

PLANNING & DEVELOPMENT COMMITTEE

Tuesday, June 19, 2018

6:00 pm

Council Board Room

One Batavia City Centre, Batavia NY

AGENDA

- I. Roll Call
- II. Call to Order
- III. Approval of Minutes – 5/15/18
- IV. Proposals

Address: *16 Otis St.*

Applicant: Dominic Cervone (owner)

Proposal 1: Recommendation to the ZBA to widen an existing 10.5' side loose stone driveway/parking area by placing an additional 6.5' of loose stone to the south side of the existing driveway/parking area in the front yard of this property

Actions: 1. Review application
2. Discussion and recommendation to the ZBA

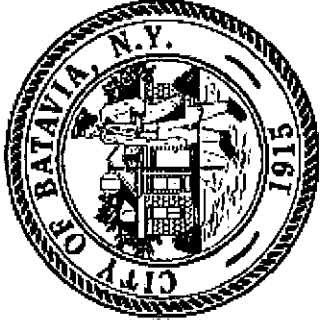
Address: *212 Richmond Ave.*

Applicant: Sarah Stumpf (owner)

Proposal 2: Recommendation to the ZBA to widen an existing 11.3' wide driveway by placing 4' of stone on the east side and 4.7' on the west side of the existing driveway

Actions: 1. Review application
2. Discussion and recommendation to the ZBA

- V. Other/ New Business/Updates
- VI. Setting of Next Meeting: July 17, 2018
- VII. Adjournment



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 5/22/18

Re: 16 Otis St.
Tax Parcel No. 84.074-2-20

Zoning Use District: R-2

The applicant, Dominic Cervone (owner), has applied for a permit to widen an existing 10.5' wide loose stone driveway/parking area by placing an additional 6.5' of loose stone to the south side of the existing driveway/parking area in the front yard of this property.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (13).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the right of way of a state parkway, thoroughway, expressway, road or highway

City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

Required variances- Area

- 1) **BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.**

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	9' (25%)	17' (47%)	8' (22%)

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:

GCDP 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) INFORMATIONBoard(s) PDC and ZBAName Dominic CervoneAddress One Batavia City CentreAddress 16 Otis St.City, State, Zip Batavia, NY 14020City, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. _____Phone (585) 813 - 4932 Ext. _____ Email _____**MUNICIPALITY:** ☒ **City** ☐ **Town** ☐ **Village of Batavia****3. TYPE OF REFERRAL:** (Check all applicable items)

- ☒ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other: _____

- Subdivision Proposal
☐ Preliminary
☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:A. Full Address 16 Otis St.B. Nearest intersecting road SumnerC. Tax Map Parcel Number 84.074-2-20

D. Total area of the property _____

Area of property to be disturbed _____

E. Present zoning district(s) R-2**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 _____

BMC 190-39 E (1)

C. Please describe the nature of this request Approval to widen existing stone driveway/parking by placing an additional 6.5' of loose stone on the south side of existing driveway located in the front yard.

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☒ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

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 Douglas RandallTitle Code Enf. OfficerPhone (585) 345 - 6327 Ext. _____Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020 Email drandall@batavianewyork.com



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

C-03-BAT-6-18

Review Date

6/14/2018

Municipality

BATAVIA, C.

Board Name

ZONING BOARD OF APPEALS

Applicant's Name

Dominic Cervone

Referral Type

Variance(s)

Area Variance(s)

Description:

Area Variance to widen a driveway for a single-family home.

Driveway Width

Maximum allowed (25% of lot frontage): 9 ft.

Existing: 10.5 ft. (29%)

Proposed: 17 ft. (47%)

Location

16 Otis St., Batavia

Zoning District

Residential (R-2) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that neighboring properties exhibit similar size driveways, the proposed variance should pose no significant county-wide or inter-community impact.

Director

June 14, 2018

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.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____
Hearing Date/Time: _____

APPLICANT: Dominic Cerrone
Name _____ E-Mail Address _____
16 Otis St.
Street Address _____ Phone _____ Fax _____
BATAVIA NY 14028
City State Zip

STATUS: ☒ Owner _____ Agent for Owner _____ Contractor _____

OWNER: 1
Name _____ E-Mail Address _____
Street Address _____ Phone _____ Fax _____
City _____ State _____ Zip _____

LOCATION OF PROPERTY: 16 OTIS ST. BATAVIA NY

DETAILED DESCRIPTION OF REQUEST: NEED Room for additional
car for my children to drive to work, school
etc.

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Dominic Cerrone 5/18/2018
Applicant's Signature Date
Dominic Cerrone 5/18/2018
Owner's Signature Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.074-2-20 ZONING DISTRICT: R-2 FLOOD PLAIN: C

TYPE OF APPEAL: ☒ Area Variance ☒ FEE: ☒ \$50 (One or Two Family Use)
☐ Use Variance ☐ \$100 (All other Uses)
☐ Interpretation
☐ Decision of Planning Committee

Provision(s) of the Zoning Ordinance Appealed: 190-39 E(1) driveways and parking
spaces in front yards may not exceed 25% of lot width.

Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.

NO

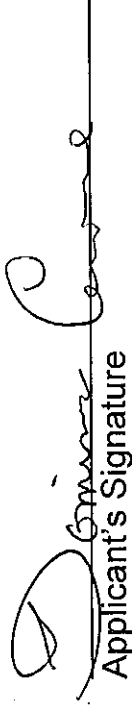
2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. NO

3. **Substantiality.** The requested area variance is not substantial. NO

4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.

NO

5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. NO


Applicant's Signature

5/18/2018
Date



Permit No. _____
Date: _____

DRIVEWAY AND PARKING SPACE PERMIT
\$10 fee – Please attach Survey / Illustration

ADDRESS OF PROPERTY: 16 OTIS ST. BATAVIA N.Y.

OWNER: DOMINIC CERVONE
Name _____ E-mail Address _____
16 OTIS ST. (585) 813-4932
Street Address _____ Phone _____
BATAVIA N.Y. 14020
City _____ State _____ Zip _____

CONTRACTOR: OWNER
Name _____ E-mail Address _____

Street Address _____ Phone _____

City _____ State _____ Zip _____

Dominic Cervone
Owner/Contractor's Signature _____ Date 5/18/2018

DIMENSIONS OF EXISTING DRIVEWAY: Width 10'6" Length 19'

DIMENSIONS OF NEW DRIVEWAY / ADDITION: Width 6'6" Length 19'

SURFACE MATERIAL: Existing STONE Proposed STONE

To be filled out by Zoning Enforcement Officer

TAX PARCEL: 84.074-2-20 ZONING DISTRICT: R-2 SURVEY: Yes

DIMENSIONS OF LOT: Lot Frontage 36' Front Yard 36'

PERCENTAGE OF LOT FRONTAGE: 47 proposed SURFACE MATERIAL: Stone

APPROVED: _____ AREA VARIANCE: _____ GRADE PLAN: _____

ISSUING OFFICER: _____ DATE: _____

9' permitted @ 25%
17' proposed @ 47%
8' over 22% over ZBA Reg.



OTIS ST

DAVID S. LAMENDOLA
GREGORY W. TOWNSEND
Licensed Land Surveyors
206 East Main Street
Batavia, New York 14020
Phone (585) 344-1331
Fax (585) 343-2691

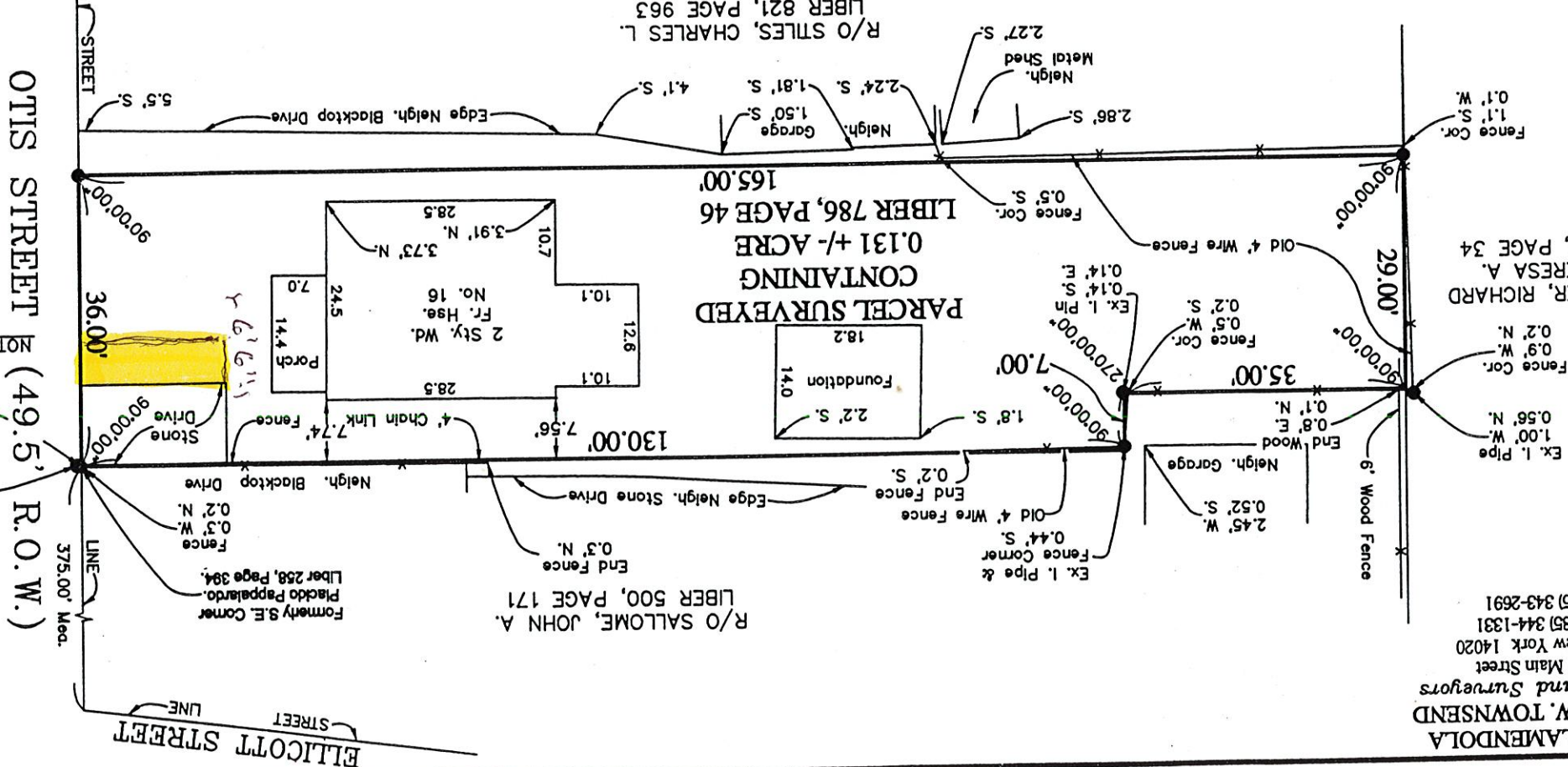
"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYORS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION. CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

I, GREGORY W. TOWNSEND, CERTIFY TO:
BOYLAN, MORTON & WHITING, LLP.
DOMINIC CERVONE, JR.
THE BANK OF CASTILE.
NEW YORK BANKERS TITLE AGENCY WEST, LLC.

REFERENCES
SURVEY MAP NO. 01-118 BY DAVID S. LAMENDOLA, L.S., REVISED JULY 03, 2001.
LIBER 282 OF DEEDS, PAGE 134.

LEGEND
● EXISTING IRON PIN

PARCEL SURVEYED
CONTAINING
0.131 +/- ACRE
LIBER 786, PAGE 46



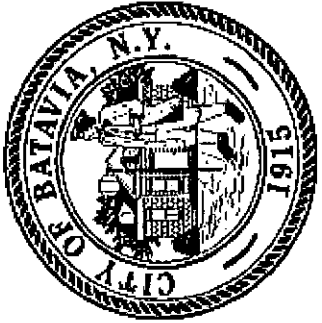
NOTE:
There is no evidence in the field
of the right of way to Socony-Vacuum
Oil Company, Inc., filed at Liber
285 of Deeds, page 70 and Liber 286
of Deeds, page 48.

BOUNDARY SURVEY SHOWING THE PARCEL
TO BE CONVEYED BEING PART OF ORIGINAL
VILLAGE LOT NO. 37, SITUATE IN THE
CITY OF BATAVIA, COUNTY OF GENESEE AND
STATE OF NEW YORK.

AUGUST 05, 2004
JOB NO. 04-157
SCALE 1" = 20'

DATE
N.Y.S.R.L.S. No. 50249

Gregory W. Townsend
08/05/04



City of Batavia
Department of Public Works
Bureau of Inspections

One Batavia City Center, Batavia, New York 14020 (585)-345-6345 (585)-345-1385 (fax)

To: Genesee County Planning
Planning and Development Committee
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 6/1/18

Re: 212 Richmond Ave.
Tax Parcel No. 71.018-1-39

Zoning Use District: R-1

The applicant, Sarah Stumpf (owner), has applied for a permit to widen an existing 11.3' wide driveway by placing 4' stone on the east side and 4.7' on the west side of the existing driveway.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQR 6 NYCRR Part 617.5 (c) (13).

Review and Approval Procedures:

County Planning Board- Pursuant to General Municipal Law 239 m, referral to the County Planning Board is required since the property is within 500 feet of the boundary of county or state owned land on which a public building or institution is situated.

City Planning and Development Committee- Pursuant to section 190-49 C. of the zoning ordinance, the Planning and Development Committee shall review and make recommendations to the ZBA for applications that include parking variances.

Zoning Board of Appeals- Pursuant to BMC Sec. 190-49 of the zoning ordinance, the ZBA shall review and act on required variances.

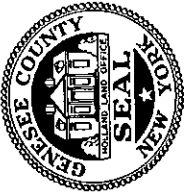
Required variances- Area

1) BMC Sec. 190-39 E (1) The width of driveways shall not exceed 25% of the lot frontage.

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	16.5' (25%)	20' (30%)	3.5' (5%)

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) 344-2580 Ext. 5467



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:

GCDP 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) PDC and ZBA

Name Asrah Strumpf

Address One Batavia City Centre

Address 212 Richmond Ave.

City, State, Zip Batavia, NY 14020

City, State, Zip Batavia, NY 14020

Phone (585) 345 - 6347 Ext.

Phone (716) 698 - 6146 Ext.

Email sarahstrumpf@yahoo.com

MUNICIPALITY: ☒ City ☐ Town ☐ Village of Batavia

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

- ☒ Area Variance
☐ Use Variance
☐ Special Use Permit
☐ Site Plan Review

- ☐ Zoning Map Change
☐ Zoning Text Amendments
☐ Comprehensive Plan/Update
☐ Other:

- Subdivision Proposal
☐ Preliminary
☐ Final

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

A. Full Address 212 Richmond Ave.

B. Nearest intersecting road Woodrow

C. Tax Map Parcel Number 71.018-1-39

D. Total area of the property

Area of property to be disturbed

E. Present zoning district(s) R-1

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

BMC 190-39 E(1)

C. Please describe the nature of this request Approval to widen driveway in front yard

6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- ☒ Local application
☐ Site plan
☐ Subdivision plot plans
☐ SEQR forms

- ☐ Zoning text/map amendments
☐ Location map or tax maps
☐ Elevation drawings
☐ Agricultural data statement

- ☐ New or updated comprehensive plan
☒ Photos
☒ Other: Cover letter

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 Douglas Randall

Title Code Enf. Officer

Phone (585) 345 - 6327

Ext.

Address, City, State, Zip One Batavia City Centre, Batavia, NY 14020

Email drandall@batavianewyork.com



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID C-04-BAT-6-18

Review Date 6/14/2018

Municipality

Board Name

Applicant's Name

Referral Type

Variance(s)

Description:

BATAVIA, C.

ZONING BOARD OF APPEALS

Sarah Strumpf

Area Variance(s)

Area Variance to widen a driveway for a single-family home.

Driveway Width

Maximum allowed (25% of lot frontage): 16.5 ft.

Existing: 11.3 ft. (17%)

Proposed: 20 ft. (30%)

Location

Zoning District

212 Richmond Ave., Batavia

Residential (R-1) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that neighboring properties exhibit similar size driveways, the proposed variance should pose no significant county-wide or inter-community impact.

Director

June 14, 2018

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.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: _____
Hearing Date/Time: _____

APPLICANT:

Name Sarah Strumpf SarahStrumpf@yahoo.com
Street Address 212 Richmond Ave E-Mail Address 716 698 6146
City Batavia State NY Phone 14020
Zip _____

STATUS:

☒ Owner _____ Agent for Owner _____ Contractor _____

OWNER:

Name Sarah Strumpf SarahStrumpf@yahoo.com
Street Address 212 Richmond Ave E-Mail Address 716 698 6146
City Batavia State NY Phone 14020
Zip _____

LOCATION OF PROPERTY: 212 Richmond Ave. Batavia, NY 14020

DETAILED DESCRIPTION OF REQUEST:

Widen driveway from 11.3' to 20'
to allow for two cars to park side by side.

Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals, aesthetics and general welfare of the community or neighborhood.

Sarah Strumpf

Applicant's Signature

Date

5/23/18

Sarah Strumpf

Owner's Signature

Date

5/23/18

To be Filled out by Zoning Officer

TAX PARCEL: 71.018-1-39

ZONING DISTRICT: R-1

FLOOD PLAIN: C

TYPE OF APPEAL:

☒ Area Variance
☐ Use Variance
☐ Interpretation
☐ Decision of Planning Committee

FEE: ☒ \$50 (One or Two Family Use)
☐ \$100 (All other Uses)

Provision(s) of the Zoning Ordinance Appealed:

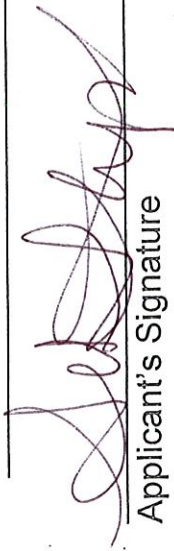
BMC 190-39 E(1)

Criteria to Support Area Variance

In making its determination, the zoning Board of Appeals shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety, moral, aesthetics and welfare of the neighborhood or community. The Zoning Board of Appeals shall consider the following test, as per §81-b of the General City Law when making its determination:

Explain how the proposal conforms to EACH of the following requirements:

1. **Undesirable Change in neighborhood Character.** The granting of the variance will not produce an undesirable change in the neighborhood or a detriment to nearby properties.
yes, it will not.
2. **Alternative Cure Sought.** There are no other means feasible for the applicant to pursue that would result in the difficulty being avoided or remedied, other than the granting of the area variance. yes, there are no other means.
3. **Substantiality.** The requested area variance is not substantial. yes, it is not substantial.
4. **Adverse Effect or Impact.** The requested variance will not have an adverse effect or impact on the physical or environmental condition in the neighborhood or community.
yes, there will be no adverse effect or impact.
5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title. yes, it is not self-created.


Applicant's Signature

5/23/18
Date



Permit No. _____
Date: 5/23/18

DRIVEWAY AND PARKING SPACE PERMIT
\$10 fee – Please attach Survey / Illustration

ADDRESS OF PROPERTY: 212 Richmond Ave.

OWNER:

Name Sarah Strumpf E-mail Address Sarahstrumpf@yahoo.com

Street Address 212 Richmond Ave. Phone 716 698 6146

City Batavia State NY Zip 14020

CONTRACTOR:

Name Dan Rebmann Masonry E-mail Address N/A

Street Address 3594 Pile Road Phone (716) 560-2683

City Batavia State NY Zip 14020

Owner/Contractor's Signature [Signature] Date 5/23/18

DIMENSIONS OF EXISTING DRIVEWAY:

Width 11.3' Length 41'

DIMENSIONS OF NEW DRIVEWAY / ADDITION:

Width 20' Length 41'

SURFACE MATERIAL: Existing Stone Proposed _____

To be filled out by Zoning Enforcement Officer

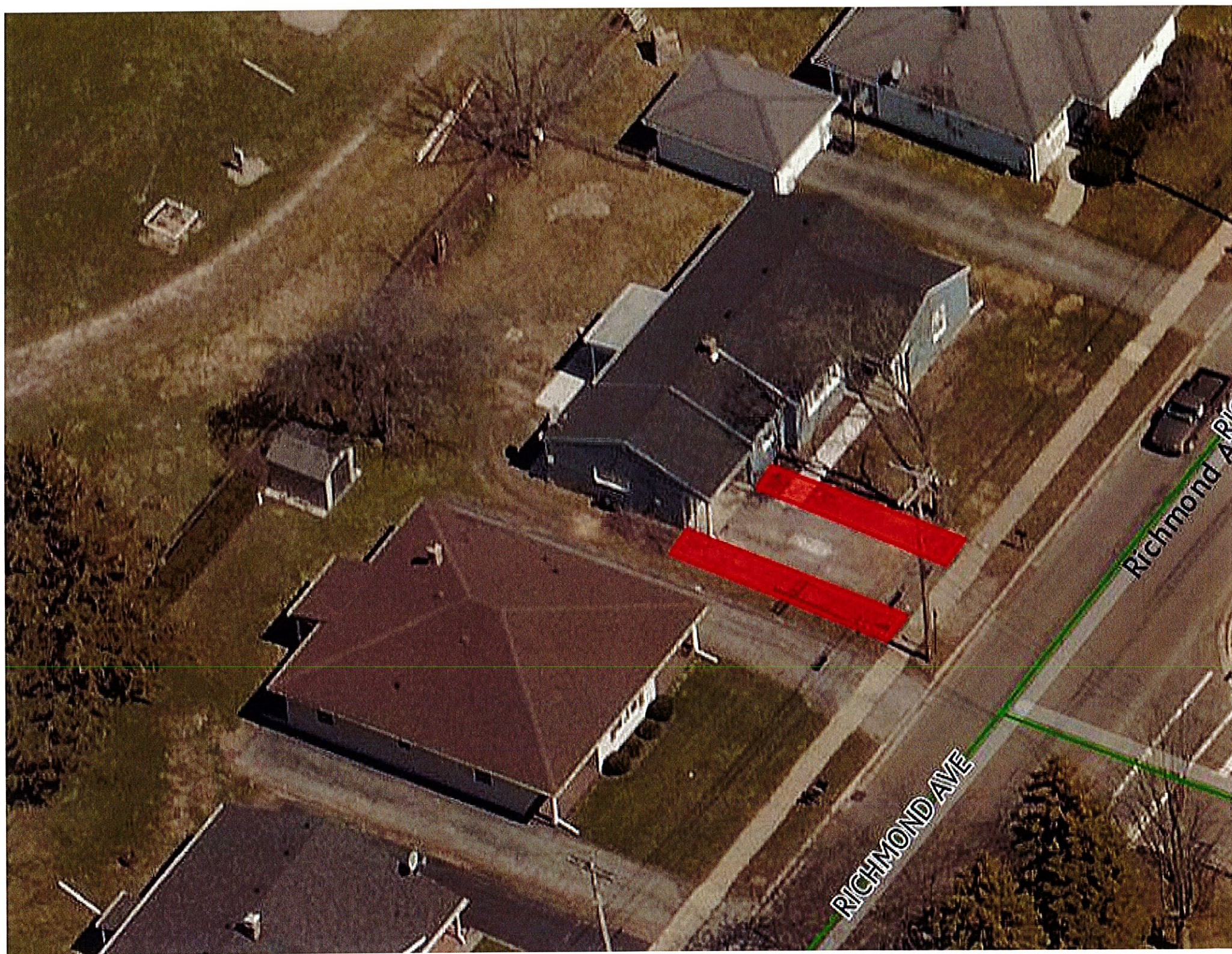
TAX PARCEL: _____ ZONING DISTRICT: _____ SURVEY: _____

DIMENSIONS OF LOT: Lot Frontage _____ Front Yard _____

PERCENTAGE OF LOT FRONTAGE: _____ SURFACE MATERIAL: _____

APPROVED: _____ AREA VARIANCE: _____ GRADE PLAN: _____

ISSUING OFFICER: _____ DATE: _____

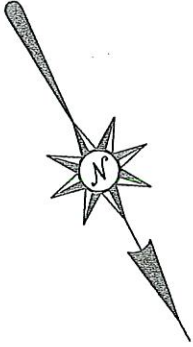


GREGORY W. TOWNSEND
Licensed Land Surveyor
115 Washington Avenue
Batavia, New York 14020
Phone (585) 344-1331
Fax (585) 219-4313

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."

"ONLY COPIES FROM THE ORIGINAL OF THIS LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND ASSOCIATION ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, LENDING INSTITUTION AND LENDING INSTITUTION CERTIFICATION, CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."



LEGEND

REFERENCE
RUSSELL & HOLDEN SUBDIVISION FILED
AT BOOK 5 OF MAPS, PAGE 224

BOUNDARY SURVEY SHOWING THE PARCEL
TO BE CONVEYED BEING PART OF ORIGINAL
VILLAGE LOTS NOS. 4 & 5 AND DISTINGUISHED
AS PART OF SUBDIVISION LOT NO. 28. SITUATE
IN THE CITY OF BATAVIA, COUNTY OF GENESEE
AND STATE OF NEW YORK.

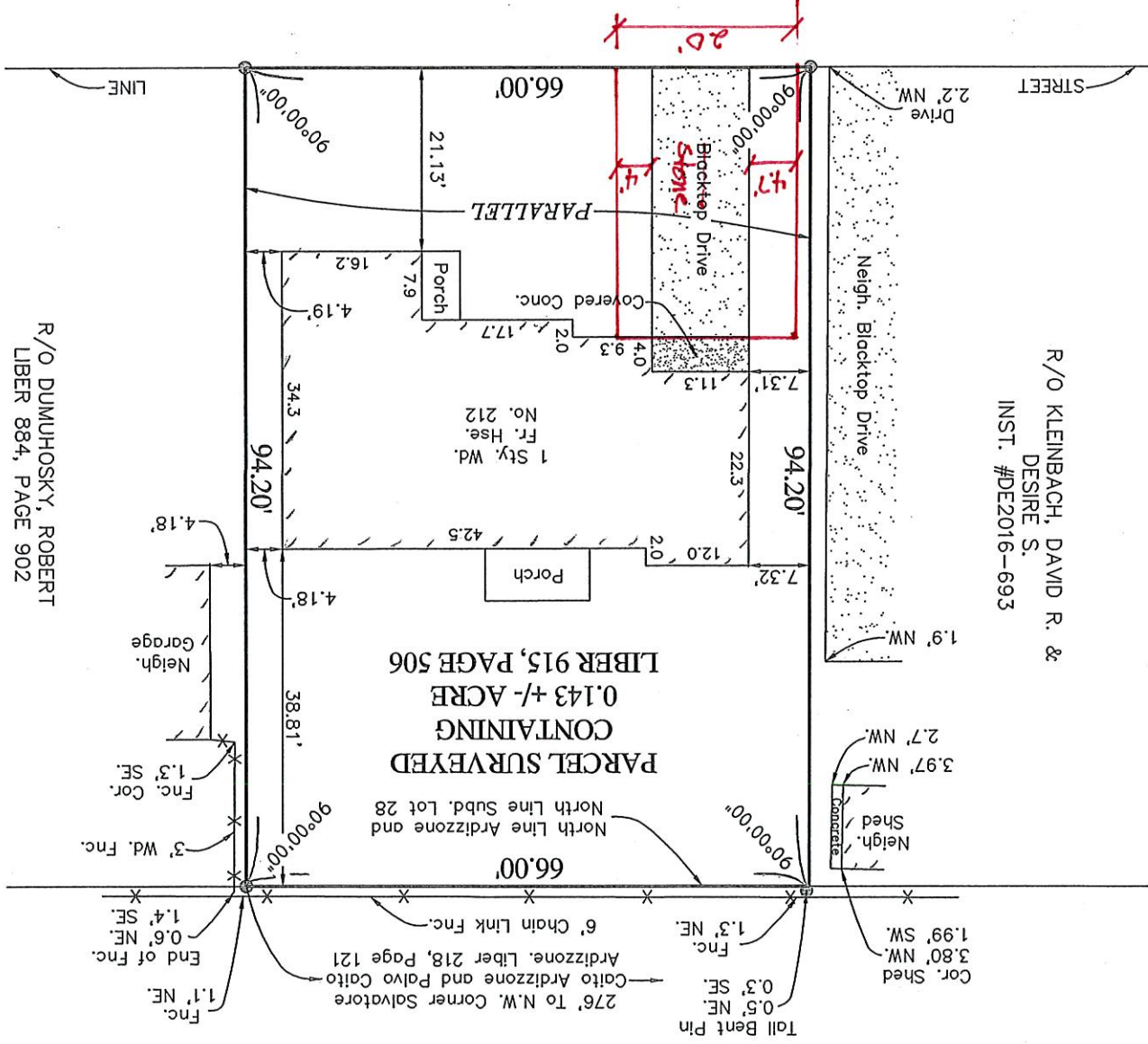
JANUARY 15, 2015
JOB NO. 18-13
SCALE 1" = 20'

JOB NO. 18-13

DATE _____

N.Y.S.R.L.S. NO. 50249

R/O THE DIOCESE OF BUFFALO, NY
LIBER 310, PAGE 334



R/O KLEINBACH, DAVID R. &
DESIRE S.
INST. #DE2016-693

R/O DUMUHOSSKY, ROBERT
LIBER 884, PAGE 902

RICHMOND AVENUE EXTENSION (50.0' R.O.W.)