

ZONING BOARD OF APPEALS

Thursday, April 26, 2018

6:00 pm

Council Board Room

One Batavia City Centre, Batavia, NY

AGENDA

- I. Roll Call
- II. Call to order
- III. Pledge of Allegiance
- IV. Approval of January 25, 2018 minutes
- V. Statement about the role of the Zoning Board of Appeals and the procedure it follows
- VI. Variance Requests

A. Request #1

13 Porter Ave.

Gerald Freeman, agent for owner

Area Variance:

Addition of two 9' x 20' asphalt parking spaces in the front (east) yard of this former four family dwelling. Two parking spaces are already provided in the existing 14.3' x 52' asphalt driveway

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

Area Variance:

Construction of two sets of wood frame entry stairs, one at the front entrance and one at the north side entrance. Both sets will project into the required clear spaces

B. Request #2

75 Redfield Pkwy.

Anthony Condello, owner

Area Variance:

Placement of a 13' x 13' one story wood frame shed in a side yard (southwest corner) of this corner lot property

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

C. Request #3

121 Summit Main St.

Frank Saulsbury, owner

Area Variance: Construction of a 14' x 24' addition with wrap-around 6' deep covered porch on the rear of the existing dwelling. A portion of the proposed construction will be located within the side yard clear space along the south property line

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

D. Request #4

106 Ross St.
Justin Murray, contractor

Area Variance: Construction of 7' x 11.5' one story addition on the southeast corner of the dwelling. A portion of the new construction will be located within the side yard clear space along the south property line

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

VII. Setting of Next Meeting: May 24, 2018

VIII. Adjournment

ZONING BOARD OF APPEALS
Draft Minutes
Thursday, January 25, 2018
6:00 pm
Council Board Room
One Batavia City Centre, Batavia, NY

Members present: *Bill Cox, Nick Harris, Paul McCarthy, Leslie Moma*

Members absent: Deborah Kerr-Rosenbeck, Jim Russell

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 Chairman McCarthy declared a quorum.

II. Call to Order

Mr. McCarthy called the meeting to order at 6:01 pm.

III. Pledge of Allegiance

IV. Approval of Minutes

There were no corrections to the minutes. Mr. McCarthy assumed the motion and the minutes were approved by unanimous consent.

RESULT: Approval of November 16, 2017 minutes.

V. Zoning Board of Appeals statement

Mr. McCarthy explained the role of the Zoning Board of Appeals and the procedures it follows.

VI. Variance Request

Area Variance: placement of a 10' x 16' one story wood frame shed in the east side yard

Address: 25 Verona Ave.

Applicant: Carol Mooney, owner

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

1. Review Application

Acting Vice Chair Bill Cox read the summary of the proposal.

2. Public Hearing and Discussion

MOTION: Mr. McCarthy moved to open the public hearing; the motion was seconded by Mr. Harris, and on roll call, was approved 4-0.

RESULT: Public hearing opened at 6:05 pm.

The applicant, Ms. Mooney, said that there is already a concrete pad in place next to the house where the previous shed was located. They would like to place the new shed on the existing pad.

There was no one present who wished to speak, and no calls, letters, or email concerning the proposal.

MOTION: Mr. McCarthy moved to close the public hearing; the motion was seconded by Mr. Cox, and on roll call, was approved 4-0.

RESULT: Public hearing closed at 6:06 pm.

3. Action by the Board

Mr. Cox asked about the color of the shed. Ms. Mooney explained that the shed will be constructed of cedar.

Ms. Moma asked if the shed will face the street, and Ms. Mooney answered yes.

Ms. Moma asked what happened to the previous shed. Ms. Mooney responded that it had been dilapidated, so they hired someone to demolish it and take it away.

Mr. McCarthy went through the list of supporting criteria for the variances:

- Undesirable change in neighborhood character: no
- Alternative cure sought: no
- Substantiality: not substantial
- Adverse effect or impact on neighborhood/community: no
- Self-created: no, it's just a replacement

MOTION: Mr. McCarthy moved to approve the variances as submitted, with 60 days to obtain the permit; the motion was seconded by Mr. Harris, and on roll call, was approved 4-0.

RESULT: Approval of Area Variance.

VII. Setting of Next Meeting: February 22, 2017

VIII. Adjournment

Mr. McCarthy moved to adjourn the meeting at 6:12 pm; Mr. Harris seconded. All voted in favor.

Meg Chilano
Bureau of Inspection Secretary



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: 4/2/18

Re: 75 Redfield Pkwy.
Tax Parcel No. 71.017-2-2

Zoning Use District: R-1

The applicant, Anthony Condello (owner), has filed an application to place a 13' x 13' one story wood frame shed in a side yard (southwest corner) of this corner lot property.

Note: This is a type II action as defined by Environmental Conservation Law and is not subject to review under SEQRR 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 1990-35 D. Accessory buildings are not permitted to occupy spaces other than a rear yard.



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **C-02-BAT-4-18**
Review Date **4/12/2018**

Municipality
Board Name
Applicant's Name
Referral Type
Variance(s)
Description:

BATAVIA, C.

ZONING BOARD OF APPEALS

Anthony Condello

Area Variance(s)

Area Variance to build a 169 sq. ft. (13 x 13 ft.) shed for a single-family home.

Accessory buildings only allowed in the rear yard. This parcel has two front yards and two side yards because it is a corner lot.

Location
Zoning District

75 Redfield Pkwy., Batavia

Residential (R-1) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that the side yard where the shed will be located serves as the rear yard for this property, the proposed placement of the shed should pose no significant county-wide or inter-community impact.

Director

April 12, 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.: 18-02
Hearing Date/Time: _____

APPLICANT: Anthony Condello tonyc810@twc.com
Name E-Mail Address
75 Redfield Pkwy. 585-343-5300
Street Address Phone Fax
Batavia NY 14020
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

OWNER: Anthony Condello tonyc810@twc.com
Name E-Mail Address
75 Redfield Pkwy. 585-343-5300
Street Address Phone Fax
Batavia NY 14020
City State Zip

LOCATION OF PROPERTY: 75 Redfield Pkwy., Batavia, NY 14020

DETAILED DESCRIPTION OF REQUEST: To obtain the Zoning Board of Appeals' approval to construct a
13 foot by 13 foot utility shed in a yard other than a rear yard at 75 Redfield Pkwy.

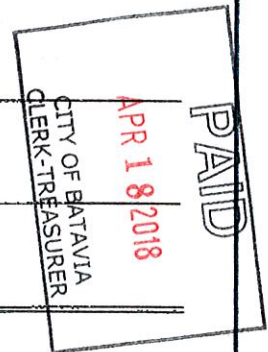
Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals,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

Anthony Condello
Applicant's Signature

3/21/18
Date

Anthony Condello
Owner's Signature

3/21/18
Date



To be Filled out by Zoning Officer

TAX PARCEL: 71.017-2-2 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 190-35 D. Accessory buildings
May not occupy any required yard other than a rear yard.

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.

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.

None

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. Not

Anthony Carullo
Applicant's Signature

3/31/18
Date

CITY OF BATAVIA

BUILDING PERMIT APPLICATION

DATE: March 21, 2018APPLICANT NAME & PHONE: Anthony Condello 585-343-5300**Project Location and Information**

Permit #: _____ Fee: _____

Address of Project: 75 Redfield Pkwy., Batavia, NY 14020Owner & Address: Anthony Condello, 75 Redfield Pkwy., Batavia, NY 14020Phone: 585-343-5300**Project Type/Describe Work**Estimated cost of work: \$5,000.00Start date: May 1, 2018Describe project: New construction of a 13 foot by 13 foot utility shed.**Contractor Information** – Insurance certificates (liability & workers comp) required to be on file**GENERAL**Name/Address: Jeff Cifelli, 9841 Asbury Rd., LeRoy, NY 14482Phone: 585-813-1234**PLUMBING** (City of Batavia Licensed Plumber Required)Name/Address: N/A

Phone: _____

HEATINGName/Address: N/A

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)Name/Address: Jeff Cifelli, 9841 Asbury Rd., LeRoy, NY 14482Phone: 585-813-1234**FOR OFFICE USE ONLY**

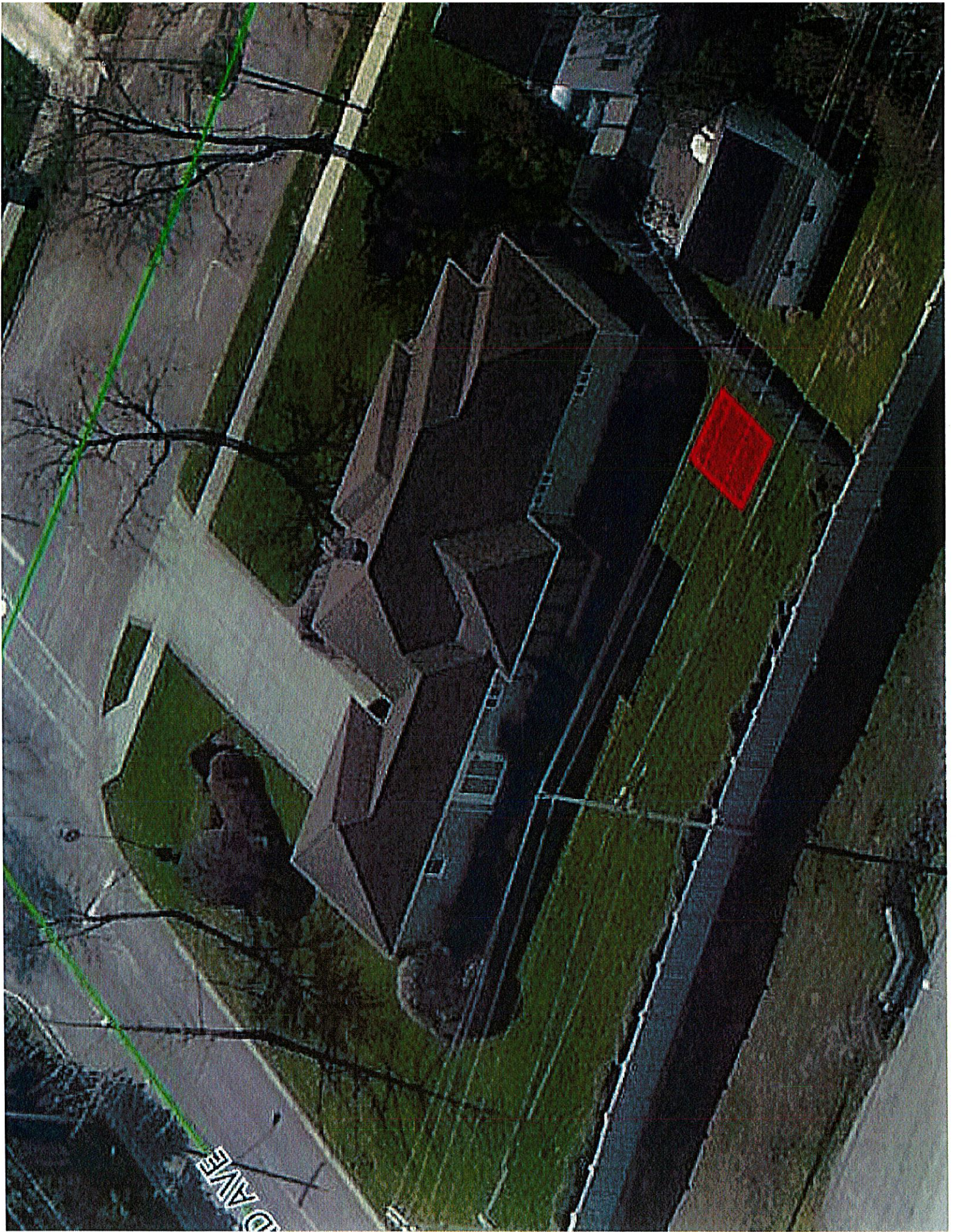
Zoning District: _____ Flood Zone: _____ Corner Lot: _____ Historic District/Landmark: _____

Zoning Review: _____ Variance Required: _____ Site Plan Review: _____ Other: _____

National Grid Sign Off (Pools): _____ Lot Size: _____

Existing Use: _____ NYS Building Code Occupancy Class: _____

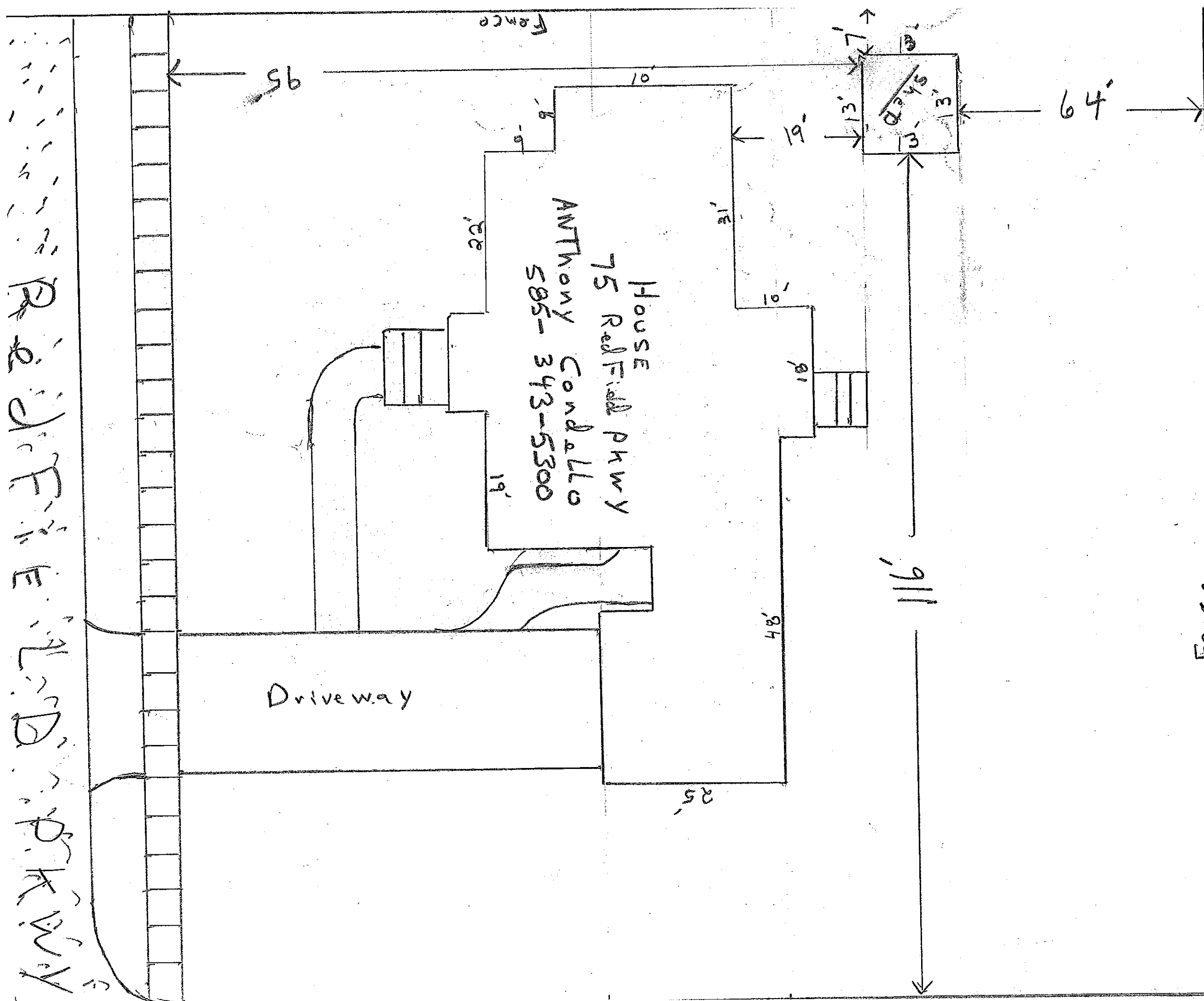
Proposed Use: _____ NYS Building Code Occupancy Class: _____



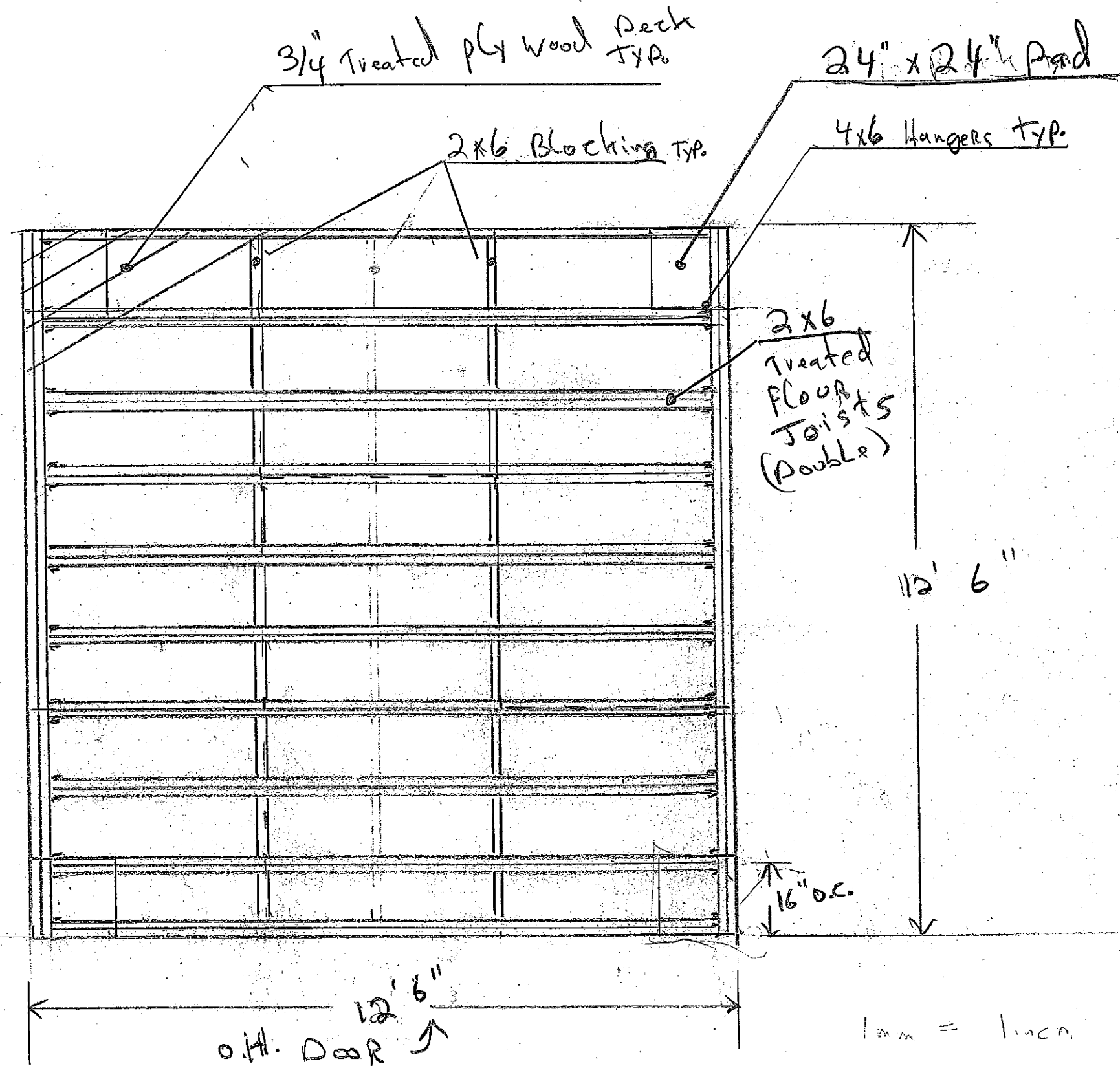
Scale
 $1' = 2 \text{ mm}$

Batavia Downs

Richmond ave.



↑
Back
FLOOR Framing

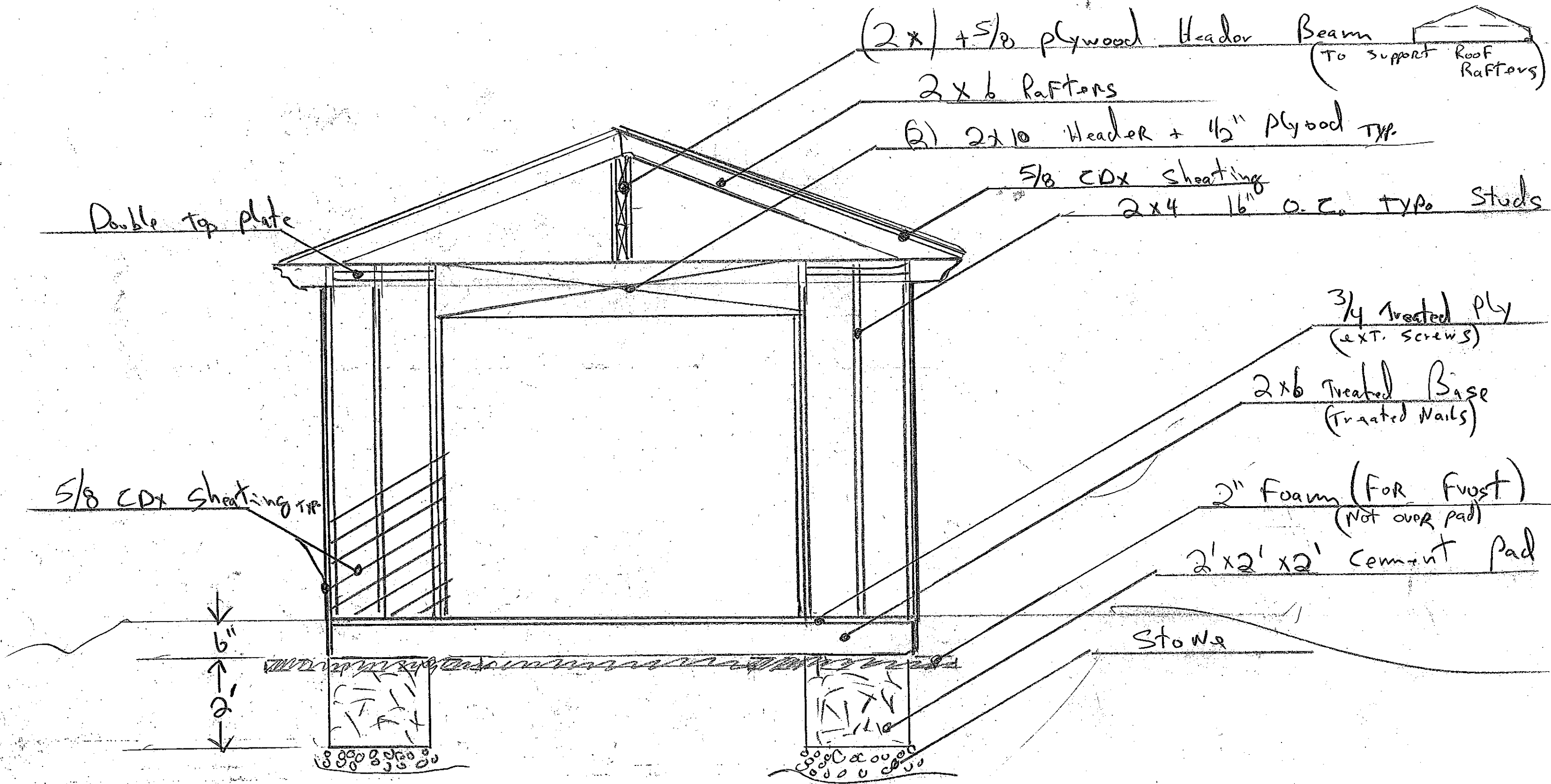


#	Item	Qty
1	2x6 x 12 Treated	2
2	2x6 Hanger	2
3	4x6 Hanger	18
4	Cement Blocks 8x8x16	16
5	80 lb Bags Cement	4
6	Bags Stone	4
7	10' 3/8" Rebar	2
8	Treated 16 Nails	5 ^{lb}
9	3/4" Treated Ply	5
10	2" ext screws	5 ^{lb}
11	Roll 6 mil Black plastic	1
12	Auro-wall (8)	1
13	? Drain Line	

1 mm = 1 inch

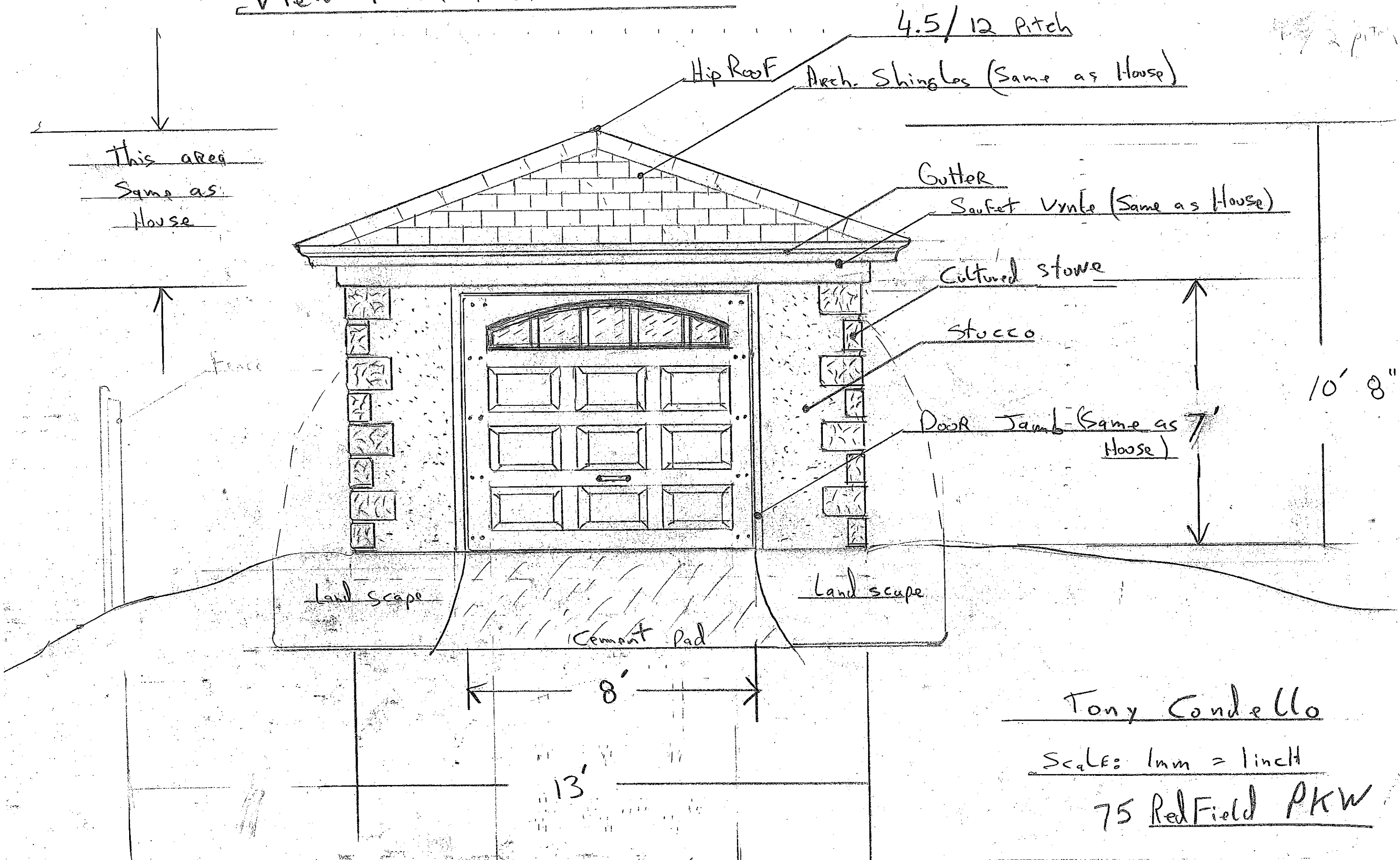
Anthony Condello 75 Redfield Pkwy

Framing of shed.



Tony Condello Redfield PKW

View From Richmond AVE

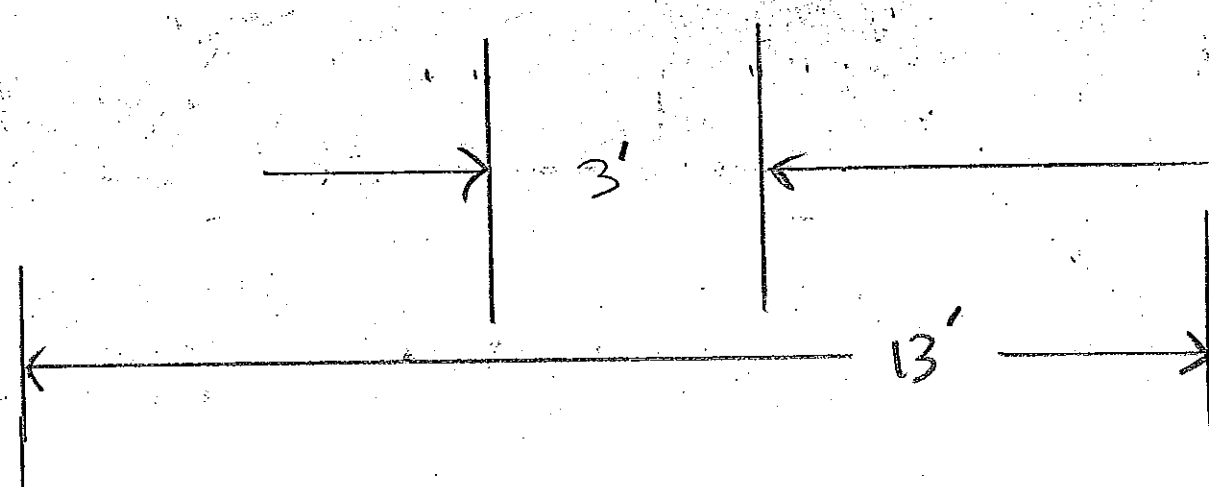
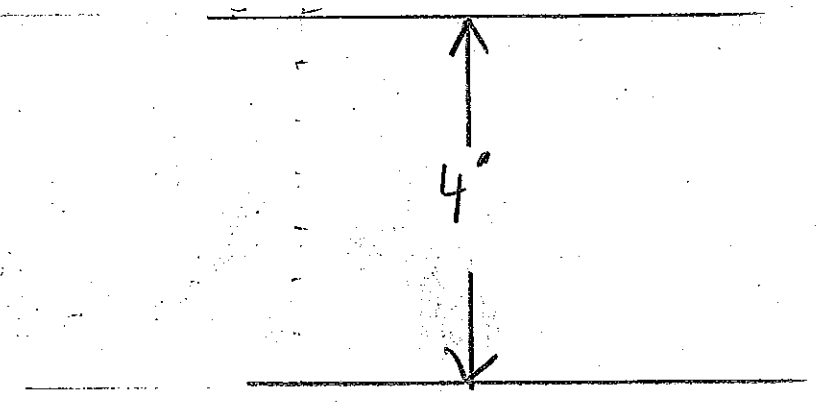
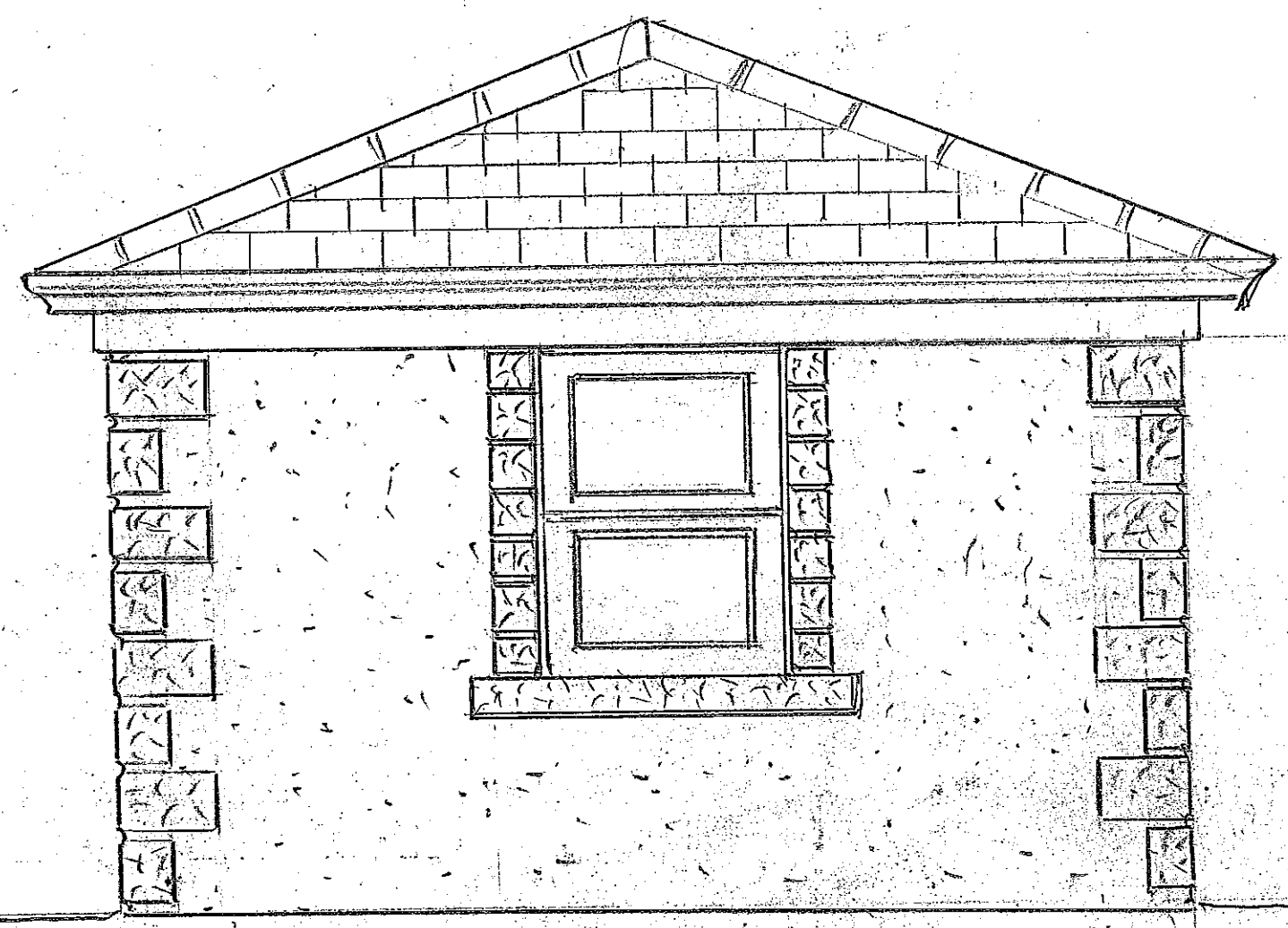


Tony Condello

Scale: 1mm = 1inch

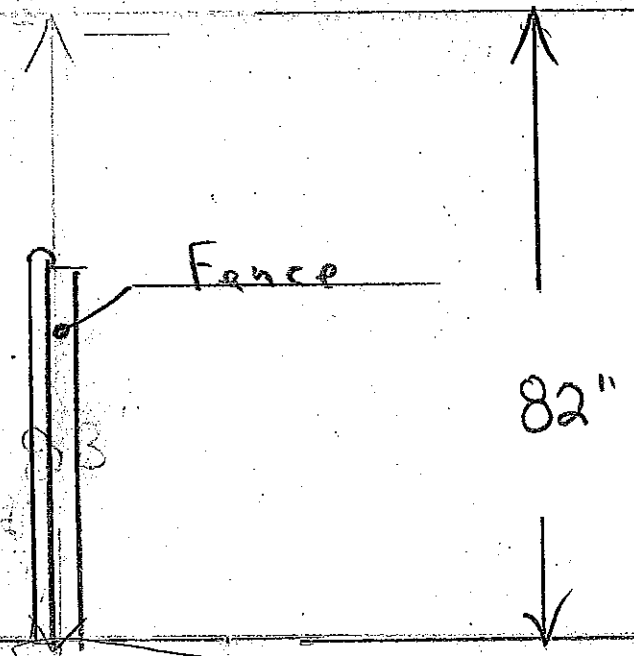
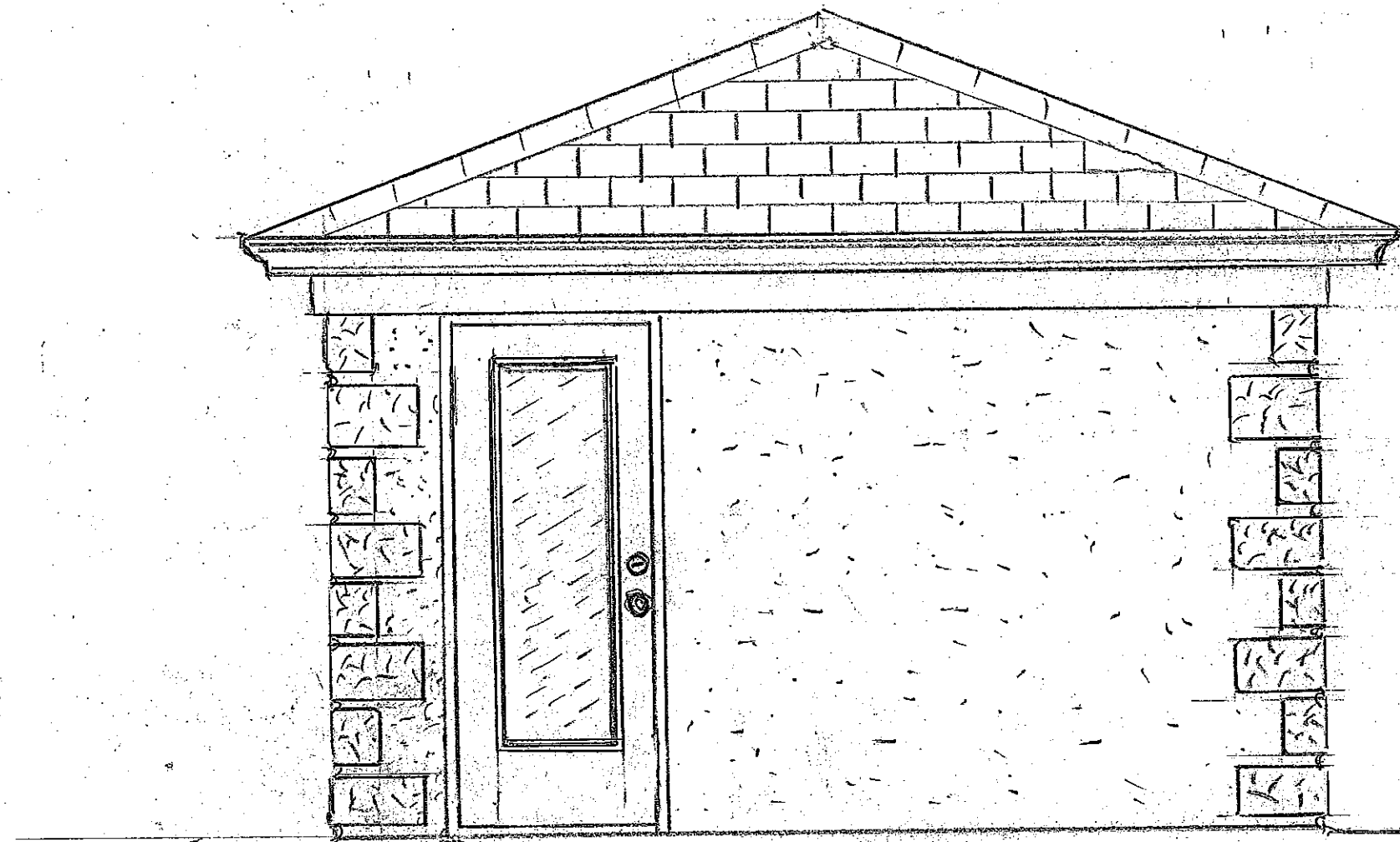
75 Redfield PKW

View From Red Field Pkwy



Anthony Conde Co
75 Red Field Pkwy

View From Batavia Downs (Corner View)



← 3' →

← 13' →

← 7' →

Tony Condello⁷⁵ Rel. Field
PHW



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: 4/2/18

Re: **121 Summit St.**
Tax Parcel No. 84.042-1-11

Zoning Use District: R-2

The applicant, Frank Saulsbury (owner), has filed an application to construct a 14' x 24' addition with wrap around 6' deep covered porch on the rear of the existing dwelling. A portion of the proposed construction will be located within the side yard clear space along the south 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 clear space	8'	3.3	4.7'



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 18-03
Hearing Date/Time: _____

APPLICANT: Frank Szulsbury fszulsbury@rochester.rr.com
Name E-Mail Address
121 Summit St. 585-233-7788
Street Address Phone
Batavia N.Y. 14020
City State Zip

STATUS: ☒ Owner ☐ Agent for Owner ☐ Contractor

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

LOCATION OF PROPERTY: SAME

DETAILED DESCRIPTION OF REQUEST: Remove existing 6'x16'
porch & replace w/ 14'x24' enclosed
all season pore room w 6' covered porch on
2 sides

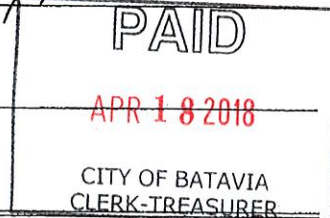
Applicant must be present at the hearing date. Failure to do so will result in the application being discarded. It is the responsibility of the applicant to present evidence sufficient to satisfy the Zoning Board of Appeals that the benefit of the applicant does not outweigh the health, safety, morals,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

Frank Szulsbury
Applicant's Signature

3/20/18
Date

Same
Owner's Signature

Date



To be Filled out by Zoning Officer

TAX PARCEL: 84.042-1-11 ZONING DISTRICT: R-2 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 Sched. 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.

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

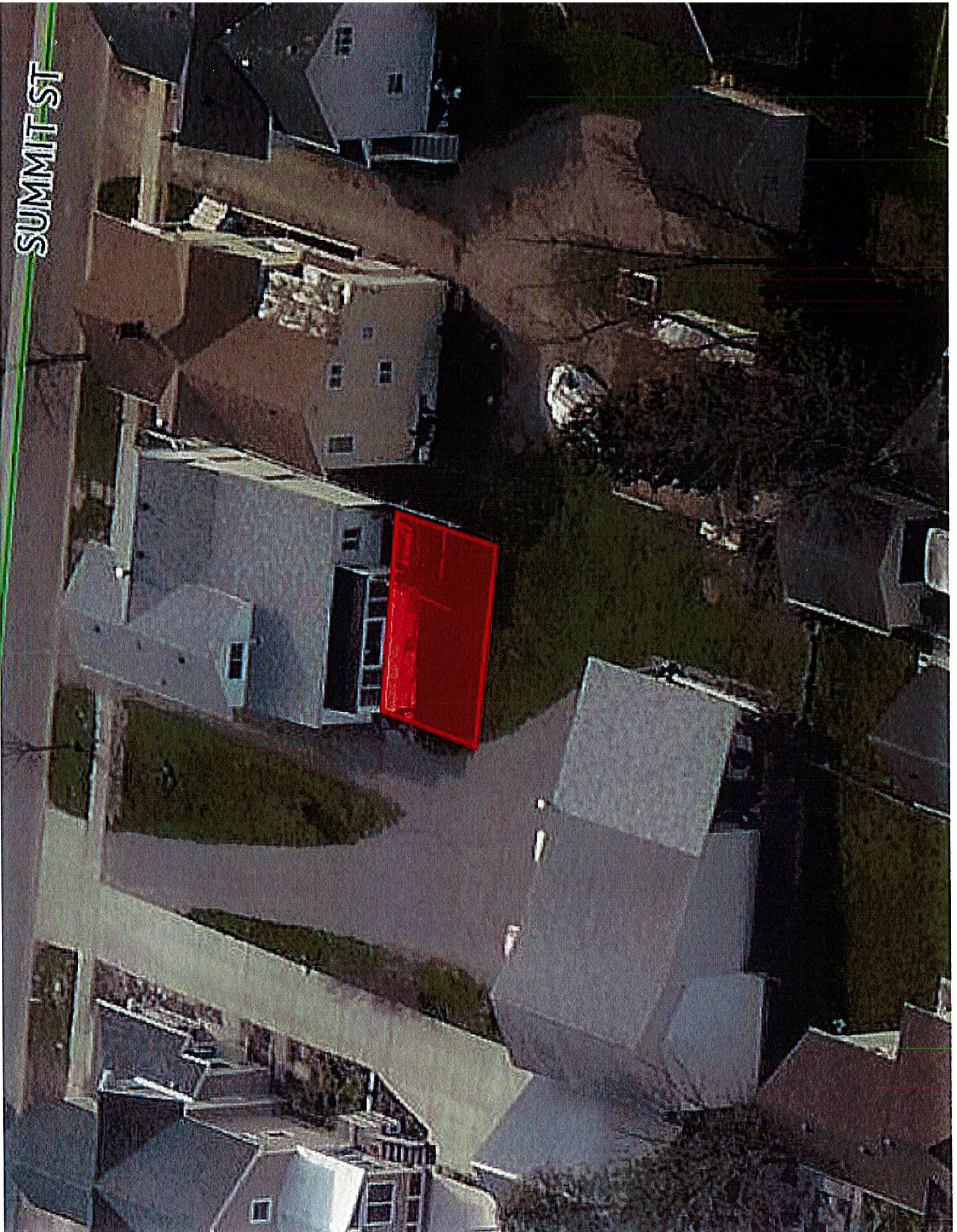
5. **Not Self-Created.** The alleged difficulty existed at the time of the enactment of the provision or was created by natural force or governmental action, and was not the result of any action by the owner or the predecessors in title.

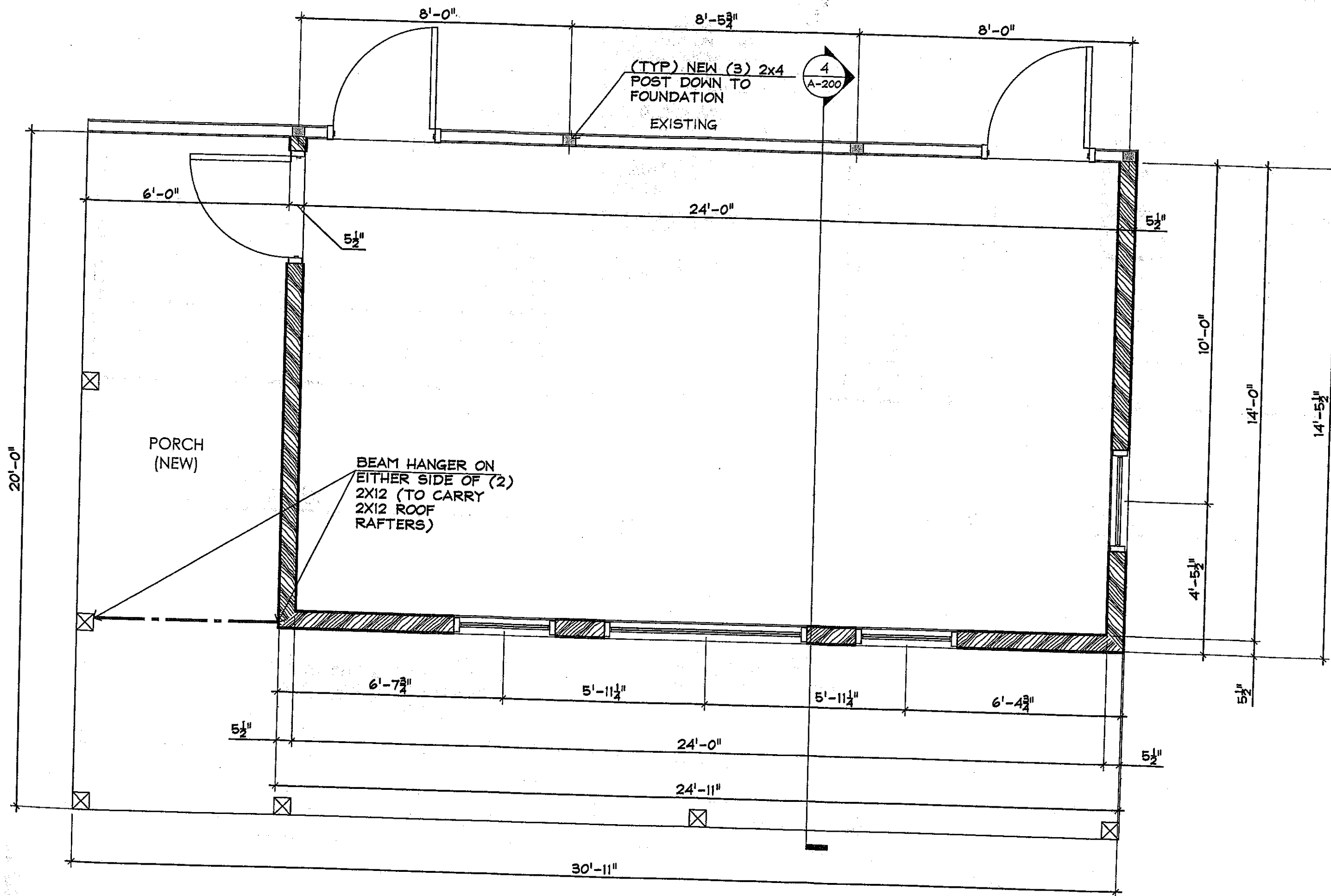
NO

Frank Sealsbury
Applicant's Signature

3/20/18
Date

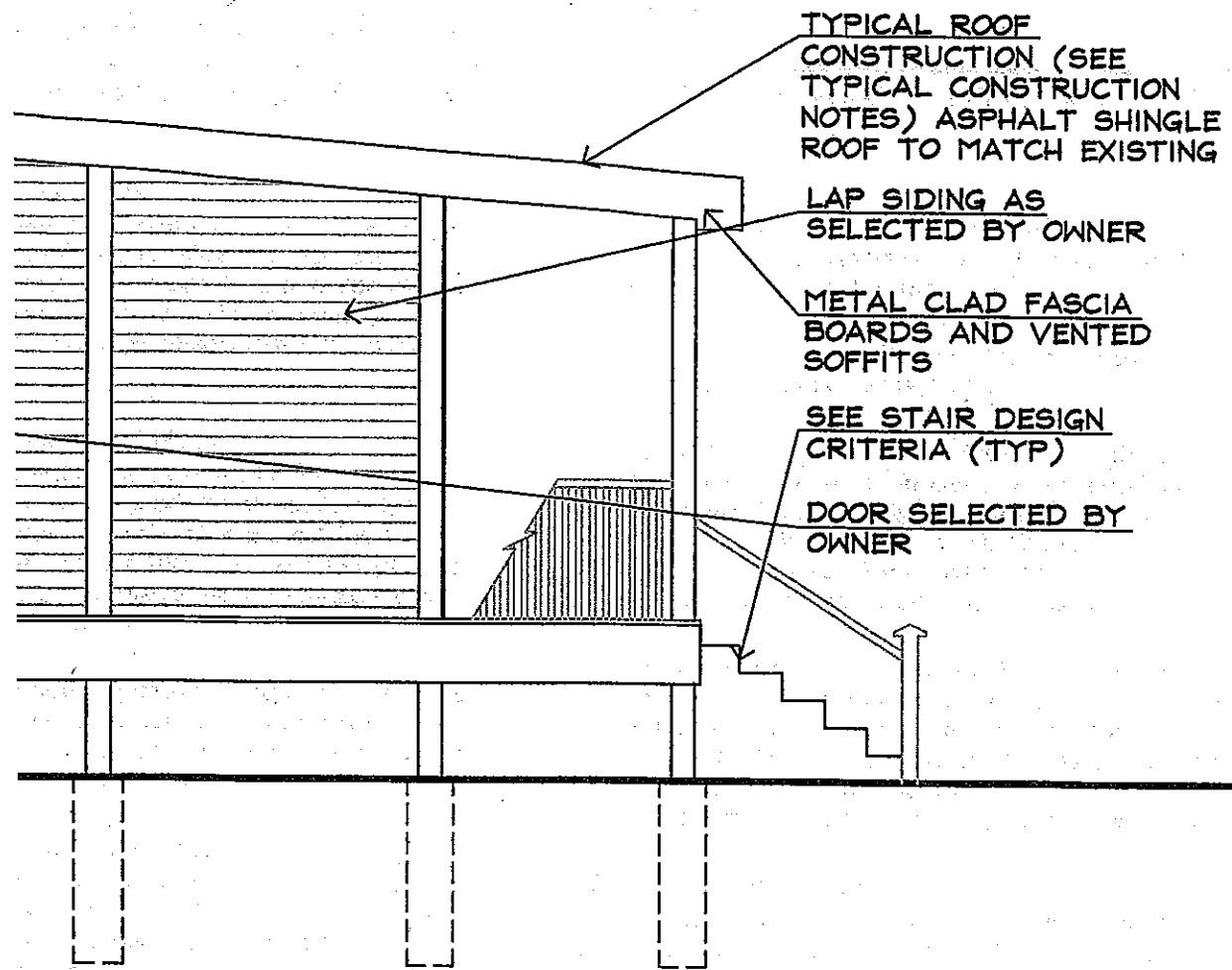
SUMMIT ST





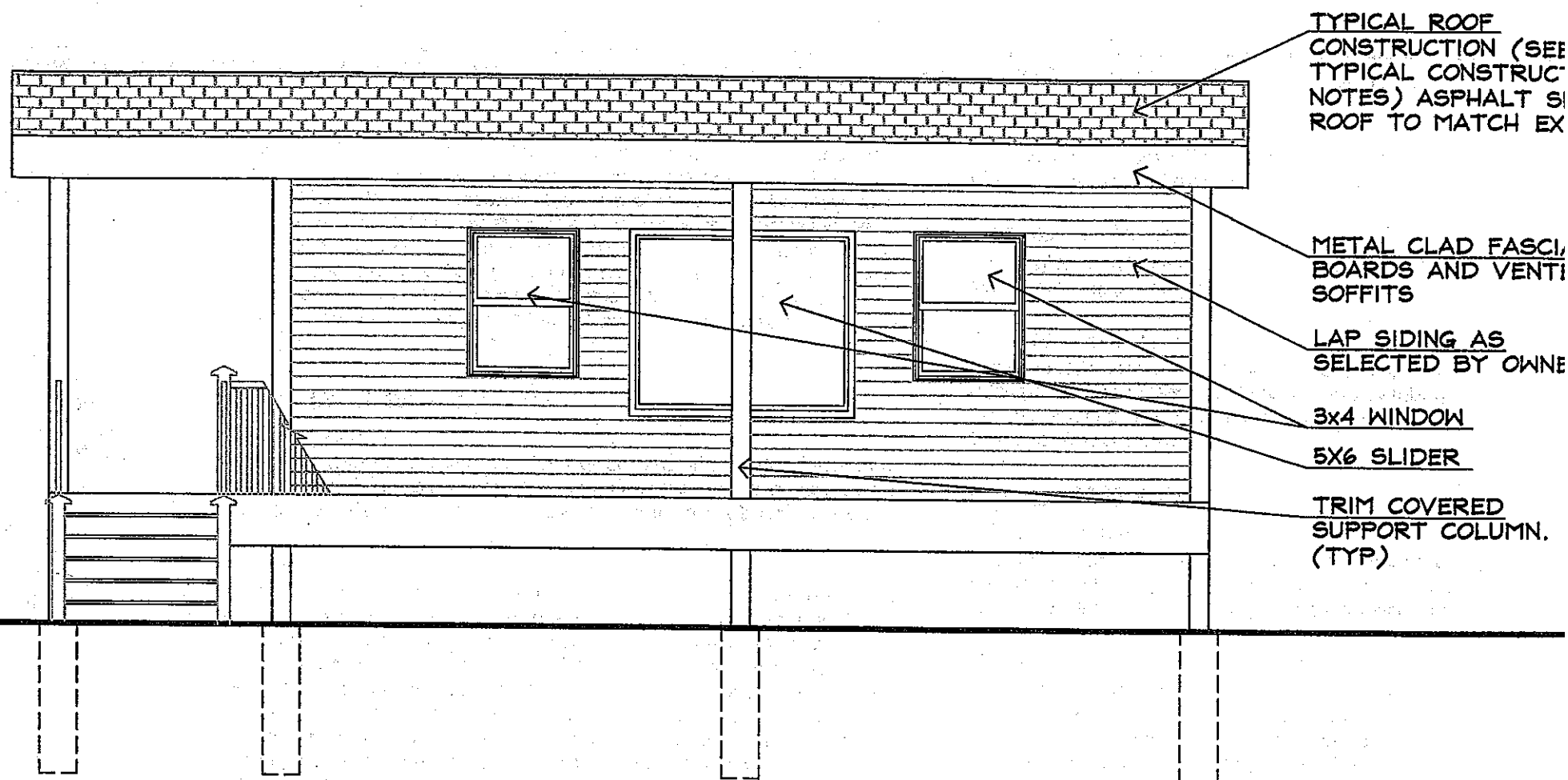
GENERAL NOTES

1. ALL CONSTRUCTION TO COMPLY WITH THE CODE OF NEW YORK STATE.
2. ALL CONSTRUCTION TO COMPLY WITH THE REGULATIONS OF THE HEALTH DEPARTMENT.
3. ALL CONSTRUCTION & EQUIPMENT TO CONFORM WITH REQUIREMENTS OF THE NEW YORK STATE ENERGY CODE FOR RESIDENTIAL BUILDINGS.
4. ALL WOOD STUDS TO BE MINIMUM FIBER STRESS IN BENDING (Fb) 1000 PSI, OR SIMILAR.
5. ALL DIMENSION FRAMING FOR ROOFS AND FLOORS TO BE DOUGLAS FIR-LARCH NO. 1, SIMILAR WITH A MINIMUM FIBER STRESS (Fb) OF 1450 PSI, OR SIMILAR.
6. ALL ELECTRICAL WORK TO BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE NATIONAL ELECTRIC CODE. ELECTRICAL INSTALLATION TO BE INSPECTED AND APPROVED BY THE NEW YORK BOARD OF UNDERWRITERS.
7. FOR DIMENSION LUMBER 2X6 USE SPRUCE PINE FIR /NO2 GRADE. FOR LUMBER 2X8 AND GREATER, USE DOUGLAS FIR-LARCH, NO 2 GRADE.
8. CONTRACTOR SHALL VERIFY ELEVATIONS TO GRADE USING STANDARD DESIGN CRITERIA.



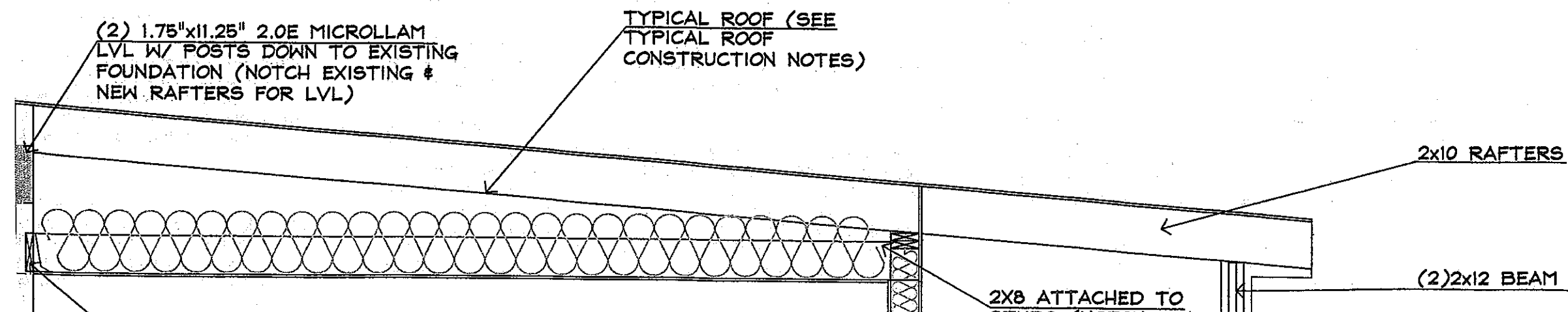
ELEVATION

1/4"=1'-0"



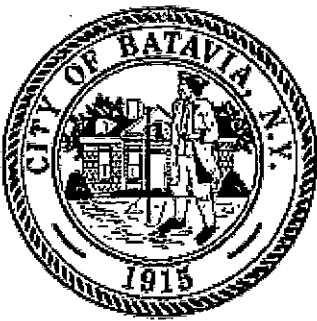
2 BACK ELEVATION

1/4"=1'-0"



SYMBOL KEY:

	NEW
	EXIST
	WAL
	SMC
	CAR
	BUI
	INDI
	DIS



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: 4/3/18
Re: 106 Ross St.
Tax Parcel No. 84.043-3-2

Zoning Use District: R-2

The applicant, Justin Murray (contractor for the owner), has filed an application to construct a 7' x 11.5' one story addition on the southeast corner of the dwelling. A portion of the new construction will be located within the side yard clear space along the south 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 clear space	8'	5'	3'



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 18-04
Hearing Date/Time: _____

APPLICANT: Justin Murray
Name 106 Ross St E-Mail Address 585-813-3403
Street Address Batavia Phone NY Fax 14020
City _____ State _____ Zip _____

STATUS: ☒ Owner _____ Agent for Owner _____ Contractor _____

OWNER: Ralph Madill
Name 106 Ross St E-Mail Address _____
Street Address Batavia Phone _____ Fax 14020
City _____ State NY Zip _____

LOCATION OF PROPERTY: _____

DETAILED DESCRIPTION OF REQUEST: Building sun room 7' x 11.5' 84" x 139"

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.

JM
Applicant's Signature

2/27/18
Date

Owner's Signature

Date

PAID

APR 18 2018

CITY OF BATAVIA
CLERK-TREASURER

To be Filled out by Zoning Officer

TAX PARCEL: 84.043-3-2 ZONING DISTRICT: R-2 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 190-29A and Sched. 1
Side yard clear space.

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. YES NO Other
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

2/27/18
Date

DATE: _____

APPLICANT NAME & PHONE: _____

Justin Murray**Project Location and Information**

Permit #: _____

Fee: _____

Address of Project: 106 Ross stOwner & Address: Ralph Madill

Phone: _____

Project Type/Describe WorkEstimated cost of work: 5000Start date: 1/1/18

Describe project:

Building new sun Room 84" x 139"**Contractor Information** – Insurance certificates (liability & workers comp) required being on file**GENERAL**Name/Address: Justin Murray

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)Name/Address: NA

Phone: _____

HEATINGName/Address: NA

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)Name/Address: NA

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: _____

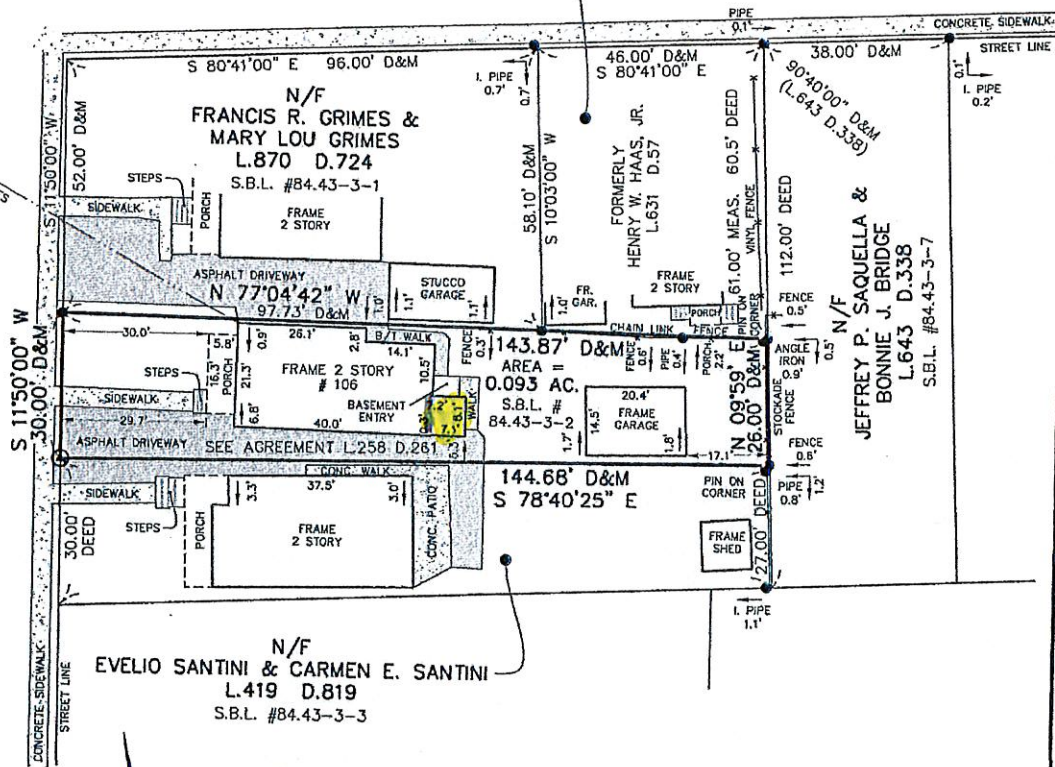
Existing Use: _____ NYS Building Code Occupancy Class: _____

Proposed Use: _____ NYS Building Code Occupancy Class: _____

EAST (66.0' WIDE) AVENUE

N/F
JAMES J. LAMBERT, II &
ALYSSA S. RUSS
DE2016-108
S.B.L. #84.43-3-6

ROSS (66.0' WIDE) STREET



NOTES:

- 1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP IS A VIOLATION OF SECTION 7209 PROVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
- 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACT THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

- ⊙ = MAG NAIL FOUND
● = IRON PIN/PIPE FOUND
○ = UTILITY POLE
D&M = DEED & MEASURED

MAP OF A SURVEY OF LAND BELONGING TO REVITALIZED PROPERTIES OF WESTERN NEW YORK, LLC BEING PART OF ORIGINAL VILLAGE LOT 34 SITUATE IN THE CITY OF BATAVIA GENESEE COUNTY, NEW YORK

1" = 30'

REDATED: JANUARY 9, 2017

JUNE 2, 2011

~ REFERENCES ~

- 1) DEED TO: REVITALIZED PROPERTIES OF WESTERN NEW YORK, LLC L.888 D.634
- 2) GENESEE COUNTRY ABSTRACT CO. ABSTRACT No. 28,480 DATED: AUGUST 15, 1960
- 3) GENESEE COUNTRY ABSTRACT CO. ABSTRACT No. 1425 DATED: AUGUST 15, 1960

I HEREBY CERTIFY TO:

1. Premium Mortgage Corporation, ISAOA
 2. Ralph S. Madill & Larry M. Pedraza
 3. Mary Ann E. Winter, Esq
 4. Dollinger and Associates
 5. Chicago Title Insurance Company
- THAT THIS MAP WAS MADE JANUARY 9, 2017 FROM NOTES OF A SURVEY COMPLETED JANUARY 7, 2017.

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



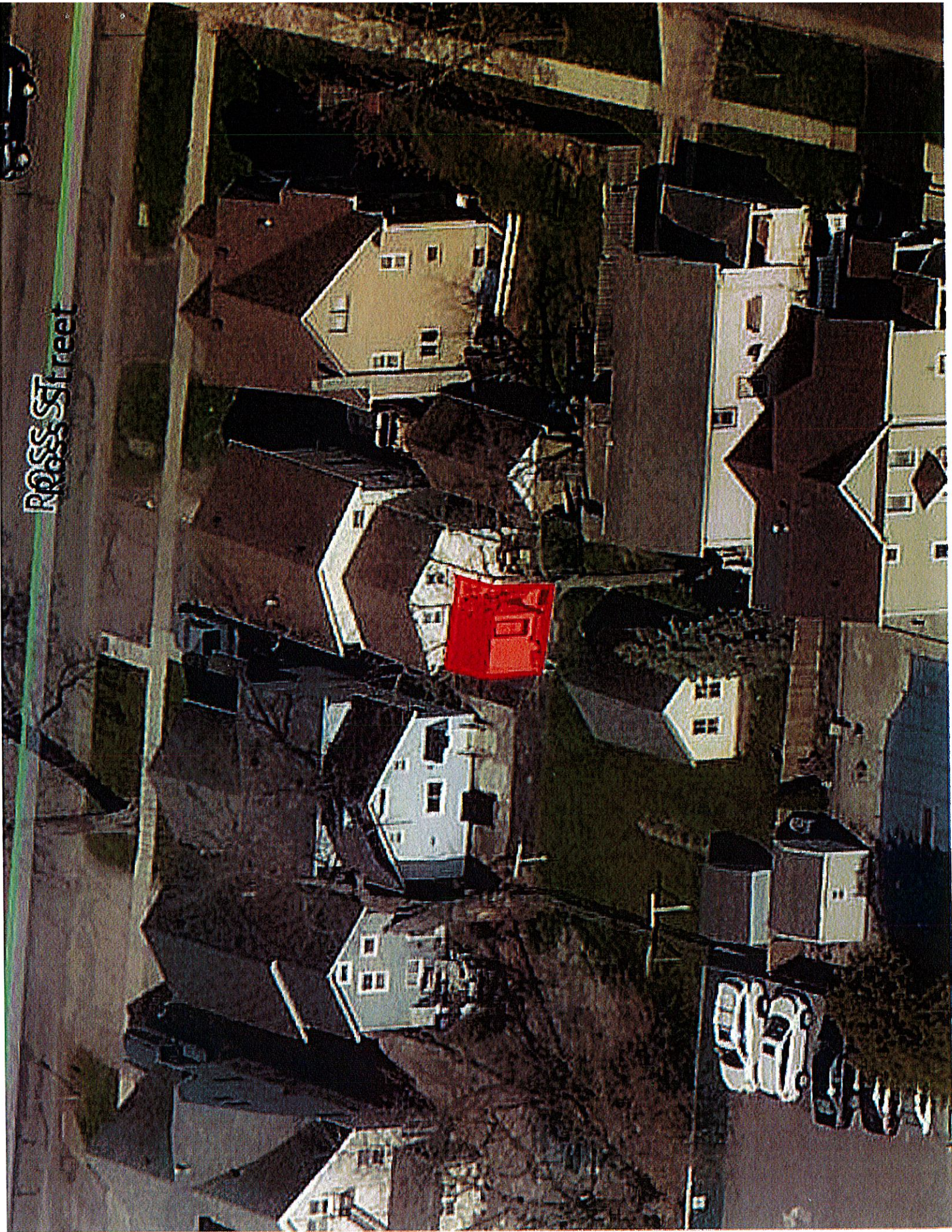
WELCH & O'DONOGHUE
LAND SURVEYORS, P.C.
P.O. BOX 669
8713 ROUTE 237
STAFFORD, NEW YORK 14143

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

wosurvey@rochester.rr.com

JOB No. G11-3683S

ROSS STREET





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