



GENESEE COUNTY PLANNING BOARD ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-07-BETH-9-16**

Review Date **9/8/2016**

Municipality
Board Name
Applicant's Name

BETHANY, T.

ZONING BOARD OF APPEALS

Debbie Hartman

Referral Type
Variance(s)
Description:

Area Variance(s)

Area Variances to build a barn for a single-family home.

Accessory structure in front yard - not allowed.

Location
Zoning District

4624 Chaddock Rd., Bethany

Agricultural-Residential (A-R) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given the large front yard setback of the proposed structure and that it will be well screened from the road and neighboring properties, the variance 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, NY 14020-9404
Phone: (585) 815-7901

DEPARTMENT USE ONLY:
GCDP Referral # T-07-BETH-9-16



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
8/23/2016

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 10510 Bethany Center Road
City, State, Zip East Bethany NY 14054
Phone (585) 343-1399 Ext. _____

2. APPLICANT INFORMATION

Name Debbie Hartman
Address 4624 Chaddock Road
City, State, Zip East Bethany NY 14054
Phone (716) 864-3069 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Bethany

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 4624 Chaddock Road
B. Nearest intersecting road Molasses Hill Road
C. Tax Map Parcel Number 10.-1-77.112
D. Total area of the property 9.8 A Area of property to be disturbed approx 48'x32'
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
Article III, Section 301, Subsection C, Paragraph 1b
C. Please describe the nature of this request Requesting to construct an accessory building in front of the primary structure.

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 checked="" type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>maps</u> |
| <input 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 Thomas Douglas Title CEO/ZEO Phone (585) 356-0824 Ext. _____
Address, City, State, Zip 10510 Bethany Center Rd, E. Bethany, NY 14054 Email ceobethanyny@yahoo.com



TOWN OF BETHANY

Area Use Interpretation Variance

APPLICATION NO: AV1603

DATE: 8/20/16

PROPERTY OWNER: DEBBIE HARTMAN

ADDRESS: 4624 CHADDOCK RD PHONE NO: 716 864 3069
E. BETHANY NY

APPLICANT (if other than owner): same

ADDRESS: same PHONE NO: same

LOCATION OF PROPERTY: same

ZONING DISTRICT: A-R TAX MAP PARCEL NO: 10-1-77.112

PROVISION OF ZONING LAW INVOLVED:

ARTICLE: III SECTION: 301 SUBSEC: C PARA: 1 B

PURPOSE OF REQUEST: Requesting to construct an accessory building in front of primary structure. (see attached)

The owner must submit appropriate supporting materials including site plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps and any other materials that will assist the Board in understanding the request.

CERTIFICATION: 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 of work or use will be complied with whether specific herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or performance of construction.

Signature of Property Owner: [Signature] Date: 8/18/16
(only applications signed by the property owner may be considered)

OFFICE USE ONLY:

Amount/Date Fee Paid: _____/_____

Check No/Cash: _____

Planning Board Submission: _____

Planning Board Recommend: _____

G.C.P.B. Submission: _____

G.C.P.B Recommend: _____

Date Received: _____

500 ft Notification: _____

1st Public Hearing: _____

2nd Public Hearing: _____

ZBA Recommend: _____

Signature: _____

File Closed: _____

Agricultural Data Statement

Date 8/20/16

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	Owner if Different from Applicant
Name: <u>DEBBIE HARTMAN</u> Address: <u>4624 CHADDOCK RD</u> <u>E. BETHANY NY</u>	Name: <u>same</u> Address: _____ _____

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

2. Description of proposed project: Construct accessory building in front of primary building

3. Location of project: Address: 4624 CHADDOCK RD E BETHANY NY
 Tax Map Number (TMP) 10-1-77.112

4. Is this parcel within an Agricultural District? NO YES (Check with your local assessor if you do not know)
 5. If YES, Agricultural District Number 1
 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: _____ 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	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

Debbie Hartman
 Signature of Applicant

 Signature of Owner (if other than applicant)

Reviewed by: [Signature]
 Signature of Municipal Official

8/20/16
 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.

AV1603



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Creation Date: Apr 10, 2010 15:41
Modification Date: Apr 20, 2010 14:34

Average Scale: 1 inch = 95.8 feet

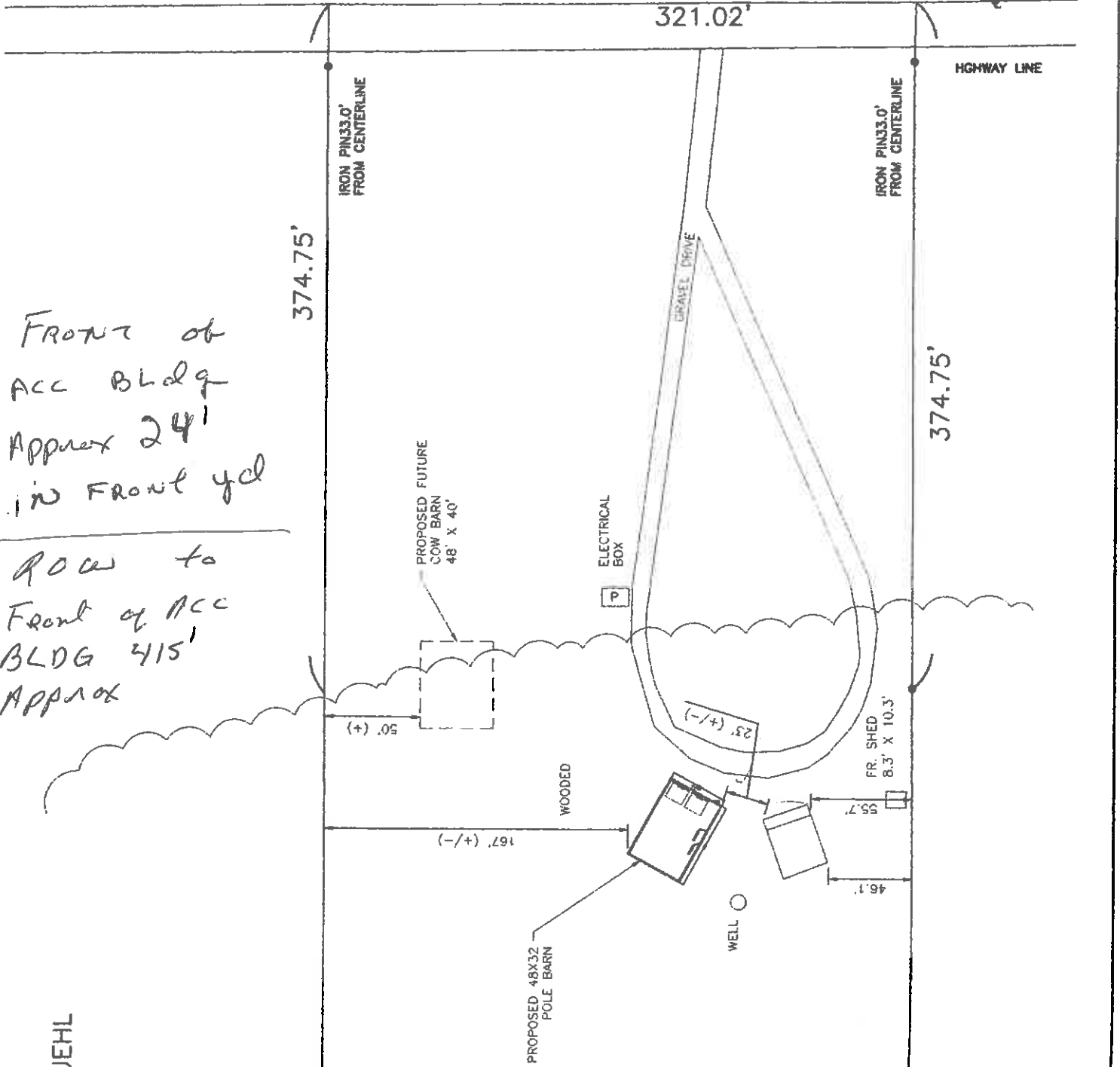
AV1603
Hartman

ANDREW SCHMIEDER, P.E.
11142 ALEXANDER ROAD, ATTICA, NY
(585) 297-3552

DRAWING TITLE: **SITE PLAN**
PROJECT NAME: **STORAGE BARN**
CLIENT: **R&R CONSTRUCTION**
4624 CHADDOCK ROAD EAST BETHANY, NY
ATTICA, NY

PROJECT NO.:	014-2016	PROJ. MGR.	ADS
DATE:	8-15-16	DRWN. BY:	ADS
SCALE:	1:50	CHKD. BY:	ADS
DRAWING NO.:	C-1		
SHEET NO.	5	of 5	

CHADDOCK ROAD (49.5' WIDE)
N 89°5'00"E
321.02'



FRONT of
ACC Bldg
Approx 24'
in front ycd

ROW to
Front of ACC
BLDG 415'
APPROX

JEHL

AV1403

Hartman

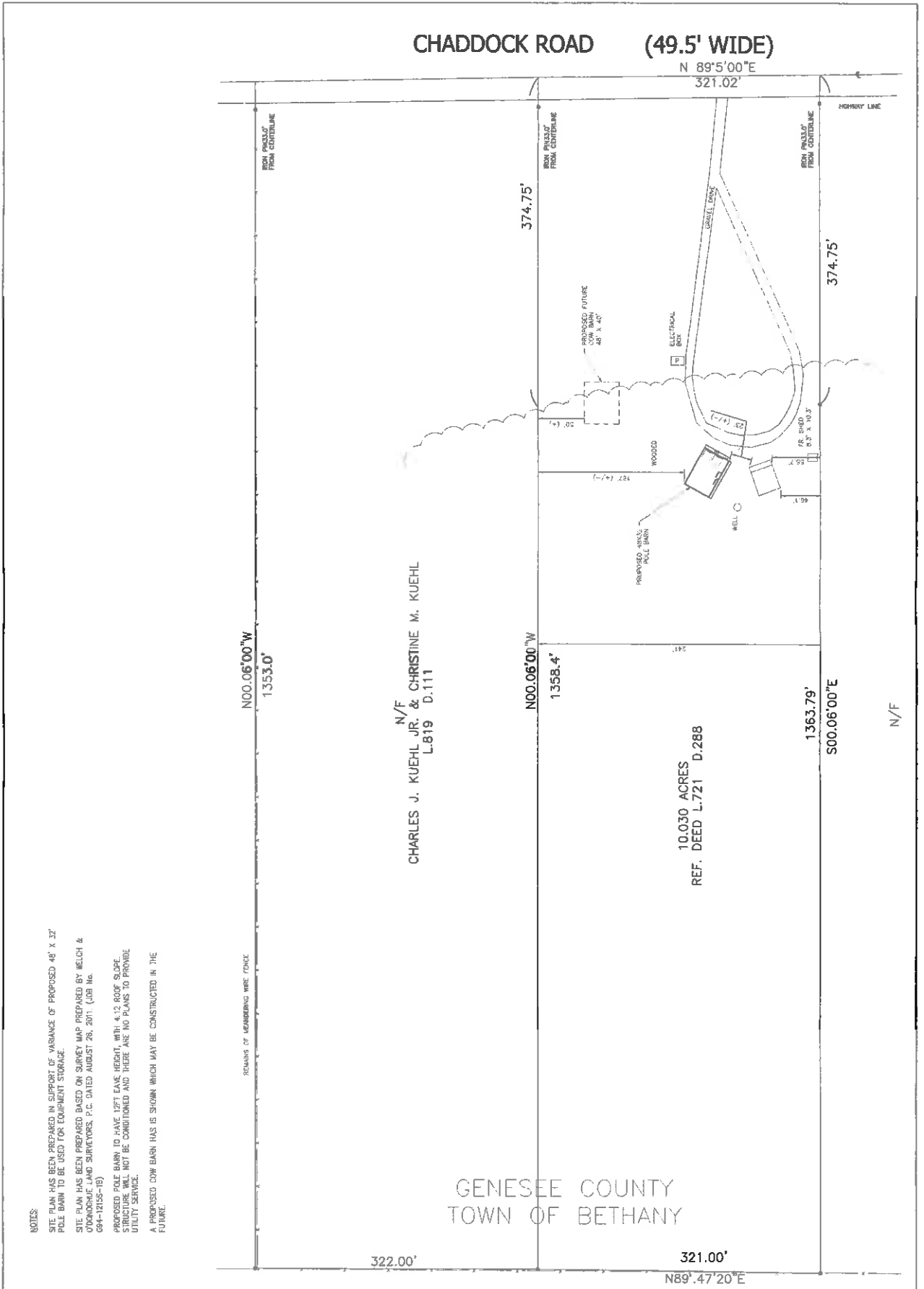
NO.	DATE	DESCRIPTION	REVISIONS
1			
2			
3			



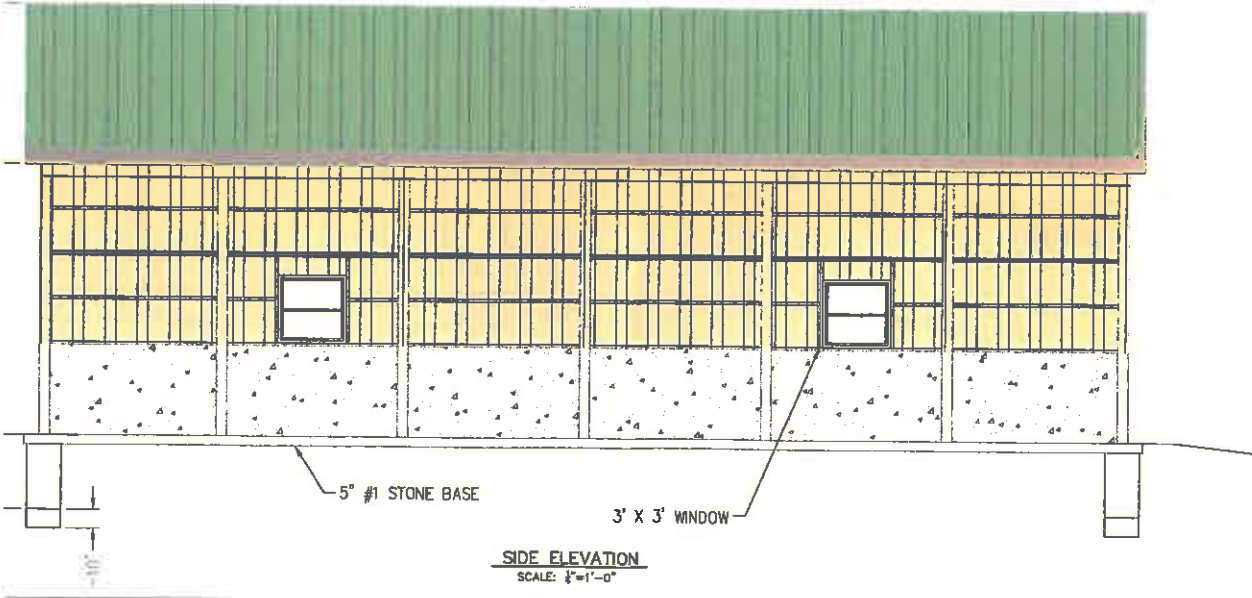
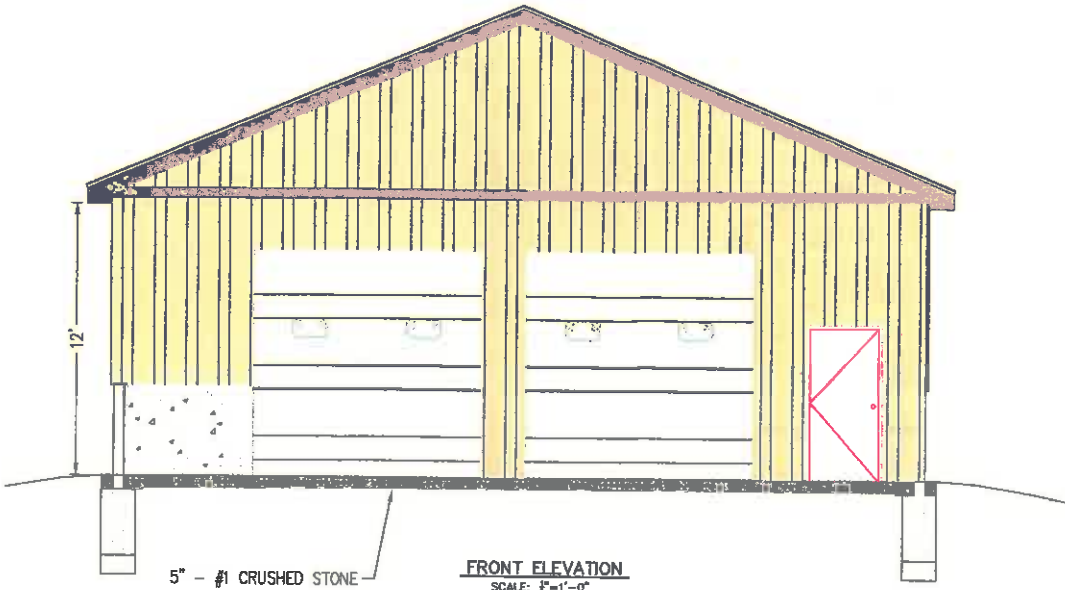
ANDREW SCHMIEDER, P.E.
 11142 ALEXANDER ROAD, ATTICA, NY
 (585) 297-3552

PROJECT NAME: STORAGE BARN
 CLIENT: R&R CONSTRUCTION
 ADDRESS: 4826 CHADDOCK ROAD EAST BETHANY, NY
 ATTICA, NY

PROJECT NO.	0748-2016
DATE	07-18-10
SCALE	1"=50'
DRAWING NO.	C-1
SHEET NO.	6 of 6



NOTES:
 1. SITE PLAN HAS BEEN PREPARED IN SUPPORT OF VARIANCE OF PROPOSED 48' X 32' POLE BARN TO BE USED FOR EQUIPMENT STORAGE.
 2. SITE PLAN HAS BEEN PREPARED BASED ON SURVEY MAP PREPARED BY WELCH & O'CONNOR LAND SURVEYORS, P.C. DATED AUGUST 28, 2011. (JOB NO. 094-12155-19)
 3. PROPOSED POLE BARN TO HAVE 12FT EAVE HEIGHT WITH 4:12 ROOF SLOPE. STRUCTURE WILL NOT BE CONDITIONED AND THERE ARE NO PLANS TO PROVIDE UTILITY SERVICE.
 4. A PROPOSED COW BARN HAS IS SHOWN WHICH MAY BE CONSTRUCTED IN THE FUTURE.



APPROVED FOR SUBMITTAL TO THE BOARD OF ARCHITECTS AND ENGINEERS OF THE STATE OF NEW YORK BY THE SIGNATURE OF THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT			
3	2	1	DATE
			DESCRIPTION
			REVISIONS



ANDREW SCHMIEDER, PE
 11142 ALEXANDER ROAD, ATTICA, NY
 (585) 287-3552

ELEVATIONS
 PROJECT NAME: STORAGE BARN
 4921 CHANDLER ROAD EAST MIDDLETOWN, NY
 CLIENT: R&R CONSTRUCTION
 ATTICA, NY

PROJECT NO.: 014-2016	PROJ. SUR: ADS
DATE: 3-4-16	DRAWN BY:
SCALE: AS SHOWN	CHECK BY: ADS
DRAWING NO: A-1	
SHEET NO: 2	of 2



Memo

To: Zoning Board of Appeals
From: Thomas J. Douglas
Code Enforcement Officer
Re: SEQR

This action, AV-11603 is an Area Variance only.

Therefore this action is covered under NYS Dept. of Environmental Conservation, Rules and Regulations, 6 NYCRR Part 617. State Environmental Quality Review (SEQR)

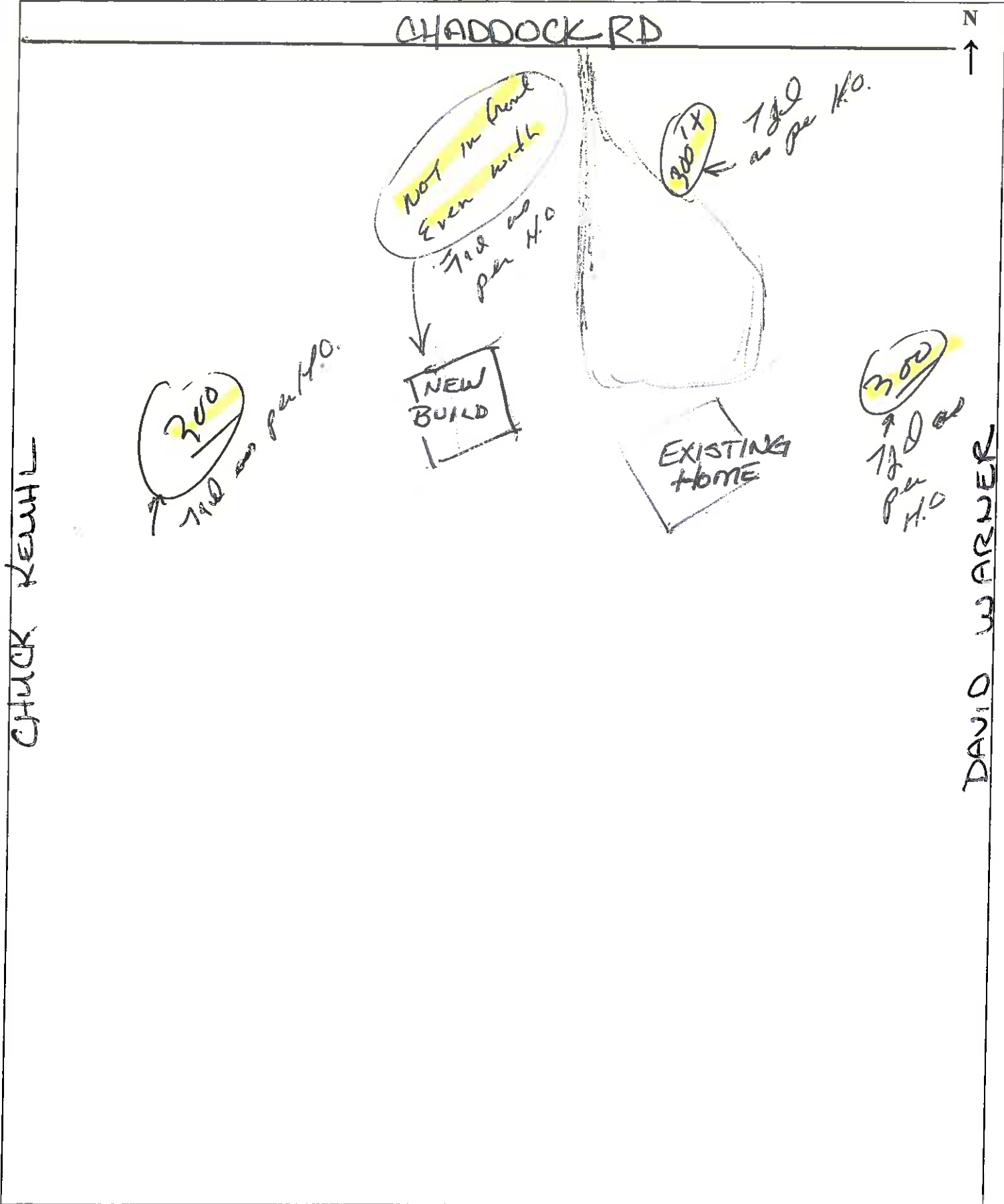
Section 617.5(C) (12) granting of individual setback and lot line variances; and Section 617.5(C) (13) granting of an area variance (s) for a single-family, two-family, or three-family residence, are listed as Type II actions not subject to review.

Hence no SEQR review is required as part of this action

PLOT DIAGRAM

Hartman AV1603

Locate clearly and distinctly all buildings, whether existing or proposed, and indicate all yard dimensions from property lines or provide copy of survey with information drawn on. Give identifying information or deed description, show street names and adjacent property owner names.



Hartman
AV1603

TOWN OF BETHANY

VARIANCE MEETING SCHEDULE

- > Town of Bethany Planning Board
10510 Bethany Center Road
East Bethany NY 14054
Date: 9/1/16
Day: Thursday
Time: 7:30 p.m.
- > Genesee County Planning Board
County Building #2
Batavia NY 14020
Date: 9/8/16
Day: Thursday
Time: 7:00 p.m.
(Arrive 15 min. early)
- > Town of Bethany Zoning Board of Appeals
10510 Bethany Center Road
East Bethany NY 10440
Date: 9/28/16
Day: Wednesday
Time: 7:30 p.m.
- > Public Hearing
10510 Bethany Center Road
East Bethany NY 14054
Date: 9/28/16
Day: Wednesday
Time: 7:30 PM

T-07-BETH-9-16



04/20/2016

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