



GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-04-ALEX-8-16**

Review Date **8/11/2016**

Municipality
Board Name
Applicant's Name

ALEXANDER, T.

PLANNING BOARD

Jeremy Almeter

Referral Type
Variance(s)
Description:

Special Use Permit

Special Use Permit for a temporary permit to place a recreational vehicle on vacant land.

Location
Zoning District

3888 Dry Bridge Rd., Alexander

Agricultural-Residential (A-R) District

PLANNING BOARD DECISION

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modification is that the applicant provide a site plan acceptable to the Town Planning Board showing the location of the recreational vehicle with setbacks to property lines and the location of driveways or any other improvements. With this required modification, the proposed temporary permit should pose no significant county-wide or inter-community impact.

Director

August 11, 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-04-ALEX-8-16

RECEIVED
Genesee County
Dept. of Planning
7/26/2016



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

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) Alexander Planning Board
Address PO Box 248
City, State, Zip Alexander, NY 14005
Phone (585) 591-2455

2. APPLICANT INFORMATION

Name Jeremy Almeter
Address 3888 Drybridge Road
City, State, Zip Alexander, NY 14005
Phone (585) 409-5405 Email _____

MUNICIPALITY: City Town Village of _____

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

- | | | |
|--|--|--------------------------------------|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | 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 3888 Drybridge Road
- B. Nearest intersecting road Chaddock Road
- C. Tax Map Parcel Number 12-1-8
- D. Total area of the property 1.6 acres Area of property to be disturbed _____
- E. Present zoning district(s) A-R

5. REFERRAL CASE INFORMATION:

- A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____
- B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law
Art. VI, Section 611, Subsection A, Paragraph c i & ii
- C. Please describe the nature of this request Special use permit to place a camper on his land

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 checked="" 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 Laura Schmieder Title Town Clerk Phone (585) 591-2455
Address, City, State, Zip PO Box 248, Alexander, NY 14005 Email clerkax@rochester.rr.com

TOWN OF ALEXANDER
APPLICATION TO THE
PLANNING BOARD
Special Use Permit

Appeal Number : _____

Date : 7/11/2016


OWNER

APPLICANT (if other than owner)

Name : Jeremy Almeter
 Address : 3888 (THIRTY EIGHT EIGHTY EIGHT)
DRY BRIDGE RD.
 Telephone # : 585-409-5405

Name : _____
 Address : _____
 Telephone # : _____

- Request to the Planning Board to overturn the Zoning Enforcement Officer's decision to DENY an application for a Zoning Permit;
 Application Number _____ Dated _____
- Address of Project Site : 3888 DRY BRIDGE ROAD
 Tax Map Number : 12-1-8 Zoning District : AR
- Has a previous appeal been filed pertaining to this parcel? No
 Yes If yes, list Appeal No. _____ Date _____ Purpose of Request : _____
- Justification for Request : General Response REQUESTING PERMISSION
FOR A TEMPORARY PERMIT TO KEEP MY CAMPER ON MY LAND.

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

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

CERTIFICATION : I hereby certify that I have read and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of an appeal does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or law regulating construction or performance of construction and/or use.

Jeremy Almeter
 Applicant's Signature

Owner's Signature (if other than applicant)

PROVISIONS of ZONING LAW APPEALED:

- Article VI Section 611
 Subsection A Paragraph 1 + 11
 state reason: Special use Permit Required for 1
Camper trailer

FEE COLLECTED : Check # _____

Appeal Fee \$ _____

Public Hearing Fee \$ _____

TOTAL FEE \$ _____

Signature - Clerk

Date

OFFICE USE ONLY



TOWN VILLAGE CITY OF Alexander

Application # _____

Agricultural Data Statement

Date 7/11/2016

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 | Owner if Different from Applicant |
|--|-----------------------------------|
| Name: <u>Jeremy Almeter</u> Address: <u>3888 Dry Bridge Rd.</u> | Name: _____ Address: _____ |

1. Type of Application: Special Use Permit; Site Plan Approval ; Use Variance;
(circle one or more) Subdivision Approval

2. Description of proposed project: Asking For a Temporary permit For My Camper.

3. Location of project: Address: 3888 Dry Bridge Rd.
Tax Map Number (TMP) _____

4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if

5. If YES, Agricultural District Number _____ you do not know)

6. Is this parcel actively farmed? NO YES

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

| | |
|---|---|
| Name: <u>Dan McCormick</u> Address: <u>10889 Sawpit Rd.</u> Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES | Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES |
| Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES | Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES |

Jeremy Almeter
Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by:

Linda Haglep
Signature of Municipal Official

7/25/16
Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

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.

| Part 1 - Project and Sponsor Information | | | | | | | |
|--|--------------------------|---|---|----|-----|-------------------------------------|--------------------------|
| Name of Action or Project: Special Use Permit | | | | | | | |
| Project Location (describe, and attach a location map): 3888 Dry Bridge | | | | | | | |
| Brief Description of Proposed Action: ASKING TO GET PERMISSION FOR A TEMPORARY PERMIT TO KEEP MY CAMPER ON THE LAND. | | | | | | | |
| Name of Applicant or Sponsor: Jeremy Almeter | | Telephone: 585-409-5405 | | | | | |
| Address: 3888 Dry Bridge Rd. | | E-Mail: GlassrootsFamily@yahoo.com | | | | | |
| City/PO: Alexander | | State: NY | Zip Code: | | | | |
| 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: | | | <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"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? | | <u>1.6</u> acres | | | | | |
| b. Total acreage to be physically disturbed? | | <u>0</u> acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u>1.6</u> 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 checked="" 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 | | | | | | | |

| | | |
|---|-------------------------------------|--------------------------|
| 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 | 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? 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? If Yes, describe: _____ | NO | YES |
| _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Jeremy Almeter</u> | Date: <u>7/11/2016</u> | |
| Signature: <u>Jeremy Almeter</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?"

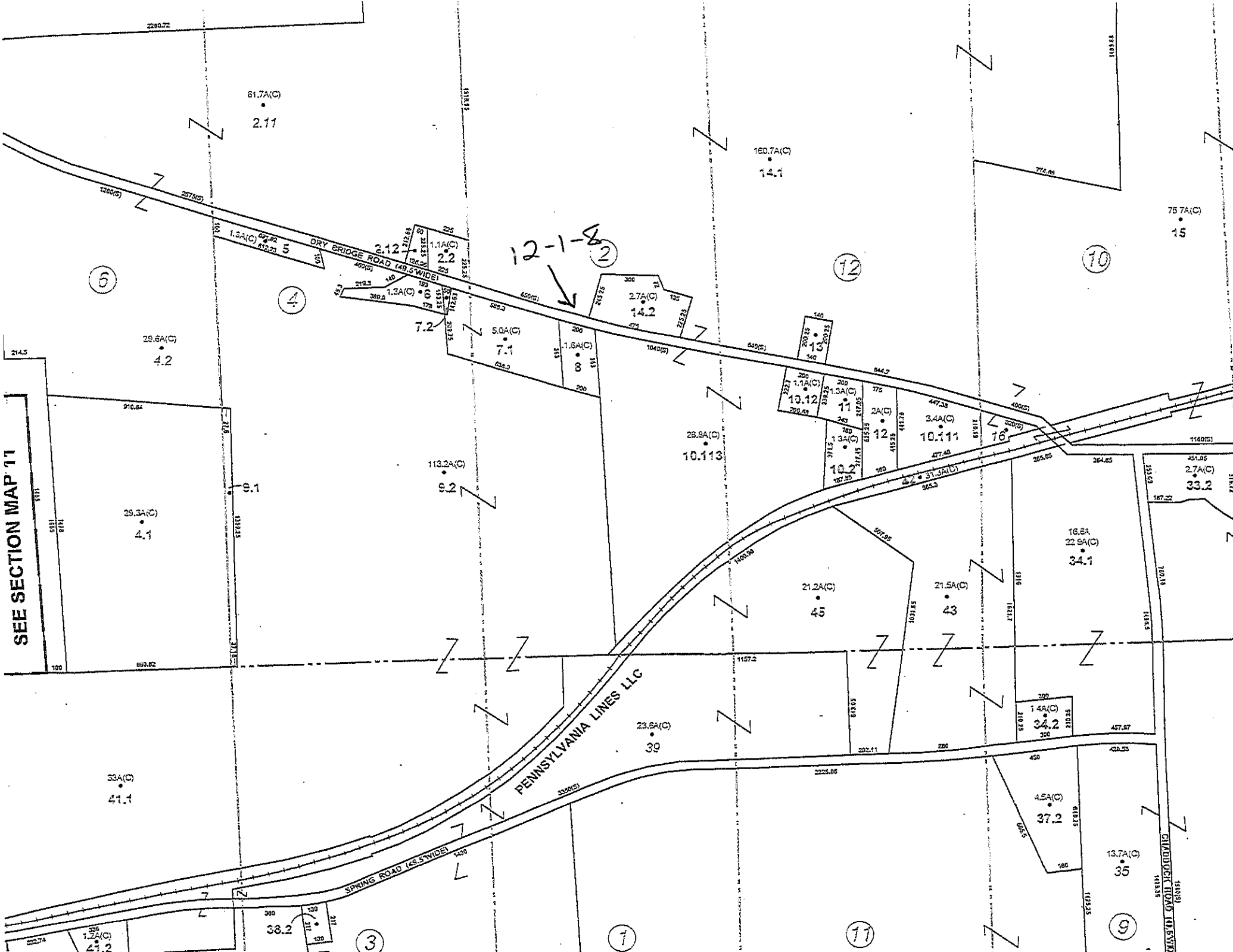
| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: | | |
| a. public / private water supplies? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

| | 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 checked="" 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. |
| <u>Town of Alexander Planning Bd.</u> | <u>7/26/16</u> |
| Name of Lead Agency | Date |
| <u>Linda Higley</u> | <u>chairperson</u> |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| <u>Linda Higley</u> | |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

PRINT



SEE SECTION MAP 11

12-1-8

PENNSYLVANIA LINES LLC

61.7A(C)
2.11

160.7A(C)
14.1

75.7A(C)
15

6

4

12

10

29.6A(C)
4.2

7.2

1.6A(C)
1.1

2.7A(C)
14.2

28.9A(C)
10.113

10.12
1.7A(C)
1.3A(C)

1.1
2A(C)
1.2
3A(C)

10.111
3.4A(C)

16

29.3A(C)
4.1

113.2A(C)
9.2

18.8A
22.9A(C)
34.1

2.7A(C)
33.2

21.2A(C)
45

21.5A(C)
43

23.6A(C)
39

1.4A(C)
34.2

33A(C)
41.1

4.5A(C)
37.2

13.7A(C)
35

1.2A(C)
41.2

38.2

3

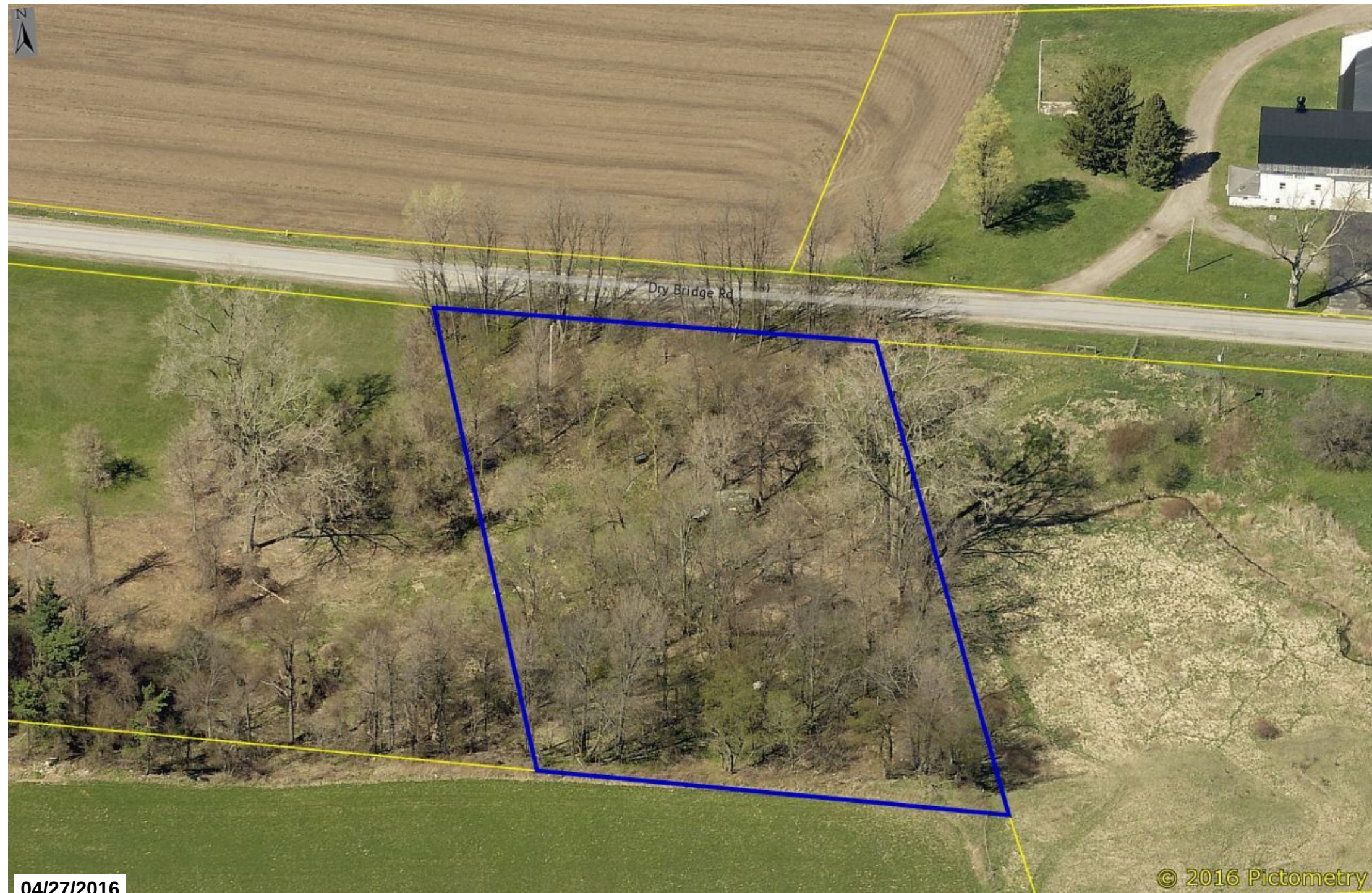
7

11

9

14000 FT ROAD (11.5' WIDE)
14000 FT
14000 FT

T-04-ALEX-8-16



04/27/2016

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