

# ZONING BOARD OF APPEALS

Thursday, May 28, 2015

6:00 pm

Council Board Room

One Batavia City Centre, Batavia, NY

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## AGENDA

- I. Roll Call
- II. Call to order
- III. Pledge of Allegiance
- IV. Approval of March 26, 2015 minutes
- V. Statement about the role of the Zoning Board of Appeals and the procedure it follows
- VI. Variance Requests

**A. Request #1**

*10 Highland Park*

Kentt Monteleone, owner

Area Variance:

Construction of an 8' x 21' addition on the east side of this one family dwelling and extension of an existing wood frame deck by adding an 8' x 12' section on the south side of the proposed addition. A portion of the new construction will be located within the side yard setback on the east side of the dwelling

- 1. Review application
- 2. Public hearing and discussion
- 3. Action by the board

**B. Request #2**

*6 Douglas Street*

Ronald Jackett, owner

Area Variance:

Construction of a one story attached garage with breezeway and enclosed patio on the west side of an existing one story dwelling. A portion of the proposed addition is located within the west side yard and rear (north) yard clear spaces

- 1. Review application
- 2. Public hearing and discussion
- 3. Action by the board

**C. Request #3**

*10 Park Avenue*

Sarah Rosenbeck, owner

Area Variance: Construction of a pressure treated wood frame deck between the existing dwelling and garage structures. The proposed location is within the side yard clear space along the south side property line

1. Review application
2. Public hearing and discussion
3. Action by the board

**D. Request #4**      *139 Jackson Street*  
Joann M. Fisher-Plath, owner

Area Variance: Widen an existing 15' wide asphalt driveway by placing an additional width of 4' of asphalt to the south side of the existing driveway

1. Review application
2. Public hearing and discussion
3. SEQR
4. Action by the board

VII. Setting of Next Meeting: June 25, 2015

VIII. Adjournment

# **ZONING BOARD OF APPEALS**

## ***Minutes***

**Thursday, March 26, 2015**

***6:00 pm***

**Council Board Room**

**One Batavia City Centre, Batavia NY**

Members present: *William Hayes, Lee Hyatt, Sandra Licata, Paul McCarthy*

Others present: Meg Chilano - Recording Secretary, Doug Randall - Code Enforcement Officer

### **I. Roll Call**

Roll call of the members was conducted. Four members were present and Acting Chairman Hayes declared a quorum.

### **II. Call to Order**

Mr. Hayes called the meeting to order at 6:04 pm.

### **III. Pledge of Allegiance**

### **IV. Approval of Minutes from February 26, 2015 Meeting**

Mr. McCarthy moved to accept the minutes as written; the motion was seconded by Dr. Licata, and on roll call, was approved 4-0.

**Result: Approval of February 26, 2015 minutes.**

### **V. Zoning Board of Appeals Statement**

Mr. Hayes read a statement regarding the role of the Zoning Board of Appeals and the procedures it follows.

### **VI. Variance Requests**

- A. Construction of a non-permanent metal wheelchair ramp within the side yard clear space along the north property line of this one family residential property

Address: *11 Hutchins Street*

Applicant: Juan Santiago, contractor

Actions: 1. Public hearing

2. Action by the board

## **1. Public Hearing**

Dr. Licata read the proposal for the board. Acting Chairman Hayes opened the public hearing at 6:09 pm. Mr. Santiago was available to speak about the project. He stated that the ramp is needed to enable a 12-year-old child with severe disabilities to get into and out of the house. He said that the ramp is in compliance with ADA guidelines for use in a private residence and is the most cost effective solution for the situation. Mr. Hayes closed the public hearing at 6:11 pm.

## **2. Action by the Board**

Dr. Licata asked if there is room in the front for the ramp. Mr. Santiago replied that there is not enough space between the sidewalk and the front step to achieve the proper slope. Mr. McCarthy noted that the ramp would have to be fastened down securely in order to be safe, so he wanted to know in what way the ramp is portable. Mr. Santiago explained that the ramp is not portable; it is modular. According to Mr. Santiago, modular refers to the type of construction. He said it is designed to be minimally attached. Manufacturer specifications require a spike at the bottom of the ramp and two screws that attach to the door sill. He said that in most cases the ramps are intended for temporary use by either the elderly or people intending to move from one residence to another.

Mr. McCarthy expressed concern about access to the back of the house. Installation of the ramp might mean the back yard would not be accessible on that side of the house. Mr. Hayes asked Mr. Randall if the Fire Department requires access to the back of the house on both sides. Mr. Randall responded that they do require access on both sides but not by vehicle. He indicated that if a firefighter needed to get past the ramp, he or she would be able to. Dr. Licata asked about recommendations, and Mr. Randall reported that the Genesee County Planning Board recommended approval. Mr. Hyatt asked if the neighbor to the north would be able to make repairs to the side of his house and it was determined that he would have room.

Mr. Hyatt asked how long disassembly would take if it was necessary to remove the ramp. Mr. Santiago answered that it should take about 30 minutes. Mr. Hyatt asked how often the ramp would be used. Mr. Santiago said that the ramp would be use three to five times per week. According to Mr. Santiago, the child for whom the ramp is intended attends rehabilitative classes.

**MOTION:** Dr. Licata moved to approve the variance as proposed; the motion was seconded by Mr. McCarthy, and on roll call, was approved 4-0.

**Result: Approval of Area Variance.**



**VII. Setting of Next Meeting: April 23, 2015**

**VIII. Adjournment**

Mr. Hayes made a motion to adjourn the meeting at 6:23 pm. Mr. Hyatt seconded. All voted in favor.

Respectfully submitted,

Meg Chilano



*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  
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 4/27/15 (revised 5/20/15)

Re: **6 Douglas St.**  
Tax Parcel No. 71.082-1-59.1

Zoning Use District: R-1A

The applicant, Ronald Jackett (owner), has filed an application to construct a one story attached garage with breezeway and enclosed patio on the west side of an existing one story dwelling. A portion of the proposed addition is located within the west side yard and rear (north) yard clear spaces. ~~The new driveway will exceed the maximum permitted width by 6".~~

**Revised 5/20/15 - The applicant has withdrawn his request to exceed the maximum permitted driveway width.**

**Note:** The addition 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) (10).

~~The area variance for the driveway width is an unlisted action and is subject to SEQR. The Zoning Board of Appeals will be lead agency.~~

**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 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 recommendation 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. 190-29 A. and Schedule I

	<u>Required</u>	<u>Proposed</u>	<u>Difference</u>
Side yard clear space (min)	8'	6.33'	1.67'
Rear yard clear space	35'	22.42'	12.58'

~~2) BMC 190-39 E (1) Driveway width—Residential driveways located in front yards are not permitted to exceed 25% of the lot frontage.~~

	<u>Permitted</u>	<u>Proposed</u>	<u>Difference</u>
Driveway width	17.5'	18'	.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

**DEPARTMENT USE ONLY:**

GCDP Referral # \_\_\_\_\_



**\* 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) Zoning Board of AppealsAddress One Batavia City CentreCity, State, Zip Batavia, NY 14020Phone (585) 345 - 6347 Ext. \_\_\_\_\_**2. APPLICANT INFORMATION**Name Ronald JackettAddress 6 Douglas St.City, State, Zip Batavia, NY 14020Phone (585) 219 - 4677 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 6 Douglas St.B. Nearest intersecting road State St.C. Tax Map Parcel Number 71.082-1-59.1

D. Total area of the property \_\_\_\_\_ Area of property to be disturbed \_\_\_\_\_

E. Present zoning district(s) R-1A**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 190-29 A and Schedule 1 (setback) and BMC 190-39 E (1) (driveway)C. Please describe the nature of this request Approval to place a portion of the one story residential addition within the side and rear yard set backs and to exceed the maximum driveway width.**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](mailto: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  
ZONING REFERRALS NOTICE OF FINAL  
ACTION**

GCDP Referral ID **C-15-BAT-5-15**

Review Date **5/14/2015**

Municipality  
Board Name  
Applicant's Name

**BATAVIA, C.**

**ZONING BOARD OF APPEALS**

**Ronald Jackett**

Referral Type  
Variance(s)  
Description:

**Area Variance(s)**

**Area Variances for an addition and new driveway for a single-family home.**

**Side Yard Setback**

**Minimum required: 8 ft.; Proposed: 6.33 ft.**

**Rear Yard Setback**

**Minimum required: 35 ft.; Proposed: 22.42 ft.**

**Driveway Width**

**Maximum allowed (25% of lot frontage): 17.5 ft.**

**Proposed: 18 ft. (25.7%)**

Location  
Zoning District

**6 Douglas St., Batavia**

**Residential (R-1A) District**

**PLANNING BOARD DECISION**

**APPROVAL**

**EXPLANATION:**

**Given that the proposed variances are not significant and are not out of character with the neighborhood, they should pose no significant county-wide or inter-community impact.**

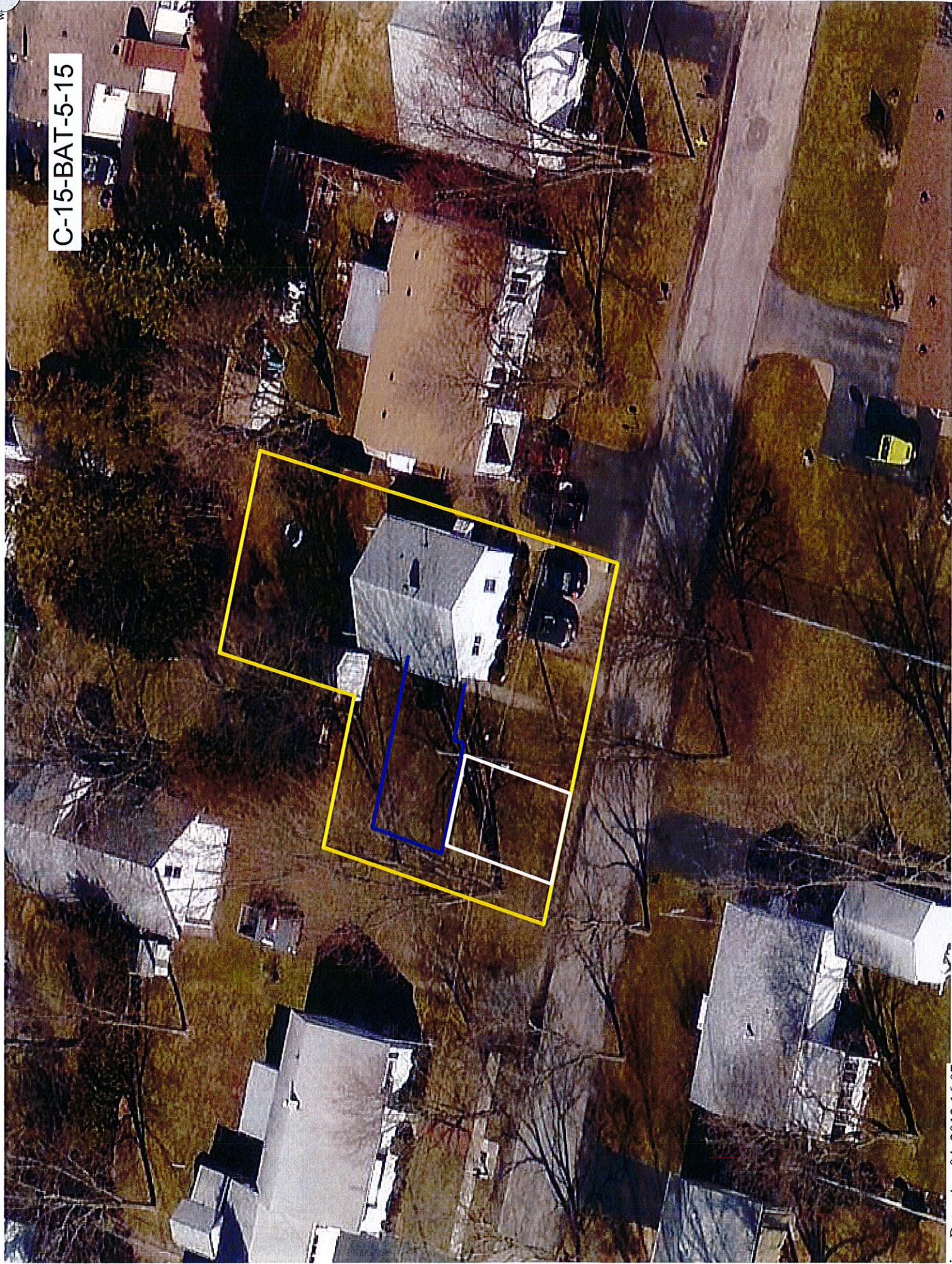
Director

May 14, 2015

Date

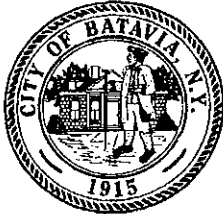
If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. 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.





C-15-BAT-5-15





15-01

**CITY OF BATAVIA**  
**APPLICATION TO THE ZONING BOARD OF APPEALS**

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

APPLICANT: RONALD L. JACKETT BRE8901@YAHOO.COM  
Name E-Mail Address  
6 DOUGLAS ST. 585 2194677  
Street Address Phone Fax  
BATAVIA NY 14020  
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: SAME AS ABOVE  
Name E-Mail Address  
Street Address Phone Fax  
City State Zip

LOCATION OF PROPERTY: 6 DOUGLAS ST., BATAVIA, NY 14020

DETAILED DESCRIPTION OF REQUEST: SIDE + REAR SETBACK VARIANCE  
REQUIRED

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.

<u>Ronald L. Jackett</u> Applicant's Signature	<b>PAID</b> Date <u>4-23-2015</u>
<u>Ronald L. Jackett</u> Owner's Signature	MAY 21 2015 Date <u>4-23-2015</u>
CITY OF BATAVIA CLERK-TREASURER	

To be Filled out by Zoning Officer

TAX PARCEL: 71082-1-59.1 ZONING DISTRICT: R-1A FLOOD PLAIN: NO

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 190-29 A and Schedule 1 - Setbacks  
BMC 190-39 E(1) Driveway 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. 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.  
NOT going to have an adverse effect
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

Ronald L. Jockett  
Applicant's Signature

4-23-2015  
Date



# Short Environmental Assessment Form

## Part 1 - Project Information

### 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.

<b>Part 1 - Project and Sponsor Information</b>							
Ronald Jackett							
Name of Action or Project: Residential Driveway							
Project Location (describe, and attach a location map): 6 Douglas St., Batavia							
Brief Description of Proposed Action: To place an 18' wide x 26' long concrete driveway on the west side of the front yard							
Name of Applicant or Sponsor: Ronald Jackett		Telephone:					
		E-Mail:					
Address: 6 Douglas St.							
City/PO: Batavia,		State: NY	Zip Code: 14020				
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> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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> <td style="text-align: center;">NO</td> <td style="text-align: center;">YES</td> </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? <span style="float: right;">468 sq.' acres</span> b. Total acreage to be physically disturbed? <span style="float: right;">_____ acres</span> c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? <span style="float: right;">_____ acres</span>							
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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?  b. Consistent with the adopted comprehensive plan?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	N/A <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?  b. Are public transportation service(s) available at or near the site of the proposed action?  c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?  If No, describe method for providing potable water: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?  If No, describe method for providing wastewater treatment: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?  b. Is the proposed action located in an archeological sensitive area?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?  b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	

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   <input checked="checked" type="checkbox"/>	YES   <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   <input checked="checked" type="checkbox"/>	YES   <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   <input checked="checked" type="checkbox"/>	YES   <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>Ronald Jackett</u> Date: <u>4-29-15</u> Signature: <u>Ronald Jackett</u>		

Project:

Date:

***Short Environmental Assessment Form***  
***Part 2 - Impact Assessment***

**Part 2 is to be completed by the Lead Agency.**

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 type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input 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 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 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 type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input 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 type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

Agency Use Only [If applicable]	
Project:	
Date:	

### ***Short Environmental Assessment Form***

#### ***Part 3 Determination of Significance***

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 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.	
_____ Name of Lead Agency	_____ Date
_____ Print or Type Name of Responsible Officer in Lead Agency	_____ Title of Responsible Officer
_____ Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

<b>PRINT FORM</b>
-------------------







DATE: \_\_\_\_\_

APPLICANT NAME & PHONE: RONALD + BRENDA JACKETT <sup>(585)</sup> 219-4677**Project Location and Information**

Permit #: \_\_\_\_\_ Fee: \_\_\_\_\_

Address of Project: 6 DOUGLAS ST., BATAVIA, NY 14020Owner & Address: RONALD + BRENDA JACKETT, 6 DOUGLAS ST., BATAVIA,Phone: 585-219-4677 NY 14020**Project Type/Describe Work**Estimated cost of work: \$32,615.00 Start date: \_\_\_\_\_Describe project: CONCRETE SLAB - BREEZEWAY, PATIO, + GARAGE  
BREEZEWAY - 12' X 16', PATIO - 8' X 16', GARAGE - 18' X 20'**Contractor Information** – Insurance certificates (liability & workers comp) required to be on file**GENERAL**Name/Address: HAROLD BARIE BUILDERS, 9864 CREEK RD., BATAVIA, NY 14020Phone: 585-343-1015 OR CELL - 716-474-0370**PLUMBING** (City of Batavia Licensed Plumber Required)

Name/Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**HEATING**

Name/Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**ELECTRICAL** (Third Party Electrical Inspection Required)

Name/Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**FOR OFFICE USE ONLY**

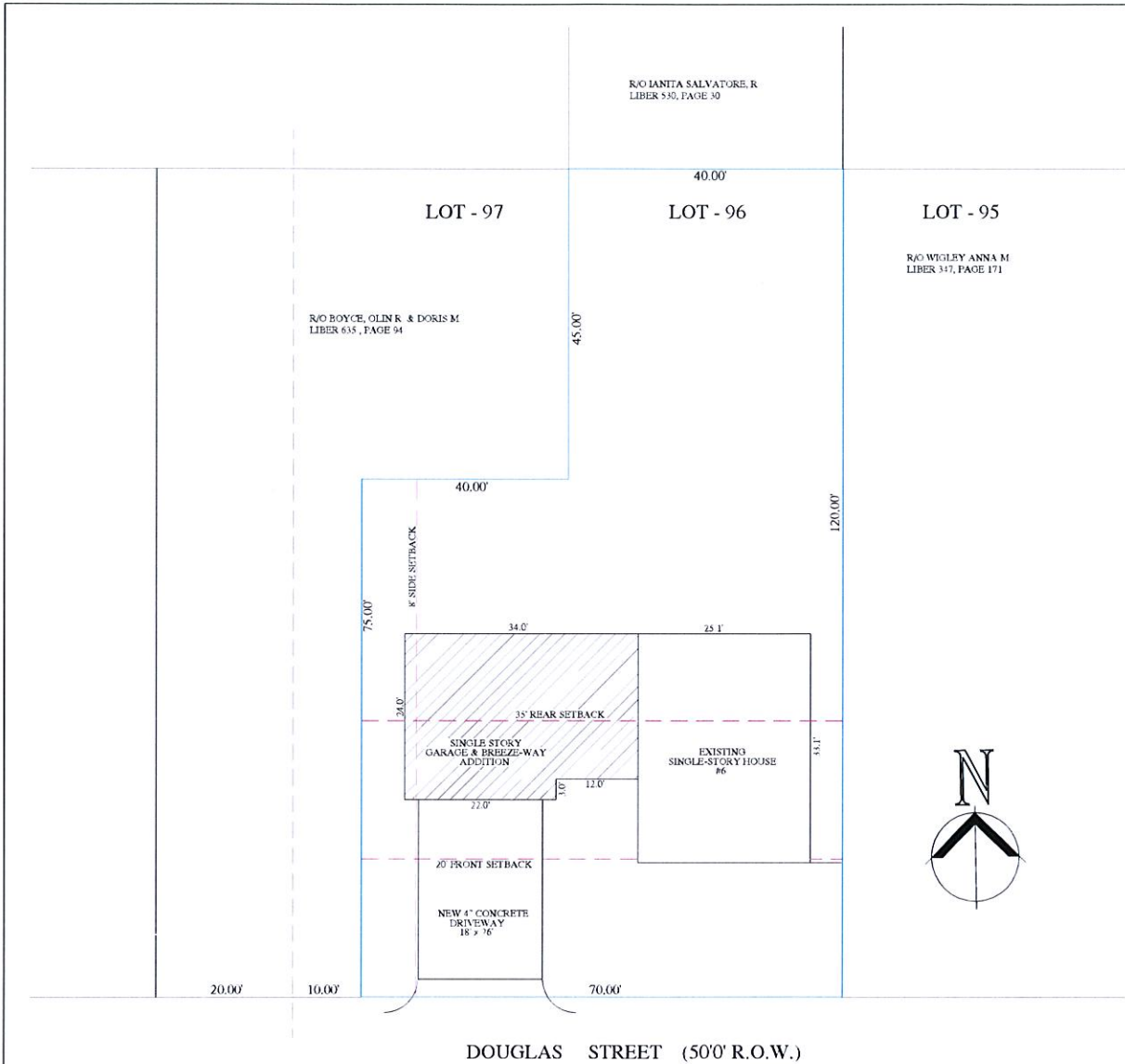
Zoning District: \_\_\_\_\_ Flood Zone: \_\_\_\_\_ Corner Lot: \_\_\_\_\_ Historic District/Landmark: \_\_\_\_\_

Zoning Review: \_\_\_\_\_ Variance Required: \_\_\_\_\_ Site Plan Review: \_\_\_\_\_ Other: \_\_\_\_\_

National Grid Sign Off (Pools): \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_



SITE PLAN  
SCALE: 1" = 20'-0"

DESIGN DATA  
AS PER NEW YORK STATE 2010  
RESIDENTIAL BUILDING  
CODE AND ENERGY CONSERVATION  
CONSTRUCTION CODE

Ground Snow Load = 50 psf  
Design Wind Speed = 90 mph  
Seismic Design Category = B  
Weather Index Severe  
Frost Line Depth = 48"  
Tentative Threat: Slight to Moderate  
Ice Barrier Underlayment per R20.5.2.7.1

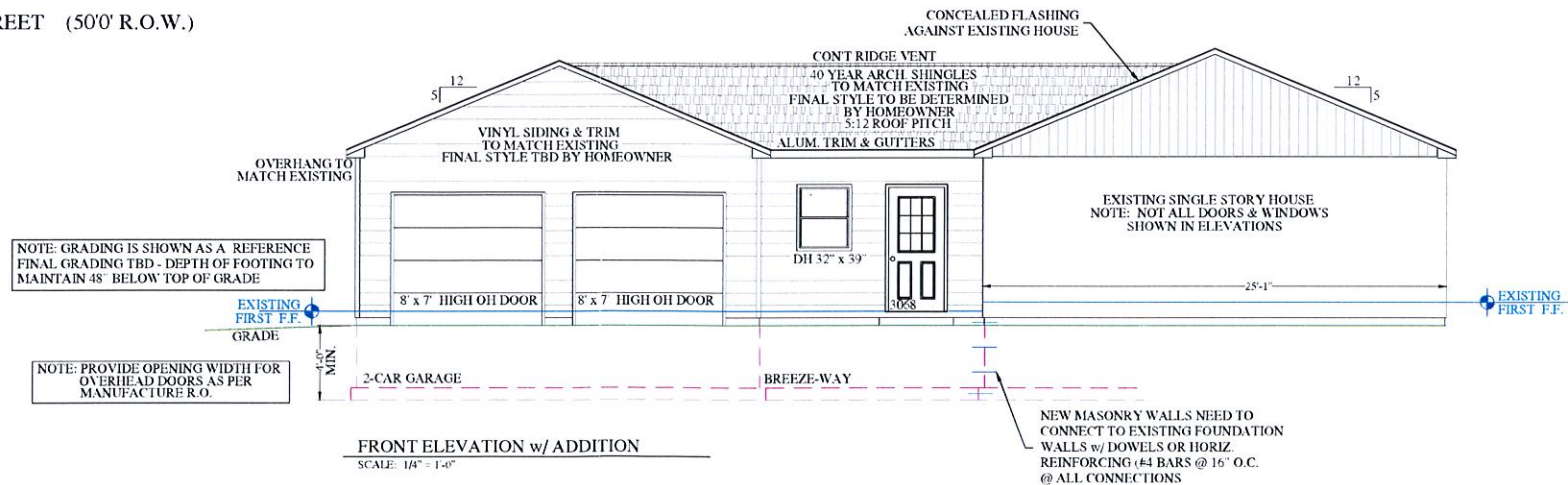
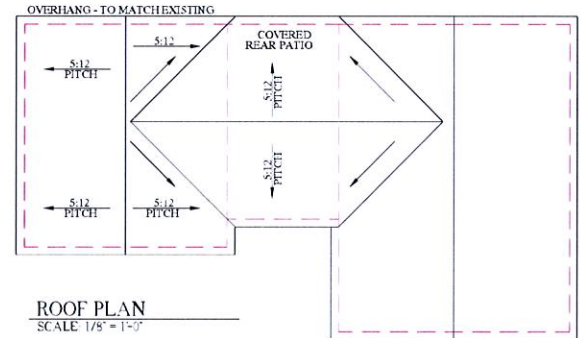
DESIGN LOADS  
All rooms other than sleeping = 40 psf  
Sleeping Rooms = 30 psf  
Attics = 20 psf  
Decks = 40 psf  
Balconies = 60 psf  
Roof Live Load = 50 psf  
Roof Dead Load = 12 psf  
Floor Dead Load = 12 psf

DRAWINGS INDEX:

A-100	List of Drawings: Design Data, Site Plan & Site Plan Data, Roof Plan, Front Elevation w/ Addition
A-101	West-Side Elevation, Garage Door Framing, Foundation Plan & Notes, General Notes
A-102	Truss Details: Rear Elevation w/ Addition, Floor Plan w/ Addition, Cross Sections

City of Batavia - SITE DATA

1	TAX ID NO. 71.082-1-59.1			
2	ZONING: R-1			
3	PARCEL AREA = 0.162 +/- ACRES			
4	SETBACKS REQUIREMENTS	REQUIRED	PROPOSED	VARIANCE
	FRONTAGE MIN. (EXISTING CONDITIONS) =	75'	70.0'	NO
	MIN. FRONT =	20'	28.58'	NO
	MIN. SIDE SETBACK =	8'	6.33'	YES
	MIN. REAR SETBACK =	35'	22.42'	YES



Project Name & Address:

JACKETT RESIDENCE  
Ronald & Brenda Jackett  
6 Douglas Street  
Batavia, New York 14020  
Genesee County

Consultant/Designer:

Design & Drafting by Gina, LLC

Gina Pestillo  
Architectural Designer

8468 Seven Springs Road (585) 469-1113  
Batavia, New York 14020 gpestil@gmail.com

Architect:

ANDREW H.  
HINTENACH III, AIA

ARCHITECT

92 Pulteney Street  
Geneva, New York 14456

(585) 748-5522  
sailwindsbb@verizon.net

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Revisions: Date:


List of Drawings, Design Data,  
Site Plan & Site Plan Data,  
Roof Plan,  
Front Elevation w/ Addition

Drawing Name:

Date: April 20, 2015

Drawn By: GMP

Project #: 2015.15

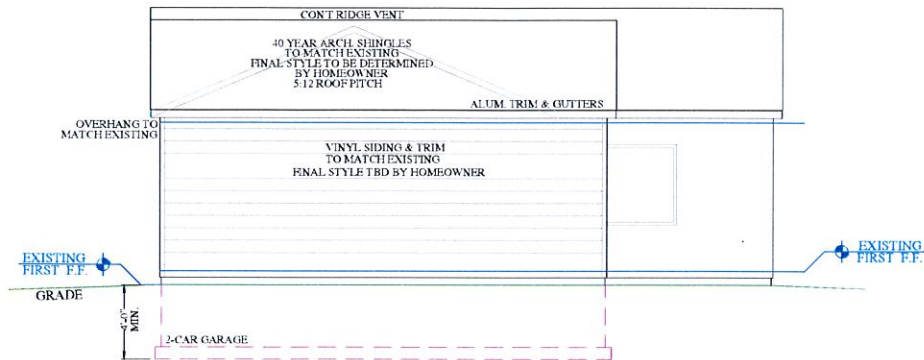
Scale: AS SHOWN

Sheet #: A100



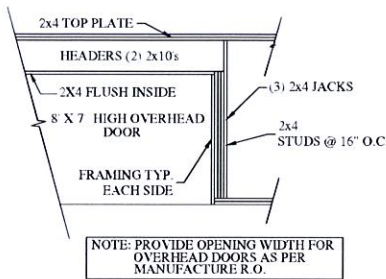






WEST-SIDE ELEVATION w/ ADDITION

SCALE: 1/4" = 1'-0"

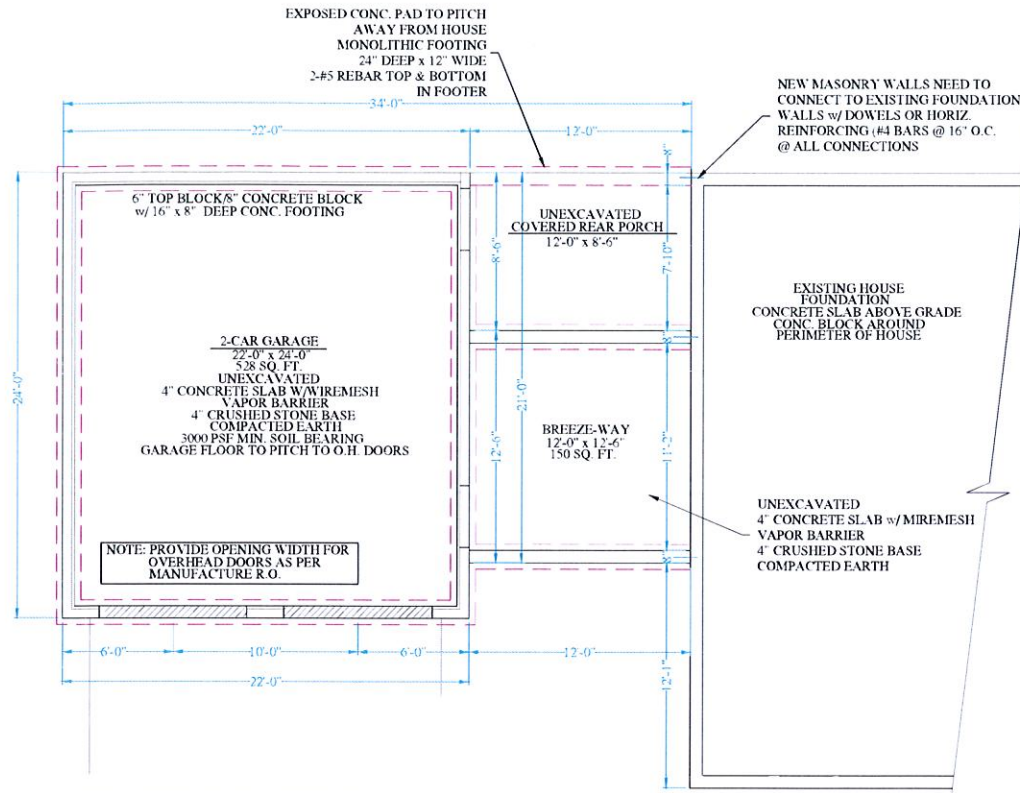


GARAGE DOOR FRAMING

SCALE: 1/4" = 1'-0"

FOUNDATION NOTES:

1. THE FOOTERS HAVE BEEN DESIGNED FOR 2500 PSF. IF SOFTER MATERIAL IS ENCOUNTERED, CONTACT ENGINEER FOR REDESIGN IN SOFTER AREA.
2. THE CONCRETE DESIGN MIX FOR THE DESIGNATED COMPRESSIVE STRENGTH IS ACCEPTABLE WITHOUT TESTING AT 28 DAYS.
3. ALL CONSTRUCTION SHALL MEET OR EXCEED THE NYS RESIDENTIAL CODE.
4. BASEMENT WALLS SHALL BE BRACED PRIOR TO BACKFILLING TO PREVENT MOVING.
5. SELECT ON SITE BACKFILL MATERIAL SHALL HAVE NO DEBRIS, CLAY, ORGANIC, FROZEN MATERIAL OF STONES GREATER THAN 4" IN SIZE.
6. NO DRAIN PIPES SHALL BE CLOSER THAN 5 FEET TO WALLS EXCEPT FOUNDATION DRAINAGE.



FOUNDATION PLAN w/ ADDITION

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. THESE PLANS HAVE BEEN PREPARED TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, BELIEF, AND PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE RESIDENTIAL CODE OF NEW YORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADAPTING THESE PLANS, IF REQUIRED TO SUIT THE NEEDS OF THE BUILDING ON THE SITE, PROVIDED THAT THE ALTERATIONS DO NOT VIOLATE THE CODE OR ALTER THE STRUCTURAL INTEGRITY OF THE BUILDING.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE BUILDING, ELECTRICAL, MECHANICAL, SANITARY, AND ENERGY CODES, STATE OR LOCAL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE ENERGY CODE FOR ALL HVAC EQUIPMENT, HVAC CONTROLS, WATER HEATING EQUIPMENT, PIPE AND DUCT INSULATION, AND FLUORESCENT LAMPS AND BALLASTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE SO THAT BRANDS OF WINDOWS AND DOORS INSTALLED MEET THE BODEN ENERGY CODE REQUIREMENTS. WINDOWS AND DOORS SHOWN ARE INDICATED FOR SIZING ONLY.
4. CERTAIN DIMENSIONS WILL VARY DEPENDING ON THE MATERIALS USED AND/OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND THE PLANS THE CONTRACTOR MUST ADVISE THE ENGINEER AS SOON AS POSSIBLE.
5. CONTRACTOR ASSUMES ALL LIABILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF ALL BEAMS, JOISTS, COLUMNS AND STUDS THAT ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES.
6. CERTAIN DIMENSIONS WILL VARY DEPENDING ON THE MATERIALS USED AND/OR THE CONTRACTOR'S BUILDING METHODS. IF VARIATIONS EXIST BETWEEN THE BUILDING SITE AND THE PLANS THE CONTRACTOR MUST ADVISE THE ENGINEER AS SOON AS POSSIBLE.
7. BUILDING CONTRACTOR MUST VERIFY ALL DIMENSIONS BEFORE PROCEEDING.
8. THE CONTRACTOR MUST RESPECT IF APPLICABLE, REQUIREMENTS OF DOCUMENTATION ATTACHED TO THESE PLANS (E.G. MANUFACTURER'S SPECIFICATIONS, VENTILATION PLAN, ETC.), AND INFORM THE CLIENT OF ANY CONSEQUENCES RESULTING FROM CHANGES TO THIS PLAN.
9. THE CONTRACTOR SHALL LOCATE ALL SEPTIC FACILITIES PRIOR TO MOBILIZING EQUIPMENT AND/OR PERFORMING EXCAVATIONS AND BE RESPONSIBLE FOR WARNING AND PROTECTING SAID FACILITIES FROM ANY DISTURBANCE, DAMAGE OR COMPACTION.
10. THE ARCHITECT DOES NOT ASSUME LIABILITY FOR ANY OMISSIONS ON THESE PLANS.
11. ALL FOOTINGS SHALL REST ON UNDISTURBED VIRGIN SOIL. THE FOOTING FOUNDATION DESIGN ASSUMES MINIMUM SOIL BEARING PRESSURE TO BE 2000 PSF. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SUBGRADE CONDITIONS. IF REQUIRED, CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING A SOILS ENGINEER TO VERIFY SUBGRADE CONDITIONS AND SUBSTANTIATE ACTUAL BEARING CAPACITY.
12. CONTRACTOR SHALL CONNECT THE PERIMETER DRAIN TO A SUMP PIT THAT DISCHARGES TO GRADE AWAY FROM THE FOUNDATION OF THE BUILDING AS LOCATED ON THE SITE PLAN.
13. BACKFILL MATERIALS SHALL BE NATIVE SOIL. FOR FILL UNDER THE GARAGE FLOOR OR BASEMENT FLOOR PROVIDE SAND/GRAVEL FILL FOR COMPACTION AS NEEDED.
14. MINIMUM FOUNDATION DEPTH BELOW FINISHED GRADE IS 4'-0". MINIMUM CONCRETE COMPRESSIVE STRENGTH 3000 PSI FOOTINGS 3000 PSI SLABS 6% AIR ENTRAINMENT 4" MIN. SUMP

- CONCRETE STRENGTH PER ACI 301-72 WITH TYPE II CEMENT AT 28 DAYS, 3000 PSI. MASONRY SPECIFICATIONS ASTM C90 GRADE N-1, Fm = 1350 PSI. MORTAR SPECIFICATIONS ASTM C270 TYPE S. GROUT SPECIFICATIONS ASTM C476, Fc = 2000 PSI. STEEL SPECIFICATIONS STRUCTURAL STEEL ASTM A36, Fy = 36 KSI. REINFORCING STEEL ASTM A615, Fy = 60 KSI. WIRE MESH ASTM A185, 5x5 1010 WWM REINFORCING. WOOD CONSTRUCTION FRAMING LUMBER SPF#2 OR BETTER. PLYWOOD OR OSB APA RATED = 2000 PSI, E = 2,000,000 PSI.
- CONCRETE BLOCK SHALL CONFORM TO ASTM C90 N-1, WALL REINFORCING - ASTM A82. ALL MORTAR SHALL CONFORM TO ASTM C270 TYPE S - 1 PART PORTLAND CEMENT, 1/4 PART LIME, 3 PARTS SAND.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A36. SHOP-PRIME PAINT TT-P-20 TT-P-31C. TYPICAL FABRICATION AND INSTALLATION PER THE LATEST EDITION OF THE AISC MANUAL AND SPECIFICATIONS.
- MINIMUM FIBER STRESS IN BENDING (Fb) FOR ALL FRAMING LUMBER TO BE 1150 PSI #2 KEM-FIR OR BETTER. PROVIDE DOUBLE FRAMING MEMBERS UNDER PARTITIONS RUNNING IN SAME DIRECTION.
- CONTRACTOR SHALL PAY STRICT ADHERENCE TO MICROFILM MANUFACTURER'S WRITTEN DIRECTIONS FOR CUTTING, DRILLING, NOTCHING, JOINING AND GENERAL INSTALLATION OF THEIR PRODUCTS.
- WOOD TRUSSES SHALL BE DESIGNED BY MANUFACTURER. SUPPLIER SHALL BE RESPONSIBLE FOR INSTALLATION DETAILS AND REQUIRED BRACING/BRACING.
- PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1, THICKNESS AS SHOWN, APA RATED SHEATHING EX-P, NAILING AND SPACING PER APA RECOMMENDATIONS FOR LOCATIONS INTENDED.
- ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE FULLY WOOD PRESERVATIVE-TREATED WITH OSBOVALTS OR VOLMAN SALTS.
- ALL OPENINGS IN THE BUILDING ENVELOPE (DOORS, WINDOWS, UTILITIES) SHALL BE CAULKED WEATHER-STRIPPED, OR OTHERWISE SEALED.
- BUILDER ASSUMES ALL LIABILITY FOR MAINTAINING THE STRUCTURAL INTEGRITY OF ALL BEAMS, JOISTS, COLUMNS AND STUDS THAT ARE NOTCHED OR DRILLED TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES.
- ALL FRAMED CONNECTIONS SHALL BE MADE WITH CODE APPROVED METHODS OR BY HANGERS AUTHORIZED BY NYS RESIDENTIAL CODE. FOR NAILING LAYOUT SEE TABLE R602.3.11.
- FRAMING LUMBER TO BE NO.1 OR NO.2 SPF UNLESS OTHERWISE INDICATED.
- ALL UNTELSHEADERS TO BE 3" x 7" x 10" UNLESS OTHERWISE INDICATED.
- USE OF FLOOR JOIST AND ROOF RAFTERS MAY REQUIRE ADJUSTMENTS TO THE, TO ACCOMMODATE MECHANICAL OR ELECTRICAL LINES.
- FLOOR JOISTS ARE TO BE DOUBLED UNDER PARALLEL PARTITIONS AND SHOULD BE SPACED 4" WHERE NECESSARY TO ACCOMMODATE PLUMBING.

- PROVIDE 2" X 2" CROSS BRIDGING SITUATED AT NO MORE THAN 7'-0" FROM A SUPPORT OR ROW OF BRIDGING.
- REFER TO MANUFACTURER'S INSTRUCTIONS REGARDING KNOCK-OUTS, BRACING WEB STIFFENERS AND BLOCKING WHEN USING ENGINEERED LUMBER.
- APPLY WOOD PRESERVATIVE TO THE ENDS OF WOOD TIMBERS SUPPORTED BY MASONRY WALLS.
- AS A PRECAUTION, A FIREPROOF LINER SHALL BE PLACED BETWEEN THE FIREBOX OF PREFABRICATED FIREPLACE AND COMBUSTIBLE WALLS.
- FIREPLACE & CHIMNEYS SHALL COMPLY WITH CHAPTER 10 OF THE RESIDENTIAL CODE.
- ANY AND ALL TRUSS DESIGNS SHALL BE BY THE MANUFACTURER. MANUFACTURER SHALL BE RESPONSIBLE FOR ALL ENGINEERING LAYOUT AND INSTRUCTIONS.
- ENDS OF STEEL BEAMS SUPPORTED ON EXTERIOR WALLS SHALL BE INSULATED A MINIMUM OF 24" FROM THE END.
- CONTRACTOR SHALL VERIFY ALL NOTES AND DIMENSIONS PRIOR TO CONSTRUCTION. THESE DRAWINGS ARE NOT TO BE SCALED - USE DIMENSIONS GIVEN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND SAFETY PRECAUTIONS INVOLVED AS PART OF THIS CONTRACT.
- THE FOLLOWING DESIGN LOADS HAVE BEEN USED IN THE STRUCTURES DESIGN IN ACCORDANCE WITH THE PRINTED SPAN TABLES IN THE RESIDENTIAL CODE OF NEW YORK CONSTRUCTION CODES:  
SHOW LOADS 50 PSF MAX (VARIES WITH ROOF PITCH)  
FLOOR LOADS 40 PSF
- ACTUAL ROUGH OPENINGS MAY VARY DEPENDING ON THE WINDOW MANUFACTURER CHOSEN. WINDOWS TO BE LOWE GLASS OR EQUIVALENT UNLESS OTHERWISE LABELED. ALL BEDROOMS SHALL HAVE MINIMUM CLEAR OPENING OF AT LEAST 5.7 SQ. FT.
- ALL BEDROOMS SHALL HAVE MINIMUM CLEAR OPENINGS OF AT LEAST 5.7 SQ. FT.
- ALL EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL HAVE A MINIMUM NET CLEAR OPENING WIDTH OF 20 INCHES.
- ALL DOOR AND WINDOW SIZES AND STYLES SHALL BE DETERMINED BY THE HOMEOWNER AND MUST COMPLY WITH NYS CODE SECTION R310 AND R613.
- TEMPERED SAFETY GLASS SHALL BE USED AREAS AS REQUIRED BY SECTION 308.4.
- ALL STAIRS & HANDRAILS SHALL COMPLY WITH NYS CODE SECTION R311.5.
- ALL WORK, MATERIALS, METHODS, EQUIPMENT, ETC. SHALL BE IN STRICT ACCORDANCE WITH CONTRACT DOCUMENTS. ALL MATERIALS SHALL BE NEW UNLESS NOTED OTHERWISE.
- WORK SEQUENCE AND SCHEDULE SHALL BE MUTUALLY AGREED UPON BY BOTH THE OWNER AND THE CONTRACTOR.

- IT IS ASSUMED THAT THE SUBSURFACE CONDITIONS WILL BE EARTH OR SOIL. IF BEDROCK IS ENCOUNTERED, REMOVAL WILL BE CONSIDERED AN ADDITION TO CONTRACT.
- EXAMINATION OF THE SITE SHOULD BE MADE BY ALL CONTRACTORS CONCERNED TO FULLY CONSIDER ALL SITE CONDITIONS WHICH MAY HAVE A BEARING ON THE WORK OF THE ENTIRE PROJECT. OF A BID IS PRESUMPTIVE EVIDENCE THAT THE BIDDER IS CONVERSANT WITH LOCAL JURISDICTION HAS MADE DUE ALLOWANCES IN HIS BID FOR ALL CONTINGENCIES. THE OWNER RESERVES THE RIGHT TO ACCEPT ANY OR ALL BIDS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT IN CASE OF ANY DEVIATIONS FROM THESE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS REQUIRED BY THE ZONING AND BUILDING DEPARTMENTS AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION. THE WORK, ALL APPLICABLE REGULATIONS SHALL BE ADHERED TO AND CARRIED OUT BY ALL UNDER THIS CONTRACT.
- THE CONTRACTOR SHALL FURNISH A CERTIFICATE OF INSURANCE INDICATING THE TYPE AND A COVERAGE AS REQUIRED BY STATE OR LOCAL MUNICIPALITY.
- THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND LEAVE THE COMPLETED PROJECT IN A CLEAN SATISFACTORY TO THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE HIS WORK AND HIS SUBCONTRACTOR'S WORK AGAINST FAULT, MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH MAINE GENERAL BUSINESS LAW.
- ONLY COPIES FROM THE ORIGINALS OF THESE DRAWINGS MARKED WITH AN ORIGINAL OF THE A EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.
- MAXIMUM U/V VALUES FOR 70 DEGREE DAYS REQUIRED:  
A. EXTERIOR WALLS .04  
B. CEILINGS .04  
C. DOORS .04  
D. GLASS .04  
E. BSMT WALLS TO 48" BELOW GRADE .09
- SMOKE ALARMS SHALL BE INSTALLED IN ALL SLEEPING ROOMS, OUTSIDE EACH SLEEPING AREA AND ON EACH FLOOR OF THE DWELLING INCLUDING THE BASEMENT AS PER SECTION R313.
- SMOKE-DETECTING ALARM DEVICES SHALL BE INSTALLED IN COMPLIANCE WITH RESIDENTIAL CODE OF NEW YORK STATE.
- AFCI PROTECTION SHALL BE PROVIDED TO ALL BRANCH CIRCUITS AS REQ'D AS PER SECTION E3802.11
- MOISTURE RESISTANT GYP. BOARD TO BE USED ON THE INTERIOR OF ALL BATHROOMS AND AREA CREATING MOIST CONDITIONS.

Project Name & Address:

JACKETT RESIDENCE  
Ronald & Brenda Jackett  
6 Douglas Street  
Batavia, New York 14020  
Genesee County

Consultant/Designer:

Design & Drafting by Gina, LLC

Gina Pestillo  
Architectural Designer

8168 Seven Springs Road (585) 469-1113  
Batavia, New York 14020 gpestillo@gmail.com

Architect:

ANDREW H.  
HINTENACH III, AIA

ARCHITECT

92 Pulteney Street  
Geneva, New York 14456

(585) 748-5522  
sailwindsbb@verizon.net

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Revisions:

Date:


West-Side Elevation  
Garage Door Framing  
Foundation Plan & Notes  
General Notes

Drawing Name:

April 20, 2015

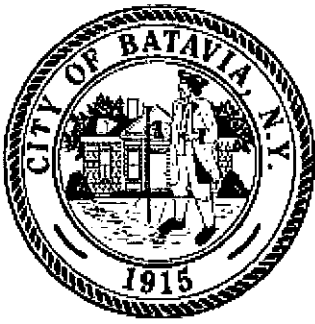
Drawn By: GMP

Project #: 2015.15

Scale: AS SHOWN

A101

Sheet #:



*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: Zoning Board of Appeals  
From: Doug Randall, Code Enforcement Officer  
Date: 4/15/15  
Re: **10 Highland Pk.**  
Tax Parcel No. 84.065-2-6

Zoning Use District: R-3

The applicant, Kentt Monteleone (owner), has applied for a permit to construct an 8' x 21' addition on the east side of this one family dwelling and extend an existing wood frame deck by adding an 8' x 12' section on the south side of the proposed addition. A portion of the new construction will be located within the side yard setback on the east side of the dwelling.

**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) (10).

**Review and Approval Procedures:**

**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. 190-29 A. and Schedule I**

	<u>Required</u>	<u>Proposed</u>	<u>Difference</u>
Side yard clear space (min.)	8'	6'	2'



15-08



CITY OF BATAVIA  
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

APPLICANT: KENT MONTELEONE FVOA1@Yahoo.com  
Name E-Mail Address  
10 HIGHLAND PARK 585-343-4114  
Street Address Phone Fax  
BATAVIA NY 14620  
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

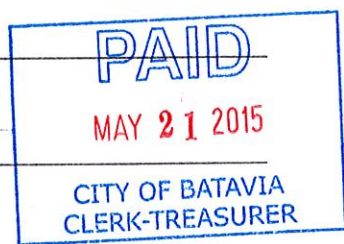
OWNER: KENT MONTELEONE FVOA1@Yahoo.com  
Name E-Mail Address  
10 HIGHLAND PARK 585-343-4114  
Street Address Phone Fax  
BATAVIA NY 14620  
City State Zip

LOCATION OF PROPERTY: 10 HIGHLAND PARK BATAVIA N.Y. 14620

DETAILED DESCRIPTION OF REQUEST: 8'x21' Addition to Kitchen to be  
USED AS A mud room. It will have no plumbing  
or heat. And deck to be built within 8' setback

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.

Kent Monte 3-17-15  
Applicant's Signature Date  
Kent Monte 3-17-15  
Owner's Signature Date



To be Filled out by Zoning Officer

TAX PARCEL: 84.065-2-6 ZONING DISTRICT: R-3 FLOOD PLAIN: No

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 190-29 and Sched. 1  
Side yard clearance to be 8' min.

## 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.  
It will NOT CAUSE A CHANGE TO NEIGHBORHOOD CHARACTER
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. NONE
3. **Substantiality.** The requested area variance is not substantial. 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.  
has nothing to do with the neighborhood
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

Keith M.  
Applicant's Signature

3-17-15  
Date

ATE: 3-17-15APPLICANT NAME & PHONE: KENT MONTELEONE 585-343-4114**Project Location and Information**

Permit #: \_\_\_\_\_ Fee: \_\_\_\_\_

Address of Project: 10 HIGHLAND PARK BATAVIA N.Y. 14020Owner & Address: KENT MONTELEONE 10 HIGHLAND PARK BATAVIA N.Y. 14020Phone: 585-343-4114**Project Type/Describe Work**Estimated cost of work: \$10,000 Start date: \_\_\_\_\_

Describe project:

8' x 21' Addition to Kitchen to be used as a mud room  
with no plumbing or heating. Deck to extend into 8' setback**Contractor Information** – Insurance certificates (liability & workers comp) required being on file**GENERAL**Name/Address: KENT MONTELEONEPhone: 585-343-4114**PLUMBING** (City of Batavia Licensed Plumber Required)

Name/Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**HEATING**

Name/Address: \_\_\_\_\_

Phone: \_\_\_\_\_

**ELECTRICAL** (Third Party Electrical Inspection Required)Name/Address: KENT MONTELEONEPhone: 585-343-4114**FOR OFFICE USE ONLY**

Zoning District: \_\_\_\_\_ Flood Zone: \_\_\_\_\_ Corner Lot: \_\_\_\_\_ Historic District/Landmark: \_\_\_\_\_

Zoning Review: \_\_\_\_\_ Variance Required: \_\_\_\_\_ Site Plan Review: \_\_\_\_\_ Other: \_\_\_\_\_

National Grid Sign Off (Pools): \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_

# NOTICE OF UTILIZATION OF TRUSS TYPE CONSTRUCTION, PRE-ENGINEERED WOOD CONSTRUCTION AND/OR TIMBER CONSTRUCTION

To: City of Batavia  
One Batavia City Centre  
Batavia, NY 14020

Owner name: KENTI MONTELEONE

Address: 10 Highland Park Phone: 588-343-4114

Subject Property: \_\_\_\_\_ Tax number: \_\_\_\_\_

Please take notice that the (check applicable line):

- \_\_\_\_ new residential structure  
☒ addition to existing residential structure  
\_\_\_\_ rehabilitation to existing residential structure

to be constructed or performed at the subject property referenced above will utilize (check each applicable line):

- \_\_\_\_ truss type construction (TT)  
\_\_\_\_ pre-engineered wood construction (PW)  
☒ timber construction (TC)

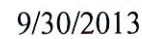
in the following locations (check applicable line):

- \_\_\_\_ floor framing, including girders and beams (F)  
\_\_\_\_ roof framing (R)  
☒ floor framing and roof framing (FR)

Signature: Kenti MonteLeone Date: 3-17-15

Print name: KENTI MONTELEONE Circle one: ☒ Owner ☐ Owner rep., Contractor

Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
(if other than owner)







GR

NEW SHINGLED  
ROOF

EXISTING  
STRUCTURE

(2)TW 8210

Property Line

← 6' →

GRADE

← 8' →

SKIRTING TO  
COVER BOTTOM

4'-0"

10'

1'-8"

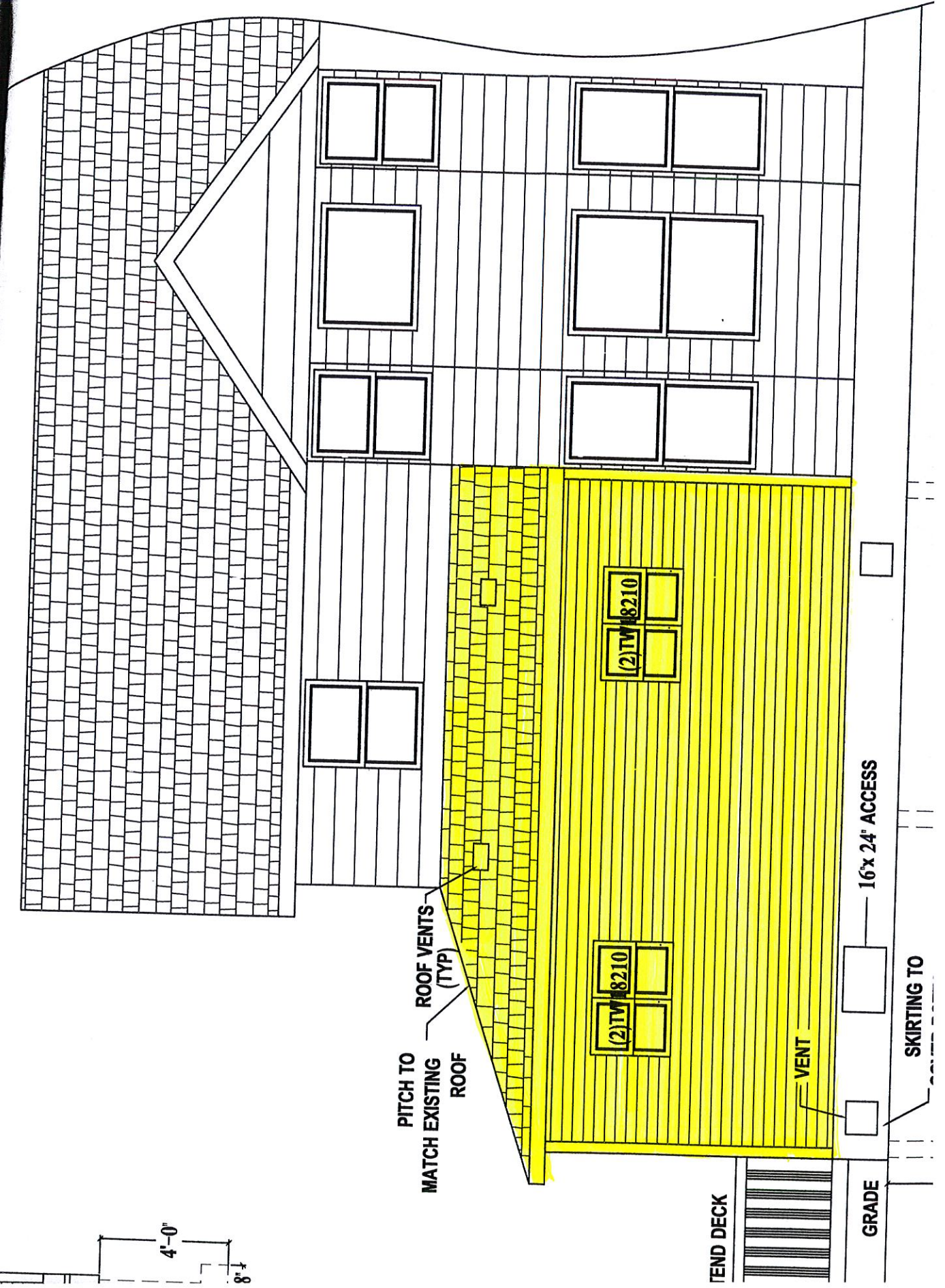
3

1

NORTH ELEVATION

SCALE: 1/4" = 1' - 0"





PITCH TO  
MATCH EXISTING  
ROOF

ROOF VENTS  
(TYP)

(2)TW 8210

(2)TW 8210

VENT

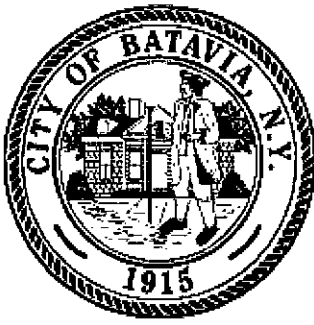
16'x 24' ACCESS

SKIRTING TO

GRADE

TEND DECK

4'-0"  
8"



*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: Planning and Development Committee  
Zoning Board of Appeals

From: Doug Randall, Code Enforcement Officer

Date: 5/4/15

Re: 139 Jackson St.  
Tax Parcel No. 84.065-2-32

Zoning Use District: R-3

The applicant, Joann M. Fisher-Plath (owner), has applied for a permit to widen an existing 15' wide asphalt driveway by placing an addition width of 4' of asphalt to the south side of the existing driveway.

**Review and Approval Procedures:**

**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	12.65' (25%)	19' (37.5%)	6.35' (12.5%)

The ZBA will be the lead agency to conduct SEQR.



15-06



**CITY OF BATAVIA**  
**APPLICATION TO THE ZONING BOARD OF APPEALS**

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

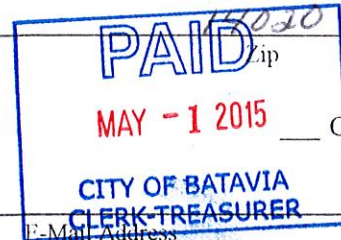
**APPLICANT:** Jo Ann M. Fisher Plath

Name 139 Jackson Street E-Mail Address \_\_\_\_\_  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
City Batavia State N.Y. Zip 14020

**STATUS:** ☒ Owner \_\_\_\_\_ Agent for Owner \_\_\_\_\_

**OWNER:** Jo Ann M. Fisher Plath

Name 139 Jackson Street E-Mail Address \_\_\_\_\_  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_ Fax \_\_\_\_\_  
City Batavia State N.Y. Zip 14020



**LOCATION OF PROPERTY:** 139 Jackson St. Batavia, N.Y. 14020

**DETAILED DESCRIPTION OF REQUEST:** To retop and widen driveway  
(existing driveway) to the fullest we can  
asking 19ft wide

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.

Jo Ann M. Fisher Plath  
Applicant's Signature

4/24/15  
Date

Jo Ann M. Fisher Plath  
Owner's Signature

4/24/15  
Date

*To be Filled out by Zoning Officer*

**TAX PARCEL:** 84.065-2-32 **ZONING DISTRICT:** R-3 **FLOOD PLAIN:** No

**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 19D-39 E(1) width of driveway not  
to exceed 25% of the lot frontage



Permit No. \_\_\_\_\_  
Date: \_\_\_\_\_

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

**APPLICANT:** Jo Ann<sup>M</sup> Fisher Plath  
Name \_\_\_\_\_ E-mail Address \_\_\_\_\_  
139 Jackson Street (585) 344-5626  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_  
Batavia NY 14020  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
X Owner \_\_\_\_\_ Agent for Owner \_\_\_\_\_ Contractor \_\_\_\_\_

**OWNER:** Jo Ann M. Fisher Plath  
Name \_\_\_\_\_ E-mail Address \_\_\_\_\_  
139 Jackson Street (585) 344-5626  
Street Address \_\_\_\_\_ Phone \_\_\_\_\_  
Batavia NY 14020  
City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**ADDRESS OF PROPERTY:** 139 Jackson Street

**DIMENSIONS OF EXISTING DRIVEWAY:** Width 15.1 Length 57.7

**DIMENSIONS OF NEW DRIVEWAY / ADDITION:** Width 19.4 Length \_\_\_\_\_  
Extra  
Sq. Ft. 90+27  
**SURFACE MATERIAL:** Existing X Black Top Proposed X Black top 117 Sq. Ft. Total

Jo Ann M. Fisher Plath  
Applicant's Signature \_\_\_\_\_ Date 4/24/15

Jo Ann M. Fisher Plath  
Owner's Signature \_\_\_\_\_ Date 4/24/15

To be filled out by Zoning Enforcement Officer

**TAX PARCEL:** 84.065-2-32 **ZONING DISTRICT:** R-3 **SURVEY:** \_\_\_\_\_

**DIMENSIONS OF LOT:** Lot Frontage 50.62' Front Yard 50.62'

**PERCENTAGE OF LOT FRONTAGE:** 37.5% (proposed) **SURFACE MATERIAL:** Asphalt

**APPROVED:** \_\_\_\_\_ **AREA VARIANCE:** \_\_\_\_\_ **GRADE PLAN:** \_\_\_\_\_

**ISSUING OFFICER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

## 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, it will not change the neighborhood.

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 there are not.

3. **Substantiality.** The requested area variance is not substantial. Yes it is.  
We need to fit 2 trucks side by side for us to get out.

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 it won't

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

JoAnn M. Fisher Plath  
Applicant's Signature

4/24/15  
Date

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.

<b>Part 1 - Project and Sponsor Information</b>			
Widen Driveway			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
139 Jackson St. Batavia, N.Y.			
Brief Description of Proposed Action:			
Top off existant driveway and widen. To the fullest we can.			
Name of Applicant or Sponsor:		Telephone: (585) 344-5626	
JoAnn M. Fisher Plath		E-Mail:	
Address:			
139 Jackson Street			
City/PO:		State:	Zip Code:
Batavia		N.Y.	14020
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			✓
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			✓
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 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
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
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

**I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor name: JoAnn M. Fisher Plath Date: 4/24/15

Signature: JoAnn M. Fisher Plath

**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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing:		
a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		



7000 Area

JACKSON

STREET

(66.0' WIDE)

50.0' MAP = 50.62' MEAS.

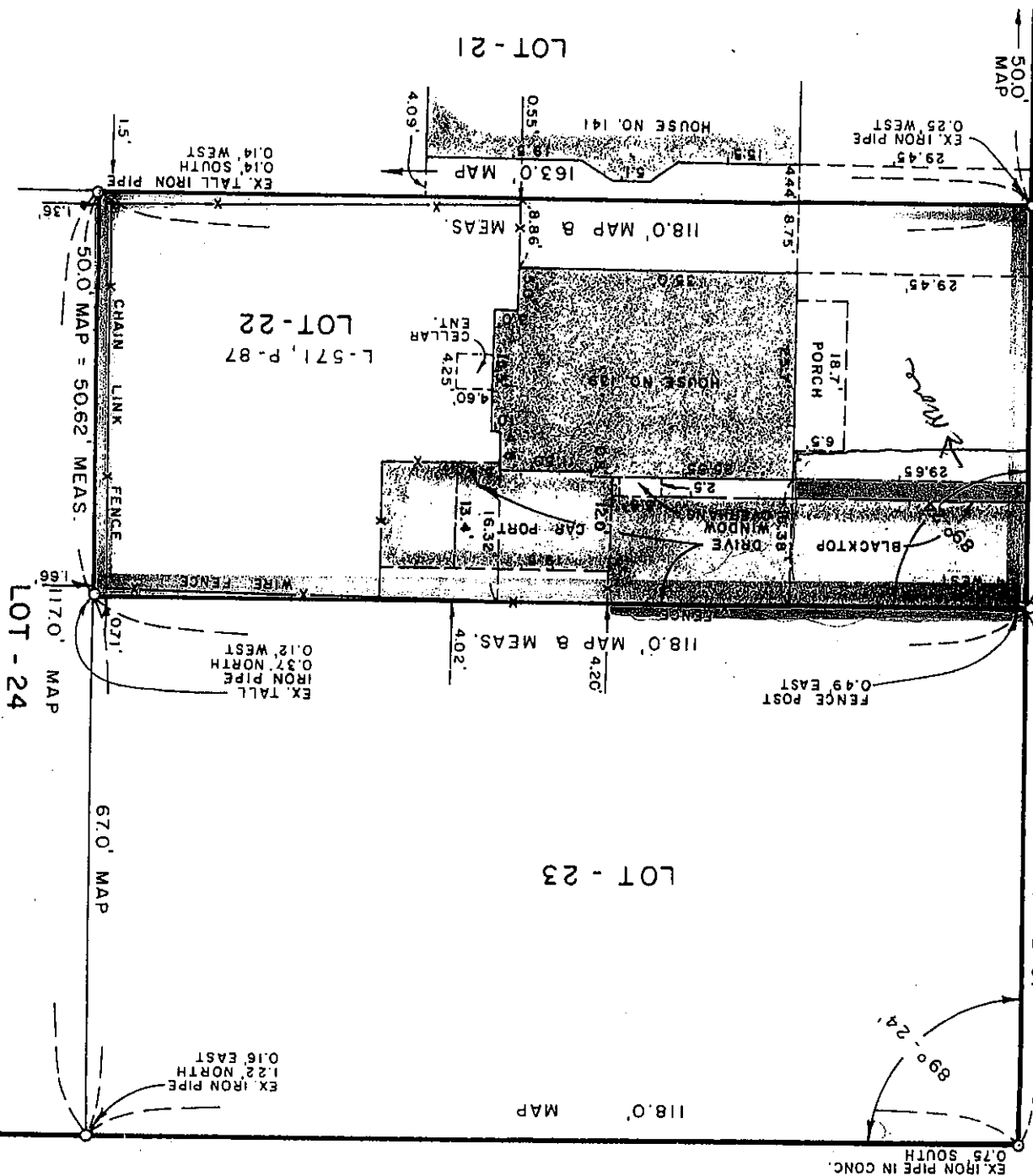
67.0' MAP & MEAS.

LOT - 21

LOT - 22  
L-571, P-87

LOT - 23

LOT - 24



WOOD STREET

(49.5' WIDE)



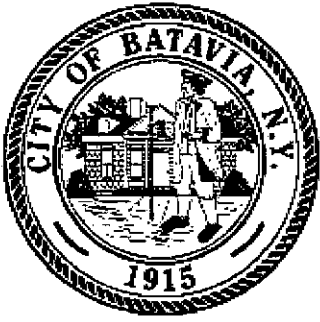
Built around 1920

NOTE: UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209, PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW	RESERVED
	SEPTEMBER 15, 1989
	JULY 17, 1990
REVISION	









*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: Zoning Board of Appeals  
From: Doug Randall, Code Enforcement Officer  
Date: 4/30/15  
Re: **10 Park Ave.**  
Tax Parcel No. 84.032-2-6

Zoning Use District: R-1A

The applicant, Sarah Rosenbeck (owner), has applied for a permit to construct a pressure treated wood frame deck between the existing dwelling and garage structures. The proposed location is within the side yard clear space along the south side property line.

**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) (10).**

**Review and Approval Procedures:**

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

**1) Required variances- Area BMC Sec. 190-29 A. and Schedule I**

	<u>Required</u>	<u>Proposed</u>	<u>Difference</u>
Side yard setback (min.)	8'	0'	8'



CITY OF BATAVIA  
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: \_\_\_\_\_

Hearing Date/Time: \_\_\_\_\_

APPLICANT: Sarah Rosenbeck sarah.rosenbeck@gmail.com  
Name E-Mail Address  
10 Park Ave. 585-329-8415  
Street Address Phone  
Batavia NY 14020  
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: Justin & Sarah Rosenbeck sarah.rosenbeck@gmail.com  
Name E-Mail Address  
10 Park Ave. 585-329-8415  
Street Address Phone  
Batavia NY 14020  
City State Zip

LOCATION OF PROPERTY: 10 Park Ave. Batavia, NY 14020

DETAILED DESCRIPTION OF REQUEST: We would like to put in a low, surface level deck on to our house at our current fence line once we repair & replace the current beam supports for the overhang porch leading into our house. Due to the lack of yard size is why we would like it at the fence line.

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 Rosenbeck  
Applicant's Signature

4-29-15  
Date

Sarah Rosenbeck  
Owner's Signature

\_\_\_\_\_  
Date

To be Filled out by Zoning Officer

TAX PARCEL: 84.032-2-6 ZONING DISTRICT: R-1A FLOOD PLAIN: NO

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: Dmc 190-29 A and Schedule 1  
(side yard set back)



## 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.

Approving the proposal will not produce an undesirable change to the neighborhood. If anything, it will raise the value of our house and appeal by adding some outdoor living space.

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.

Due to current property size, moving the porch out would cut into our small yard. Allowing the porch to start at the fence line  $\frac{3}{4}$  extend the length of the garage would also minimize the risk of injury due to different height levels between the porch and the existing patio slabs.

3. **Substantiality.** The requested area variance is not substantial.

We are asking to add on a small porch starting at the fence line and ending at our garage. This will allow us to have some outdoor living space that is functional with our current exterior layout given the small size of our yard.

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 this proposal will not have any adverse effects or impacts on the physical or environmental conditions in the neighborhood or community.

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.

We believe that our plans are the best fit for our property layout + size. Allowing the porch to sit flush with the existing fence line would allow for maximum functionality without cutting into the already small yard size.

Sarah Rosenbloom  
Applicant's Signature

4-29-15  
Date

## CITY OF BATAVIA

## BUILDING PERMIT APPLICATION

DATE: 4-17-15APPLICANT NAME & PHONE: Justin + Sarah Rosenbek 585-329-8415**Project Location and Information**

Permit #: \_\_\_\_\_ Fee: \_\_\_\_\_

Address of Project: 10 Park Ave. Batavia, NY 14020Owner & Address: Justin + Sarah Rosenbek 10 Park Ave. Batavia, NY 14020Phone: 585-329-8415 (Sarah cell) 585-409-6259 (**Project Type/Describe Work**Estimated cost of work: \$10,500.00Start date: ASAPDescribe project: Reinforcing the overhang that connects the home to the garage. Removal of small porch under the overhang & rebuild. Adding on a small surface level deck (approx 12' x 15').**Contractor Information** – Insurance certificates (liability & workers comp) required to be on file**GENERAL**Name/Address: Mike Sheffield 1289 Dale Rd. Wyoming, NY 14039Phone: 585-322-5803**PLUMBING** (City of Batavia Licensed Plumber Required)Name/Address: N/A

Phone: \_\_\_\_\_

**HEATING**Name/Address: N/A

Phone: \_\_\_\_\_

**ELECTRICAL** (Third Party Electrical Inspection Required)Name/Address: N/A

Phone: \_\_\_\_\_

**FOR OFFICE USE ONLY**

Zoning District: \_\_\_\_\_ Flood Zone: \_\_\_\_\_ Corner Lot: \_\_\_\_\_ Historic District/Landmark: \_\_\_\_\_

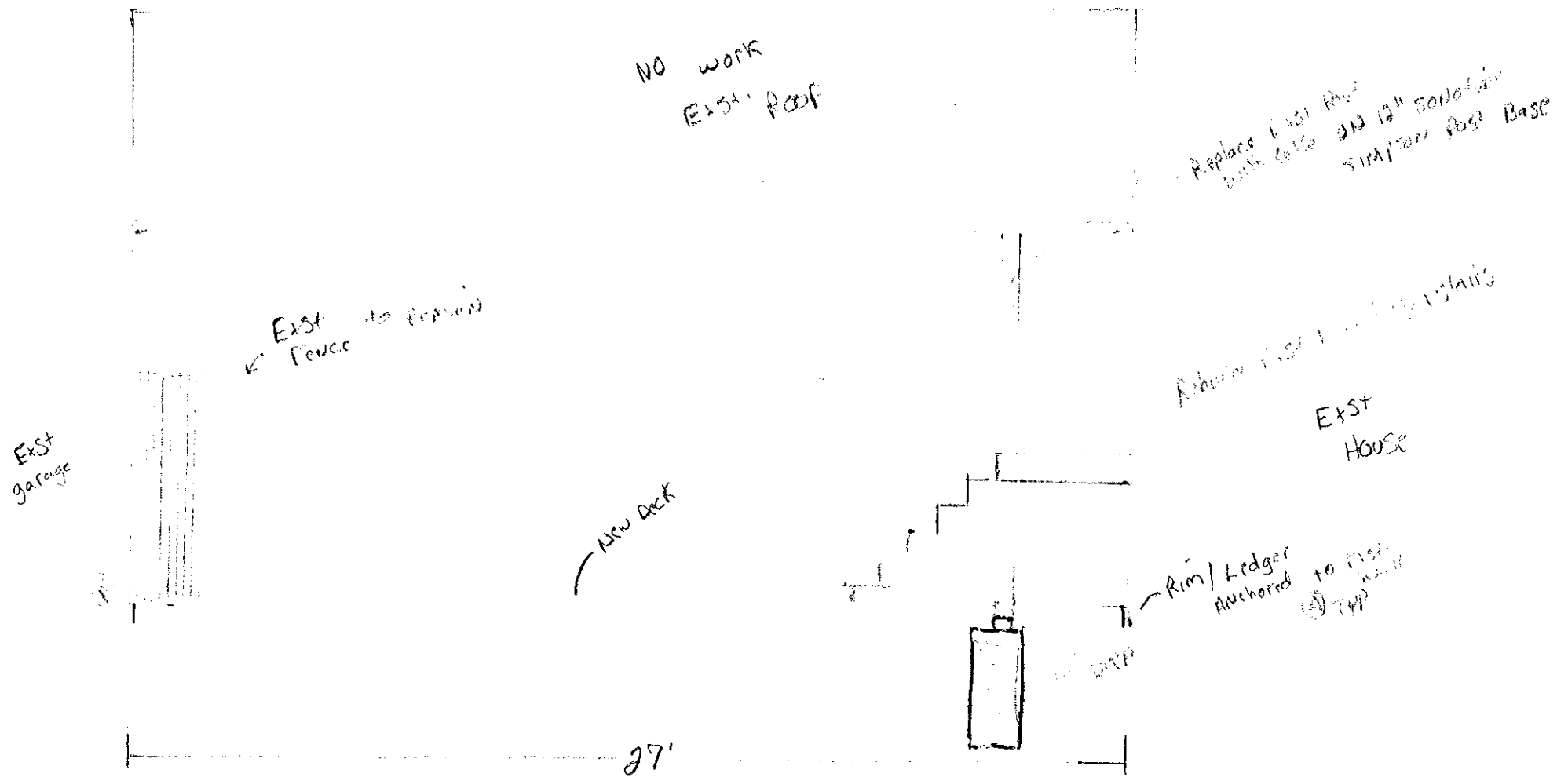
Zoning Review: \_\_\_\_\_ Variance Required: \_\_\_\_\_ Site Plan Review: \_\_\_\_\_ Other: \_\_\_\_\_

National Grid Sign Off (Pools): \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_

Proposed Use: \_\_\_\_\_ NYS Building Code Occupancy Class: \_\_\_\_\_

10 Park Ave  
Belmont, MA 02458





Exst fence

Exst  
Landing  
to be  
re-built

Support  
Pole and  
Line  
for something

New  
Deck

Exst house

Exst garage  
24' x 10' 6"  
1/2" x 6"  
1/2" x 6"  
23'

Welder  
Pneumatic  
to cut

2x6 Joists  
1/2" x 6"  
w/ hangers  
Typ.

S<sub>4</sub> Decking

6" concrete  
4 1/2" deep 7' x  
To grade

29'

2x6  
190

2x6  
190

0

0

0

0

0

0

0

0

0

0

0

0

0

0





PARK AVE

LINCOLN AVE

LE...



# INSTRUMENT LOCATION MAP

SHOWING

## LOT 50

OF THE

### FRANK E. BECKER'S AMENDED SUBDIVISION

(BOOK 3 OF MAPS, PAGE 105)

~SITUATE IN:~

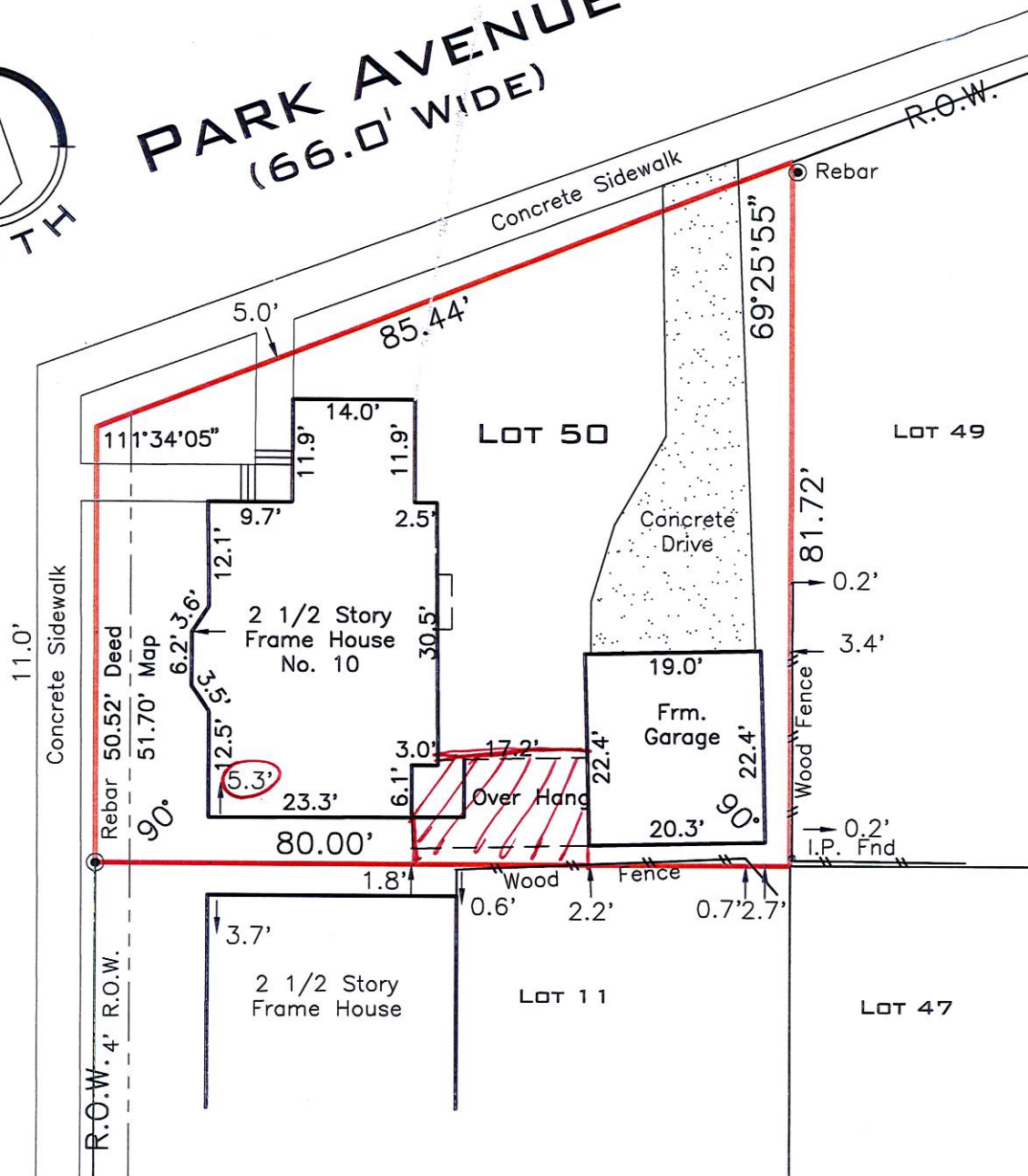
CITY OF BATAVIA, COUNTY OF GENESEE, STATE OF NEW YORK

SCALE: 1"=20' DATED: APRIL 10, 2012



**PARK AVENUE**  
(66.0' WIDE)

**LINCOLN AVENUE**  
(50.0' WIDE)

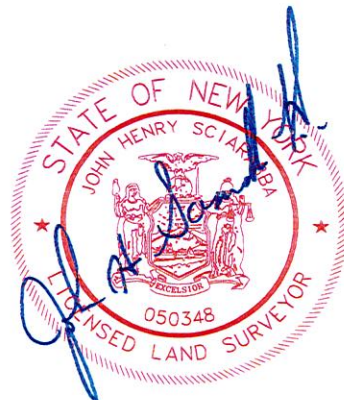


#### CERTIFIED TO:

PREMIUM MORTGAGE CORP. ISADA  
SARAH M. ROSENBECK  
JUSTIN P. ROSENBECK  
BONARIGO & MCCUTCHEON  
DOLLINGER ASSOCIATES  
THE TITLE COMPANY INSURING SAID  
PREMISES.

#### REFERENCES:

TAX MAP# 84.032-2-006  
STEWART TITLE INSURANCE COMPANY  
ABST#16873 DATED MARCH 22, 2011  
LIBER 620 OF DEEDS, PAGE 145  
RIGHT OF WAY  
LIBER 469 OF DEEDS, PAGE 96  
LIBER 315 OF DEEDS, PAGE 420  
MAP BOOK 3, PAGE 105



**LAND TECH**  
SURVEYING & PLANNING P.L.L.C.  
3708 ST. PAUL BOULEVARD - ROCHESTER, NY - 14617  
PHONE (585) 442-9902 - FAX (585) 271-3012

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

PROJECT NUMBER: 12066