



GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-05-BER-9-16**

Review Date **9/8/2016**

Municipality
Board Name
Applicant's Name

BERGEN, T.
ZONING BOARD OF APPEALS
Taylor Stefaniak

Referral Type
Variance(s)
Description:

Area Variance(s)
Area Variance to construct a 200 sq. ft. (10 x 20 ft.) deck for an existing single-family home.
Front Yard Setback
Minimum required: 50 ft.
Existing home: 34.2 ft.
Existing shed: 31.2 ft.
Proposed deck: 24.2 ft.

Location
Zoning District

7893 Townline Rd. (NYS Rt. 262), Bergen
Residential (R-30) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that the property is a corner lot, the proposed deck setback should pose no significant county-wide or inter-community impact.

Director

September 8, 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, N.Y. 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
G.C.D.P. Referral # T-05-BER-9-16
Date Received 8-29-16



**GENESEE COUNTY
PLANNING BOARD REFERRAL**

RECEIVED

AUG 29 2016

**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

Board(s) Town of Bergen Planning Board
Address 10 Hunter Street
Bergen, NY 14416

2. APPLICANT INFORMATION

Name Taylor Stefaniak
Address 7893 Townline Road
Phone 585-815-3431 Email _____

MUNICIPALITY: City Town Village of Bergen

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 | Other: _____ | |

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Address 7893 Townline Road
B. Nearest intersecting road Townline Road and Buffalo Street Extension
C. Tax Map Parcel Number 12-1-55
D. Total area of the property .897 acres Area of property to be disturbed 200 sq. ft.
E. Present zoning district(s) _____

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 Mr. Stefaniak would like to construct a 10x20 deck off the east side of his house. Once built, the deck will only be 24.2 feet from the road instead of the required 50 feet for a corner lot. A setback variance is needed.

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"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input type="checkbox"/> Other: _____ |
| <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 in.
Digital copies may be sent via email to planning@co.genesee.ny.us ***

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

Name Laura Smith Title secretary Phone 585-943-6742
Address 10 Hunter St. / Bergen NY / 14416 Email secretary@bergenny.org

OWNER	Name: <u>Taylor Stefanik</u>	APPLICANT	Name: <u>Sharon Bartz</u>
	Address: <u>7893 Townline RD</u>		Address: <u>585-300-9242</u>
	Phone #: <u>(585) 815-3431</u>		Phone #: <u>TMP-055-000</u>

MUST BE FILLED IN PROJECT SITE LOCATION: 7893 Townline RD Tax Map # (TMP) R 2689-012-000-001-5
Check w/ local Assessor or Tax Bill

INSTRUCTIONS Using a ball point pen please fill out this application as completely as possible. Submit additional Attachment(s) [listed on the back of the Gold sheet] and the completed application to the Zoning Enforcement Officer (Z.E.O.). This application is **NON-TRANSFERRABLE** and is **NOT** a permit to commence work.

- 1 Application for Use: RESIDENTIAL ; COMMERCIAL ; INDUSTRIAL ; RECREATIONAL ; SITE PLAN ; AG
- 2 Permit for: NEW CONSTRUCTION ; ADDITION ; ALTERATION ; REPAIR ; CHANGE IN USE
- 3 Is this parcel? A corner lot: YES NO ; In a Sewer District? YES NO ; In a Water District? YES NO
- 4 List the DIMENSIONS of the parcel: _____ and/or TOTAL PARCEL AREA (Acres) _____
- 5 What are the parcel setbacks [Ft.] from the project. FRONT _____; REAR _____ & SIDE yards (a) _____ (b) _____
- 6 Total % of coverage of ALL buildings on the parcel (including the proposed project): _____ TOTAL %
- 7 Does this project require County Health Department approval? NO YES . If yes, submit attachment F.
- 8 Is this parcel properly subdivided? NO YES . If yes, provide approved survey map.
- 9 Do you give the Town VALID CONSENT to do the required inspections? YES NO . If no, what procedures?
- 10 Name of Architect/Engineer NA Telephone # _____
Address _____

11 Name of Contractor(s) Taylor Stefanik Telephone # (585) 815-3431
 Address 7893 Townline RD Bergen NY 14416

12 Estimated cost of the project? \$2500 [Substantiation may be required]

- 14 Total Dwelling units: 1
- 15 Will electric be installed? Yes No
- 16 Describe the proposed project and use:
Deck / Recreation

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE (1st. floor)				
OTHER (or 2nd floor)				
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK	28"	20'	10'	200
COMMERCIAL/INDUSTRIAL				
TOTAL SQ. FT.				200

[Use additional sheet(s) for more information]

***** I hereby certify that I have read the instructions 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 a permit does not presume to give authority to violate or cancel provisions of any other state or local law or ordinance regulating construction or performance of construction. *****

[Signature]
 Signature - OWNER
6-25-16
 Date

 Signature - APPLICANT (if different than owner)

***** Action taken by Zoning Enforcement Officer: APPROVED DENIED , Action necessary: SPECIAL USE: SITE PLAN:
 SCHEDULE A: VARIANCE: Area Use

Article _____ Section _____ Subsection _____ Paragraph _____ Briefly Describe: _____
 Zoning District: R-3a

Attachments Required: _____
 Z.E.O. David Man
 Date of Action: 6/29/16

		YES	NO					
Wetlands		<input type="checkbox"/>	<input checked="" type="checkbox"/>		F	Zoning \$ _____	Cash: _____	
Flood Plain		<input type="checkbox"/>	<input checked="" type="checkbox"/>		E	Building \$ _____	Check #: _____	
					B	Electric \$ _____	Receipt #: _____	
					S	Late \$ _____		
						TOTAL \$ _____		

OFFICE USE ONLY

N/F
 DENNIS J. SAPIENZA & ANNE M. SAPIENZA
 L.478 D.104
 S.B.L. #12-1-105

N/F
 DOUGLAS M. WAITE & BRANDIE SCHULTZ
 L.913 D.31
 S.B.L. #12-1-104.111

PARCEL SURVEYED
 = 0.897 ACRE
 (0.635 ACRE EXCLUDING THE HIGHWAYS)

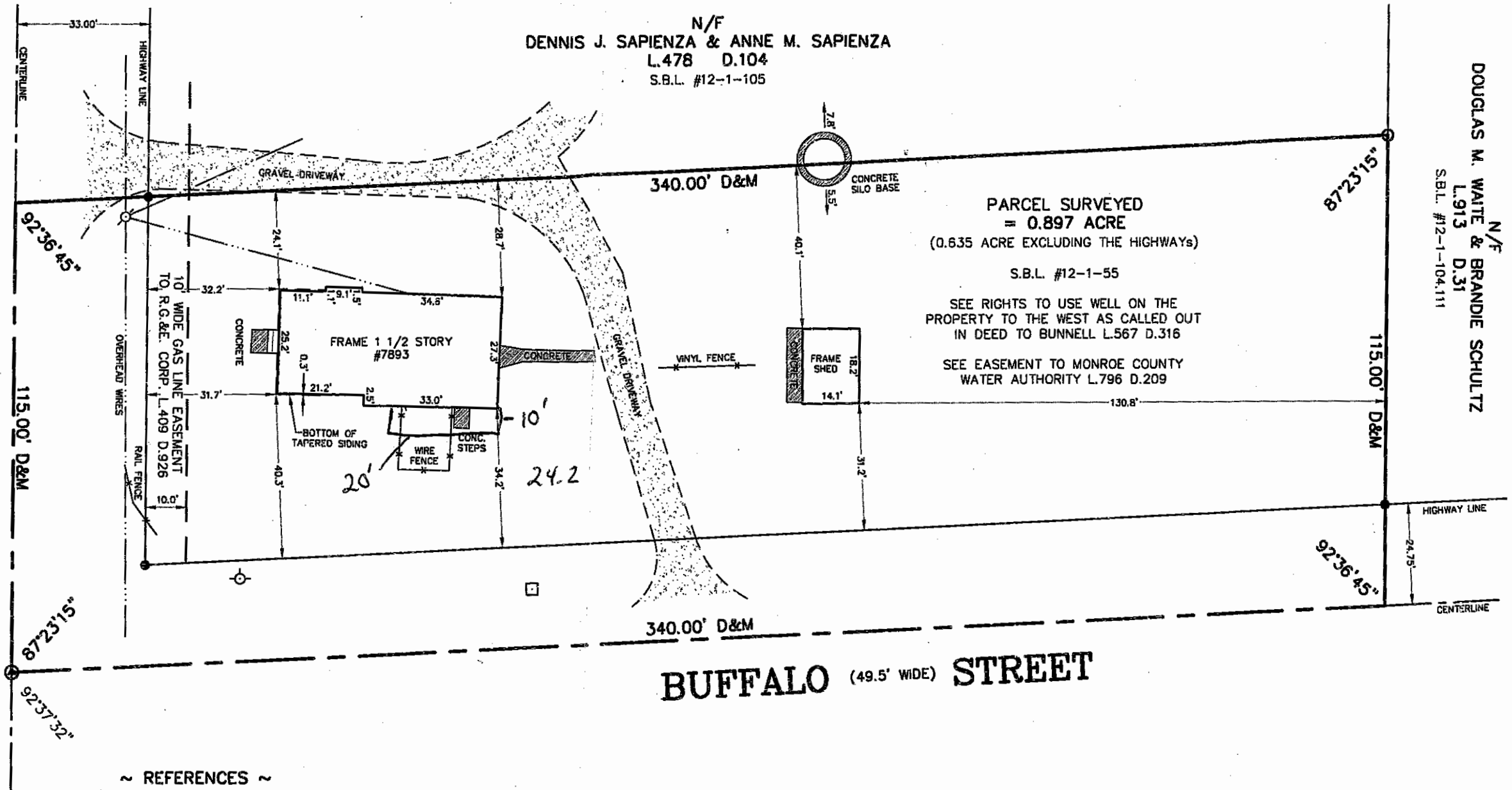
S.B.L. #12-1-55

SEE RIGHTS TO USE WELL ON THE
 PROPERTY TO THE WEST AS CALLED OUT
 IN DEED TO BUNNELL L.567 D.316

SEE EASEMENT TO MONROE COUNTY
 WATER AUTHORITY L.796 D.209

- ⊙ = IRON PIN SET
- ⊕ = P.K. NAIL FOUND
- = IRON PIN/PIPE FOUND
- ⊗ = UTILITY POLE
- ⊠ = CATCH BASIN
- ⊙ = FIRE HYDRANT
- D&M = DEED & MEASURED

(EBB ROAD) TOWN LINE ROAD (66.0' WIDE)



BUFFALO (49.5' WIDE) STREET

~ REFERENCES ~

- 1) DEED TO SANDRA BUNNELL L.567 D.316
- 2) MAP BY LANCE W. COWIE, L.S.
 LAST DATED: APRIL 25, 1984
 DRAWING No. CVC-87303 / 82-04.01
- 3) WEBTITLE AGENCY
 ABSTRACT No. WTA-15-014915
 DATED: MAY 14, 2015

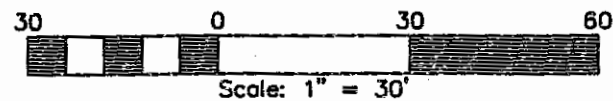
MAP OF A SURVEY
 OF LAND BELONGING TO
THE SANDRA BUNNELL ESTATE
 BEING PART OF LOT 3, SECTION 6, TOWN 2 OF THE TRIANGLE TRACT
 SITUATE IN THE
TOWN OF BERGEN
GENESEE COUNTY, NEW YORK
 AUGUST 12, 2015

I HEREBY CERTIFY TO:
 1) TAYLOR R. STEFANIAK
 2) JOHN F. D'ATURIZIO, ESQ.
 3) CHICAGO TITLE INSURANCE
 4) PHETERSON SPATORICO, LLP
 5) STATE OF NEW YORK MORTGAGE AGENCY
 THAT THIS MAP WAS MADE AUGUST 12, 2015 FROM
 NOTES OF A SURVEY COMPLETED AUGUST 6, 2015.



KEVIN M. O'DONOGHUE, L.S. No. 49514

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO
 THIS SURVEY MAP IS A VIOLATION OF SECTION 7209
 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.



WELCH & O'DONOGHUE
 LAND SURVEYORS, P.C.
 P.O. BOX 669
 8713 ROUTE 237
 STAFFORD, NEW YORK 14143

PH. (585) 343-5334
 FAX 343-5810

wosurvey@rochester.rr.com

JOB No. G15-4164S

T-05-BER-9-16



04/27/2016

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