

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-03-PEM-4-16



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

RECEIVED  
Genesee County  
Department of Planning  
4/6/2016

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) Zoning Board of Appeals  
Address 1145 Main Road  
City, State, Zip Corfu, NY 14036  
Phone (585) 599-4892 Ext. \_\_\_\_\_

**2. APPLICANT INFORMATION**

Name William Gerych  
Address 2197 Main Rd.  
City, State, Zip Corfu, NY 14036  
Phone (716) 560-1742 Ext. \_\_\_\_\_ Email \_\_\_\_\_

MUNICIPALITY:  City  Town  Village of Pembroke

**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 2197 Main Rd., Corfu, NY 14026
- B. Nearest intersecting road Indian Falls Rd.
- C. Tax Map Parcel Number 17.-1-87
- D. Total area of the property 1 acre Area of property to be disturbed 1/8 acre
- E. Present zoning district(s) Limited Commercial

**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  
707-I-3
- C. Please describe the nature of this request Request to build a pole barn with 10 ft. variance on west side and 10 ft. variance on rear/north side.

**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 Diane M Denton Title Zoning Admin Secretary Phone (585) 762-4110 Ext. \_\_\_\_\_  
Address, City, State, Zip 1145 Main Rd., Corfu, NY 14036 Email zoning-clerk@townofpembroke.org

**TOWN OF PEMBROKE  
1145 MAIN ROAD  
CORFU, NEW YORK 14036  
585-599-4892**

|                                                   |                                                   |
|---------------------------------------------------|---------------------------------------------------|
| APPLICATION FOR:                                  | <input checked="" type="checkbox"/> ZONING APPEAL |
| <input type="checkbox"/> SPECIAL USE PERMIT       | <input type="checkbox"/> LAND SEPARATION          |
| <input type="checkbox"/> TEMP. SPECIAL USE PERMIT | <input type="checkbox"/> SUB DIVISION             |
| <input type="checkbox"/> USE VARIANCE             | <input type="checkbox"/> ZONE DISTRICT CHANGE     |
| <input checked="" type="checkbox"/> AREA VARIANCE | <input type="checkbox"/> SITE PLAN REVIEW         |

|                      |                                     |
|----------------------|-------------------------------------|
| DATE APPLIED FOR     | <u>4/6/16</u>                       |
| APPLICATION NUMBER   | <u>16-04-02</u>                     |
| REFERRED TO PLANNING | <input type="checkbox"/>            |
| REFERRED TO ZBA      | <input checked="" type="checkbox"/> |
| PUBLIC HEARING REQ.  | <input checked="" type="checkbox"/> |

APPLICANT William D Gerych  
 ADDRESS 2197 MAIN RD  
CORFU NY 14036  
 TELEPHONE # 716-560-1742

PROPERTY OWNER (IF OTHER THAN ABOVE)  
 NAME \_\_\_\_\_  
 ADDRESS \_\_\_\_\_  
 TELEPHONE # \_\_\_\_\_

STREET LOCATION # 2197 Main Rd  
 TAX MAP PARCEL # 17-1-87  
 ZONING DISTRICT Limited Com  
 SIZE OF PARCEL 100 x 200  
 CORNER LOT \_\_\_\_\_

SMART GROWTH DEVELOPMENT AREA? Y /   
 CURRENT SET BACK OF BUILDING  
 FRONT \_\_\_\_\_  
 REAR \_\_\_\_\_  
 SIDE \_\_\_\_\_

|                                                      |                                                                                                                    |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| PERMIT OR VARIANCE FOR:                              | IF THIS APPLICATION IS FOR A VARIANCE PLEASE STATE THE SECTION OF THE ORDINANCE UNDER WHICH THE VARIANCE REQUESTED |
| <input checked="" type="checkbox"/> NEW CONSTRUCTION | <u>707-F-3</u>                                                                                                     |
| <input type="checkbox"/> ADDITION                    |                                                                                                                    |
| <input type="checkbox"/> SIGN                        |                                                                                                                    |
| <input type="checkbox"/> HOME OCCUPATION             | DESCRIBE REASON FOR VARIANCE <u>Need a 20' variance for rear and 15' variance for side</u>                         |
| <input type="checkbox"/> OTHER                       |                                                                                                                    |

DOES THIS PROJECT REQUIRE APPROVAL FROM THE FOLLOWING? CHECK THOSE THAT APPLY:

|                                                                |                                                    |
|----------------------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> GENESEE CO. HEALTH DEPARTMENT         | <input checked="" type="checkbox"/> TOWN BOARD     |
| <input type="checkbox"/> GENESEE CO. SOIL & WATER              | <input checked="" type="checkbox"/> Z.B.A.         |
| <input type="checkbox"/> DEPARTMENT OF TRANSPORTATION          | <input checked="" type="checkbox"/> PLANNING BOARD |
| <input checked="" type="checkbox"/> COUNTY PLANNING DEPARTMENT | <input checked="" type="checkbox"/> PUBLIC HEARING |
| <input type="checkbox"/> D.E.C.                                |                                                    |

DESCRIPTION OF PROPOSED PROJECT OR REASON FOR PERMIT REQUEST

Build a pole barn with 10' on west side and 15' on rear

- INSTRUCTIONS FOR COMPLETING THIS APPLICATION:
1. INCLUDE SITE SKETCH PLAN, PREFERABLY A LAND SURVEY WITH CURRENT AND PROPOSED SET BACKS.
  2. IF APPLICANT IS NOT THE OWNER OF THE LAND ON WHICH THE PROPOSED PROJECT IS LOCATED, THEY ARE THEN REQUIRED TO OBTAIN WRITTEN PERMISSION FROM THE LAND OWNER FOR THE PROJECT.
  3. A SEQR FORM (EAF) MUST BE INCLUDED WITH THE APPLICATION.
  4. APPLICANT OR REPRESENTATIVE SHOULD ATTEND PLANNING BOARD AND/OR ZBA MEETING.

NOTE: IF THE REQUEST IS FOR A USE OR AREA VARIANCE, THE PLANNING BOARD'S ONLY ACTION WILL BE TO MAKE A RECOMMENDATION TO THE ZONING BOARD OF APPEALS FOR APPROVAL OR DISAPPROVAL.

APPLICANT SIGNATURE William D Gerych DATE 4/6/16

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:<br><i>William Gerych</i>                                                                                                                                                                                                                                                                                                                                                                         |                       |                                |                                                                              |
| Project Location (describe, and attach a location map):<br><i>Area Variance for a pole barn</i>                                                                                                                                                                                                                                                                                                                             |                       |                                |                                                                              |
| Brief Description of Proposed Action:<br><i>Needs 10' variance for a pole barn on west side and north side</i>                                                                                                                                                                                                                                                                                                              |                       |                                |                                                                              |
| Name of Applicant or Sponsor:<br><i>William D Gerych</i>                                                                                                                                                                                                                                                                                                                                                                    |                       | Telephone: <i>716-560-1742</i> | <i>cell</i>                                                                  |
| Address:<br><i>2197 Main Rd</i>                                                                                                                                                                                                                                                                                                                                                                                             |                       | E-Mail: <i>wgerych@</i>        |                                                                              |
| City/PO:<br><i>Corfu</i>                                                                                                                                                                                                                                                                                                                                                                                                    | State:<br><i>N.Y.</i> | Zip Code:<br><i>14036</i>      |                                                                              |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input checked="" type="checkbox"/><br>YES<br><input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other governmental Agency?<br>If Yes, list agency(s) name and permit or approval:                                                                                                                                                                                                                                                                |                       |                                | NO<br><input checked="" type="checkbox"/><br>YES<br><input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ <i>1/8</i> 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? _____ <i>1</i> 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)<br><input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____<br><input type="checkbox"/> Parkland |                       |                                |                                                                              |

|                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action,<br>a. A permitted use under the zoning regulations?                                                                                                                                                                                                                                                                                                                         | NO                                  | YES                                 | N/A                      |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan?                                                                                                                                                                                                                                                                                                                                                     | NO                                  | YES                                 | N/A                      |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/>            | <input checked="" 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?<br>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 checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?                                                                                                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____                                                                                                                                                                                                                 | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____                                                                                                                                                                                                                                                          | NO                                  | YES                                 |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                        | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____                                                                                                                                                                                                                                                             | 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?<br>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:<br><input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><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?<br>If Yes,<br>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)?<br>If Yes, briefly describe: _____                                                                                                                                                                                                                                                             | <input type="checkbox"/> NO         | <input type="checkbox"/> YES        |                          |
|                                                                                                                                                                                                                                                                                                                                                                                                        |                                     |                                     |                          |

|                                                                                                                                                                                                                     |                                     |                          |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------|
| 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)?<br>If Yes, explain purpose and size: _____ | NO                                  | YES                      |
| _____                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?<br>If Yes, describe: _____                                               | NO                                  | YES                      |
| _____                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?<br>If Yes, describe: _____                                             | NO                                  | YES                      |
| _____                                                                                                                                                                                                               | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>                                                                                                                |                                     |                          |
| Applicant/sponsor name: <u>William D Gerych</u>                                                                                                                                                                     | Date: <u>4-5-16</u>                 |                          |
| Signature: <u><i>William D Gerych</i></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?                                                                | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 2. Will the proposed action result in a change in the use or intensity of use of land?                                                                                     | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 3. Will the proposed action impair the character or quality of the existing community?                                                                                     | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?                      | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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?            | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 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? | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 7. Will the proposed action impact existing:                                                                                                                               | <input type="checkbox"/>      | <input type="checkbox"/>           |
| a. public / private water supplies?                                                                                                                                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| b. public / private wastewater treatment utilities?                                                                                                                        | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?                                   | <input type="checkbox"/>      | <input type="checkbox"/>           |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?                     | <input type="checkbox"/>      | <input type="checkbox"/>           |

Town of Pembroke  
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.

William D Gerych  
Applicant Name  
2197 MAIN Rd  
Address  
Corfu, NY 14036

\_\_\_\_\_  
Owner if Different than Applicant  
\_\_\_\_\_  
Address  
\_\_\_\_\_

1. Type of Application: Special Use Permit  Site Plan Approval   
Area Use Variance:  Subdivision Approval

2. Description of proposed project: \_\_\_\_\_

3. Location of project: 2197 main Road Tax Map # 17.-1-87

4. Is this project within an Agricultural District? No  Yes

5. If yes, Agricultural District Number 2

6. Is this property actively farmed? No  Yes

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

Joseph Joyce  
Applicant Name  
2633 School ST.  
Address  
585-356-9052

\_\_\_\_\_  
Applicant Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_

\_\_\_\_\_  
Applicant Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_

\_\_\_\_\_  
Applicant Name  
\_\_\_\_\_  
Address  
\_\_\_\_\_

William D Gerych  
Signature of Applicant

\_\_\_\_\_  
Signature of Owner (if other than Applicant)

Reviewed by Chris P...  
Signature of Municipal Official

4/6/16  
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.