



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

GCDP Referral ID **V-01-ELBA-6-17**

Review Date **6/8/2017**

Municipality
Board Name
Applicant's Name

ELBA, V.
ZONING BOARD OF APPEALS
Ross Walker

Referral Type
Variance(s)
Description:

Area Variance(s)
Area Variance to construct a 336 sq. ft. (24 x 14 ft.) garage for a single-family home.
Side Yard Setback
Minimum required: 15 ft.
Proposed: 4 ft.
Rear Yard Setback
Minimum required: 30 ft.
Proposed: 22.5 ft.

Location
Zoning District

37 S. Main St. (NYS Rt. 98), Elba
Residential (R-1) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed variance should pose no significant county-wide or inter-community impact. Neighboring properties exhibit similar such setbacks.

Director

June 8, 2017

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:
GENESSEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404

DEPARTMENT USE ONLY:
GCDP Referral # V-01-ELBA-6-17



GENESSEE COUNTY
PLANNING BOARD REFERRAL

RECEIVED
MAY 31 2017

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) Village of Elba ZBA
Address 7 Maple Ave PO Box 295
City, State, Zip Elba NY 14058
Phone 585 757-6889 Ext. _____

2. APPLICANT INFORMATION

Name Ross Walker
Address 37 South Main St.
City, State, Zip Elba NY 14058
Phone () - Ext. _____ Email _____

MUNICIPALITY: City Town Village of Elba

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 37 South Main St.
B. Nearest intersecting road West Avenue
C. Tax Map Parcel Number 5-1-48
D. Total area of the property .16 acres. Area of property to be disturbed 336 SQ FT.
E. Present zoning district(s) R1

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 Project does not meet the required setbacks.

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"/> Photos |
| <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.
Email to planning@co.genesee.ny.us

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

Name Loren Pflaumer Title Secretary Phone () 202-1540 Ext. _____
Address, City, State, Zip 31 Chapel St. Elba Email plumcreek4@rochester.rr.com

APPLICATION FOR ZONING and/or BUILDING PERMIT
VILLAGE OF ELBA, New York 14058

APPLICATION NUMBER: BF-2017-04-EV

APPLICATION DATE: 5/18/17

OWNER	Name: <u>Ross Walker</u>	APPLICANT <small>(IF OTHER THAN OWNER)</small>	Name: <u>Douglas C. Fronczak</u>
	Address: <u>375 South Main St</u>		Address: <u>25 Walnut St.</u>
	Phone #: <u>(585) 520-2672</u>		Phone #: <u>(585) 356-9284</u>
		<small>Check with the local Assessor</small>	

PROJECT SITE LOCATION: _____ Tax Map # (TMP) _____

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 Town Clerk. This application is **NON-TRANSFERRABLE** and is **NOT** a permit to commence work.

- 1 Application for Use: RESIDENTIAL ; COMMERCIAL ; INDUSTRIAL ; RECREATIONAL ; SITE PLAN
- 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: _____ x _____ 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 documentation.
- 9 Do you give the Town VALID CONSENT to do the required inspections? YES NO , If no, what procedures?
- 10 Name of Architect/Engineer _____ Telephone # _____
Address _____

11 Name of Contractor(s) Douglas C. Fronczak / Carpentier Telephone # (585) 356-9284
 Address 25 Walnut St., Batavia, N.Y. 14020

12 Estimated cost of the project? \$13,500,000 [Substantiation may be required] 13 Total Dwelling units: 1

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SO. FT.
HOUSE				
GARAGE	8'6"	24'	14'	336'
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL				
OTHER				
TOTAL SQ. FT.				<u>336'</u>

15 Describe the proposed project and use:
24'x14' Garage
Car Storage

[Use additional sheet(s) for more information]

*******SIGNATURE BLOCK*******
 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.

Ross Walker
 Signature - OWNER
5/18/17
 Date

Douglas C. Fronczak
 Signature - APPLICANT (if different than owner)
5/18/17
 Date

 Action taken by Zoning Enforcement Officer [Z.E.O.]: Approved Denied , Reason for denial: Schedule A
 Article III Section 301 Subsection B Paragraph 1B Briefly Describe: Doesn't meet the required setbacks Zoning District: R1

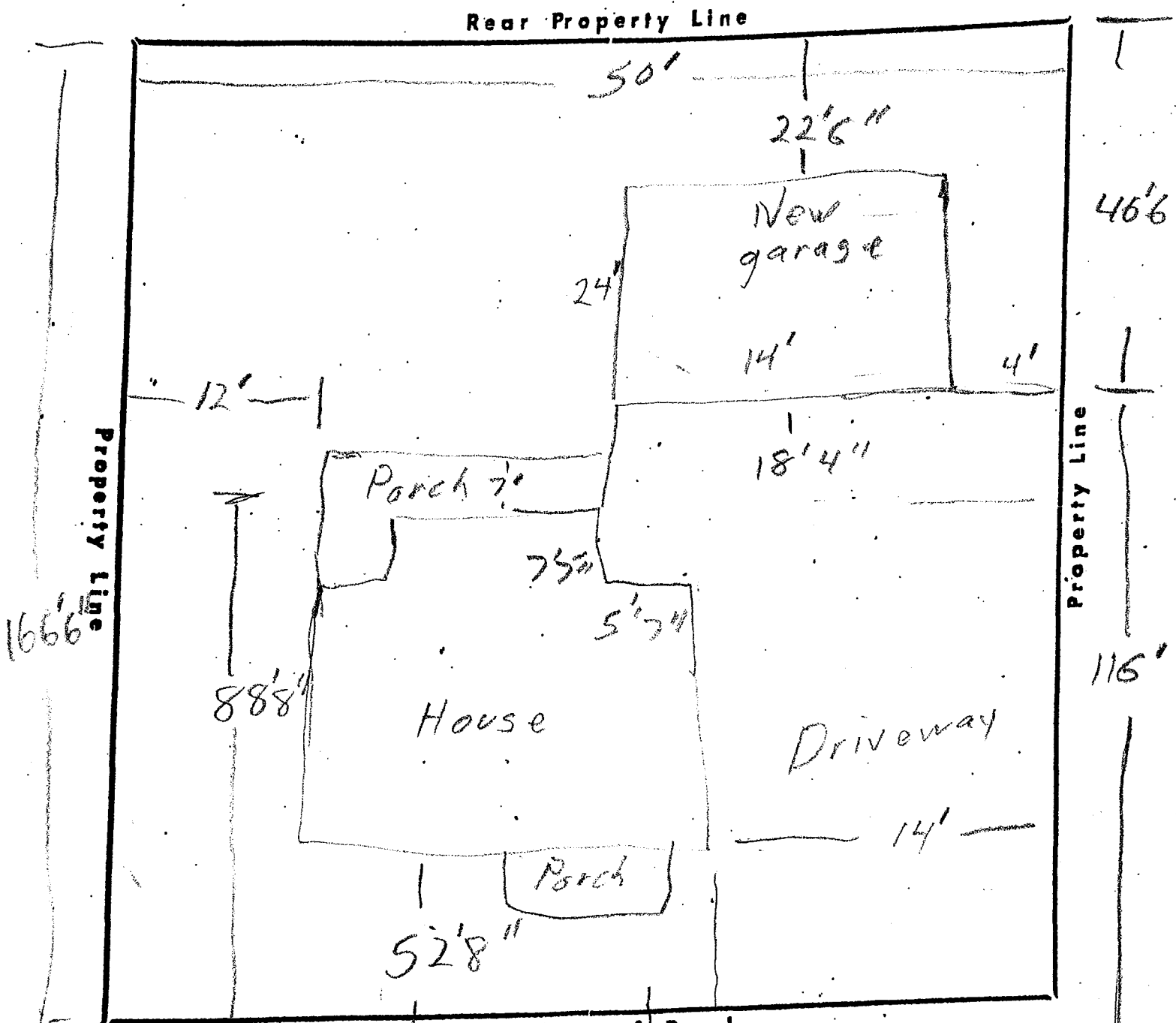
OFFICE USE ONLY	Attachments Required: _____	YES NO Wetlands <input type="checkbox"/> <input checked="" type="checkbox"/> Flood Plain <input type="checkbox"/> <input checked="" type="checkbox"/>	FEES: Cash _____ Check # _____ Receipt # _____	Special Use Variance <u>\$1,500</u> Public Hearing _____ TOTAL _____	Zoning Building _____ TOTAL _____
	Z.E.O.: <u>Macka McLaughlin</u>				
	Date of Action: <u>5-18-17</u>				

VILLAGE OF ELBA
Genesee County, New York

PLOT DIAGRAM

Locate clearly and distinctly all buildings, whether existing or proposed, and indicate all yard dimensions from property lines. Give identifying information or deed description, show street names and adjacent property owner names, and other information required.

The plot diagram of this application or on separate drawings, showing location of all buildings, existing or proposed, together with dimensions from property lines, the surface elevation of front yard at the front wall of the principal building as related to the surface of the street or highway, lot number, street names and type of lot (interior or corner) and lot description is a part of this application.



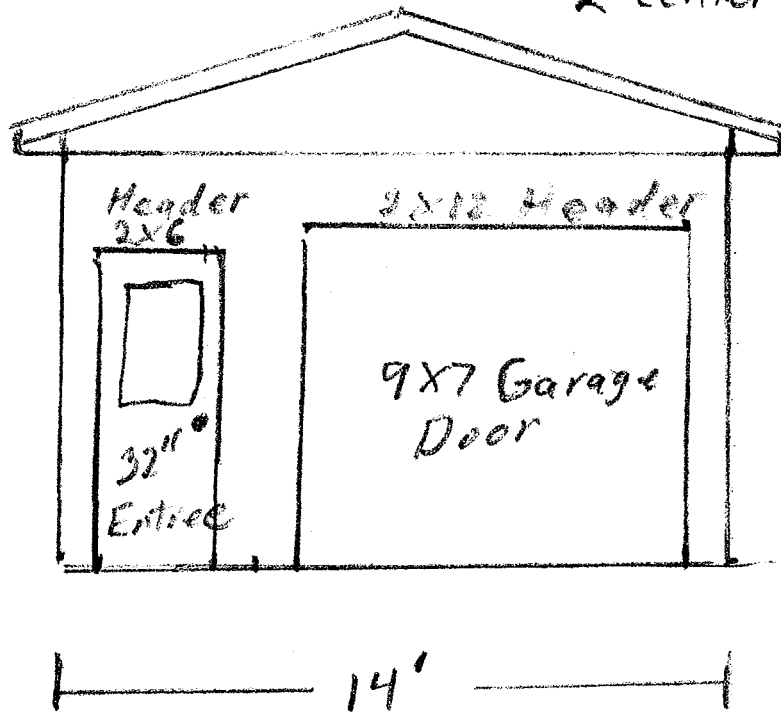
Douglas C. Froug
(Signature of Applicant)

375 South Main St. ELBA, N.Y.
(Address)

Ross Walter
375 S. Main St.
Elba, N.Y.

Front View
24x14 Garage

4/12 Pitch
14' Manufactured Trusses
with 1' overhangs at
2' Center Hurricane
Straps



8'6"
walls 2x4 at
16" Center
Sill plate
Protector
+
Bottom Treated
Sill plate

1/2" plywood Sheeting + House Wrap
on Entire Garage

Architectural Shingles + Vinyl Siding
to match House
Ridge Venting

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