



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

GCDP Referral ID **T-01-ELBA-7-16**

Review Date **7/14/2016**

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

ELBA, T.
PLANNING BOARD
Philip Vigneri III
Special Use Permit
Special Use Permit to convert a formal agricultural storage building and motor vehicle repair shop into a vinyl graphic and design business.

Location
Zoning District

4614 Barrville Rd., Elba
Agricultural-Residential (A-R) District

PLANNING BOARD DECISION

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modifications are as follows: 1) Any signage proposed be in conformance with the Town of Elba zoning regulations, and 2) any on-site lighting shall be installed so as to not shine directly onto neighboring properties or cause a hazard for motorists. With these required modifications, the proposed vinyl graphic and design business should pose no significant county-wide or inter-community impact.

Director

July 14, 2016

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-01-ELBA-7-16



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED

JUN 28 2016

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

1. REFERRING BOARD(S) INFORMATION

Board(s) Town of Elba Planning Board
Address 7 Maple Ave P.O. Box 295
City, State, Zip Elba, NY 14058
Phone (~~585~~) 757 9921 Ext. _____

2. APPLICANT INFORMATION

Name Philip Vigneri III
Address 4614 Barrville Road
City, State, Zip Elba, NY 14058
Phone (~~585~~) 738-4540 Ext. _____ Email _____

MUNICIPALITY: City Town Village of ELBA, NY

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 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 4614 Barrville Road Elba, NY 14058
- B. Nearest intersecting road Bridge Road
- C. Tax Map Parcel Number 1834898. -1-70.1
- D. Total area of the property 1.8 acres Area of property to be disturbed _____
- E. Present zoning district(s) Town of Elba

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 use of current shop for scene spot design (vinyl graphic & design business)

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 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 Brian Gubb Title Chairman Planning Board Phone (~~585~~) 409-6881 Ext. _____
Address, City, State, Zip 7014 Weatherwax Rd - Elba, NY 14058 Email bgubb0317@gmail.com

TOWN OF ELBA
Genesee County, New York

Petition To The Planning Board

No. _____

Date 6-6-16, 19 2016

Petition is made to the Planning Board of the Town of Elba, New York for one of the following:

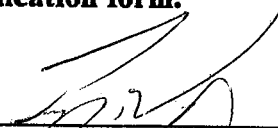
Special Use Permit

Site Plan Review

STATE THE NATURE OF THE PETITION:

SPECIAL USE PERMIT FOR 4614 BARRVILLE RD.
ELBA SCENE SPOT DESIGN (VINYL GRAPHICS
& DESIGN)

NOTE TO PETITIONER: In order for the Town Planning Board to act on a Special Use Permit or to complete a Site Plan Review, all required information must be provided with the Application form.


(Signature of Petitioner)

4614 BARRVILLE RD. ELBA
(Petitioner's Address) or (Town of Elba Board Requesting the Review)

585-738-4540
(Telephone Number[s])

\$ 65.00
Petition Fee

PD 6/6/16
D. M. ...

(Signature of Zoning Enforcement Officer,
Town of Elba, New York)

APPLICATION FORM FOR
SPECIAL USE PERMIT
ELBA TOWN PLANNING BOARD

Applicant (name): PHILIP VIGNERI III

Address: 4614 BARRVILLE RD. ELBA Phone: 585-738-4540

Zoning Permit for: SCENE SPOT DESIGN

Location of Property For Which Permit Applies: 4614 BARRVILLE RD. ELBA

Tax Lot Number: 183489.8 -1-70.1

TO BE COMPLETED BY TOWN PLANNING BOARD:

Application Date: 6/6/16 Next Planning Board Meeting : (date) 6/16/16

LISTED IN ZONING LAW: YES ___ NO; BUILDING PERMIT REQUIRED: ___ YES NO

SITE PLAN REVIEW REQUIRED: ___ YES NO

COMPATIBLE WITH ADJACENT LAND USE:

- 1) the site is determined to be safe and harmonious to the adjacent area
- 2) the location, nature, and height of buildings, walls, and fences will not discourage the appropriate development of adjacent land and buildings nor impair their value
- 3) the operation of such use will not be objectionable to nearby properties (signs, hours of operation,
- 4) the use will not be noisy, cause vibration, odor, glare and unsightliness
- 5) when a commercial or industrial use adjacent to residential property a buffer may be needed
- 6) electrical disturbances shall not be created
- 7) off-street parking and loading shall be considered
- 8) appropriate on-lot drainage shall be provided
- 9) traffic and traffic hazards shall be considered
- 10) attractive landscaping shall be required

11) shall not be issued where a violation of Zoning Law exists

12) right of entry for inspection of the use

COMPATIBLE WITH ADJACENT LAND USE: YES NO

Decision Due On or Before : (date) 6/16/16 [62 days]

SEQR Completed by Planning Board [attached] yes

Public Hearing Required: NO YES; (date) _____, (time) _____

Notice of Hearing to DAILY News: (date) _____ [5 days prior]

Notice of Hearing to neighbors: (date) _____ [10 days prior]

Site Plan to Gen. Co. Planning Board: <input type="checkbox"/> NO <input type="checkbox"/> YES; their recommendation: <input type="checkbox"/> Approved <input type="checkbox"/> Approved With Modifications: _____ _____ <input type="checkbox"/> Disapproved

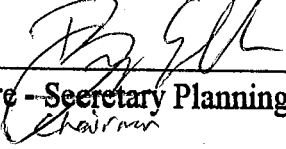
Elba Planning Board Decision: (to Town Clerk - 5 days after decision)

Special Use Permit Approved

Special Use Permit Approved With the Following Modifications: _____

Special Use Permit Disapproved: (Reasons) _____

Date: 6/16/16


Signature - Secretary Planning Board
Chairman

To Be Completed by Town Planning Board:

Next Planning Board Meeting : (date) 6/10/16

Decision Due On or Before : (date) 6/10/16 [62 days]

SEQR Completed by Planning Board [attached]

Public Hearing Required: NO YES; (date) _____, (time) _____

Notice of Hearing to DAILY News: (date) _____ [5 days prior]

Notice of Hearing to neighbors: (date) _____ [10 days prior]

Site Plan to Gen. Co. Planning Board: <input type="checkbox"/> NO <input type="checkbox"/> YES; their recommendation: <input type="checkbox"/> Approved <input type="checkbox"/> Approved With Modifications: _____ _____ <input type="checkbox"/> Disapproved

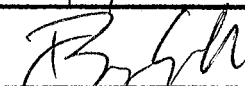
Elba Planning Board Decision: (to Town Clerk - 5 days after decision)

Zoning Permit Approved

Zoning Permit Approved With the Following Modifications: _____

Zoning Permit Disapproved: (Reasons) _____

Date: 6/10/16


Signature - ~~Secretary~~ **Planning Board**
Chairman

**APPLICATION FORM FOR
SITE PLAN REVIEW
ELBA TOWN PLANNING BOARD**

Applicant (name): _____

Address: _____ Phone: _____

Purpose of Zoning Permit: _____

Location of Property For Which Permit Applies: _____

Tax Lot Number: _____

Required Supporting Data:

___ 1) survey of property showing existing features, including contours, utility easements, large trees, buildings, uses, structures, streets, rights-of-way, zoning and ownership of surrounding property

___ 2) layout sketch showing proposed lots, blocks, building locations and land use area

___ 3) traffic circulation, parking and loading spaces, pedestrian walks

___ 4) landscaping plans including site grading, landscape design, open space and buffer zone

___ 5) preliminary architectural drawings for buildings to be constructed, floor plans, exterior elevations and sections

___ 6) engineering feasibility study of an anticipated problem which may arise from the proposed development [if required by Planning Board]

___ 7) construction sequence and time schedule for completion of each phase for buildings, parking and landscape areas

___ 8) description of proposed uses, anticipated hours of operation, expected number of employees and anticipated volume of traffic

___ 9) other information requested by Planning Board:

All Completed Application Information Attached: (date) _____

TOWN
 VILLAGE

OF ELBA

Application # _____

Agricultural Data Statement

Date 6-6-16

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 PHILIP VIGNERI III

Address 4614 BARRVILLE RD
ELBA

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: SPECIAL USE PERMIT FOR
SCENE SPOT DESIGN (VINYL GRAPHICS & DESIGN)

3. Location of project: Address 4614 BARRVILLE RD ELBA
Tax Map Number (TMP) 183489 8.1-70.1

4. Is this property within an Agricultural District? NO YES } Check with your local Assessor if you do not know

5. If yes, Agricultural District Number _____

6. Is this property actively farmed? NO YES

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

1.

Name BIG O FARMS

Address 4628 BARRVILLE RD
ELBA

Is this property actively farmed? NO YES

2.

Name L-Y FARMS

Address 4604 BARRVILLE RD
ELBA

Is this property actively farmed? NO YES

3.

Name _____

Address _____

Is this property actively farmed? NO YES

4.

Name _____

Address _____

Is this property actively farmed? NO YES

[Signature]
Signature of Applicant

Signature of Owner (if other than Applicant)

REVIEWED BY

[Signature]
Signature of Municipal Official

6/16/16
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.

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:							
Project Location (describe, and attach a location map):							
Brief Description of Proposed Action: <div style="text-align: center; font-family: cursive; font-size: 1.2em;">SPECIAL USE PERMIT FOR SCENE SPOT DESIGN</div>							
Name of Applicant or Sponsor: <div style="font-family: cursive; font-size: 1.2em;">PHILIP VIGNERELLI III</div>		Telephone: 585-738-4540					
Address: <div style="font-family: cursive; font-size: 1.2em;">46014 BARRVILLE RD</div>		E-Mail: jreiba@gmail.com					
City/PO: <div style="font-family: cursive; font-size: 1.2em;">ELBA</div>		State: <div style="font-family: cursive; font-size: 1.2em;">NY</div>	Zip Code: <div style="font-family: cursive; font-size: 1.2em;">14058</div>				
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: <div style="font-family: cursive; font-size: 1.2em;">Special Use permit, Town of Elba Planning Board</div>			<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 type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		<div style="font-family: cursive; font-size: 1.2em;">1.80</div> acres					
b. Total acreage to be physically disturbed?		<div style="font-family: cursive; font-size: 1.2em;">0</div> 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 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							

<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>PHILIP VIGNERAI III</u> Date: <u>6-6-10</u></p> <p>Signature: <u><i>[Signature]</i></u></p>		

PHIL VIGNERI 4614 BARRVILLE RD. ELBA

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

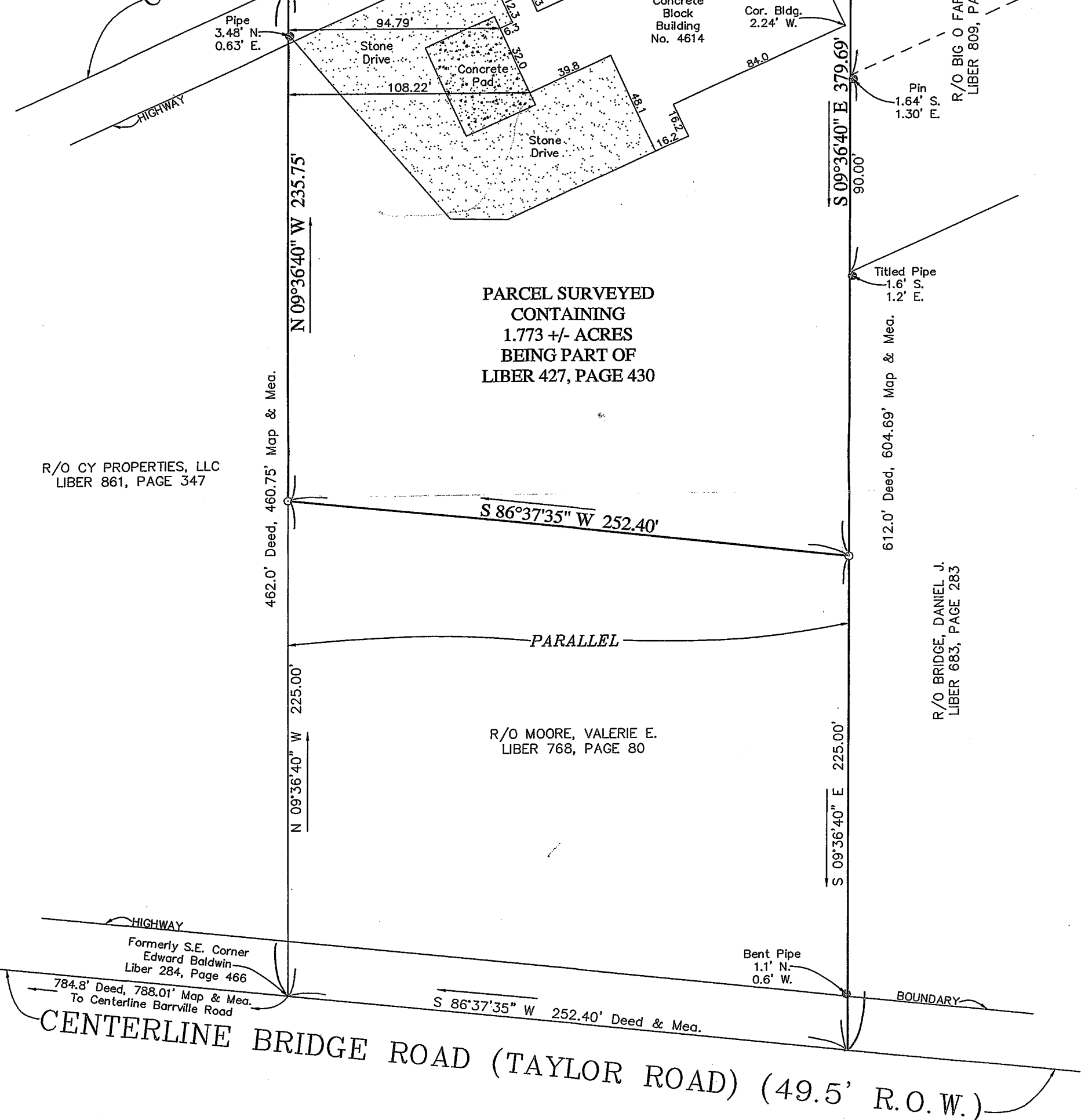
"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"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."



CENTERLINE BARRVILLE ROAD (49.5' R.O.W.)



PARCEL SURVEYED
 CONTAINING
 1.773 +/- ACRES
 BEING PART OF
 LIBER 427, PAGE 430

R/O CY PROPERTIES, LLC
 LIBER 861, PAGE 347

R/O MOORE, VALERIE E.
 LIBER 768, PAGE 80

R/O BRIDGE, DANIEL J.
 LIBER 683, PAGE 283

R/O BIG O FARMS, INC.
 LIBER 809, PAGE 203

LEGEND

- EXISTING IRON STAKE
- SET IRON PIN
- ⊗ UTILITY POLE
- U- OVERHEAD UTILITY LINES

REFERENCE

SURVEY MAP BY KEVIN M. O'DONOGHUE, L.S.

BOUNDARY SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF LOT 8, TOWNSHIP 13, RANGE 1. SITUATE IN THE TOWN OF ELBA, COUNTY OF GENESEE AND STATE OF NEW YORK

JULY 31, 2015 SCALE 1" = 50'
 JOB NO. 15-253

DATE

N.Y.S.R.L.S. No. 50249

07/31/15 Gregory W. Townsend

T-01-ELBA-7-16

