorded July 14, 1995