

ZONING BOARD OF APPEALS

Thursday, August 26, 2021

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 July 22, 2021 minutes
- V. Statement about the role of the Zoning Board of Appeals and the procedure it follows
- VI. Variance Requests

A. Request #1 *42 Columbia Avenue*
Debra Barnard, owner

Area Variance: Place an 8' x 12' one-story wood frame shed in a front yard of this property that is located between two streets

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

B. Request #2 *319 South Jackson Street*
Alicia Brenkus, owner

Area Variance: Place a 15' diameter above ground swimming pool in the northwest side yard of this corner lot property

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

C. Request #3 *9-11 Seneca Avenue*
Jason Ambrewster, agent for the owner

Area Variance: Construct a 16' x 26' one-story, three season room addition on the northeast corner of the dwelling

- 1. Review application

2. Public hearing and discussion
3. Action by the board

VII. Setting of Next Meeting: September 23, 2021

VIII. Adjournment

ZONING BOARD OF APPEALS

Draft Minutes

Thursday, July 22, 2021

6:00 pm

Council Board Room

One Batavia City Centre, Batavia, NY

Members present: *Deborah Kerr-Rosenbeck, Jeff Gillard, Paul McCarthy, Leslie Moma*

Members absent: Nick Harris, Jim Russell

Others present: Meg Chilano – 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 p.m.

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 June 24, 2021 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 Requests

Area Variance: construct a wood-frame deck on the east elevation of this dwelling. A portion of the deck will be placed within the front yard clear space of this corner lot parcel

Address: *48 Manhattan Ave.*

Applicant: John Fitros, owner

Actions:

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

1. Review Application

Vice Chair Deborah Kerr-Rosenbeck read the summary of the proposal. Mr. McCarthy reported that the Genesee County Planning Board recommended approval of the project.

2. Public Hearing and Discussion

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

RESULT: Public hearing opened at 6:04 p.m.

Mr. Fitros explained that he would like to build a deck that is even with the house. He noted locating the deck in any other place would not be esthetically pleasing.

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

RESULT: Public hearing closed at 6:06 p.m.

3. Action by the Board

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

- Undesirable change in neighborhood character: no
- Alternative cure sought: no
- Substantiality: not substantial
- Adverse effect or impact on neighborhood/community: no
- Self-created: no

MOTION: Mr. McCarthy moved to approve the variance with 60 days to obtain the permit. The motion was seconded by Ms. Kerr-Rosenbeck, and on roll call, was approved 4-0.

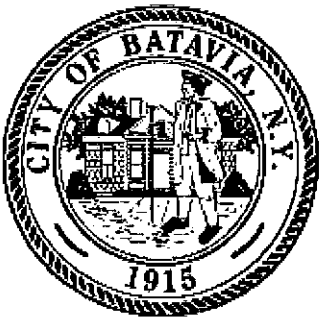
RESULT: Area Variance approved.

VII. Setting of Next Meeting: August 26, 2021

VIII. Adjournment

The meeting adjourned at 6:08 p.m.

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: Zoning Board of Appeals
From: Doug Randall, Code Enforcement Officer
Date: 7/27/21
Re: 42 Columbia Ave.
Tax Parcel No. 84.035-1-24

Zoning Use District: R-2

The applicant, Debra Barnard (owner), has filed an application to place an 8' x 12' one story wood frame shed in a front yard of this property that is located between two streets. The shed will be placed to the rear of the Columbia Ave 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) (12).

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 190-35 D. Accessory buildings are not permitted to occupy spaces other than a rear yard.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 21-12
Hearing Date/Time:

APPLICANT: Debra Barnard
Name: Debra Barnard
Street Address: 42 Columbia Ave.
City: Batavia
State: N.Y.
E-Mail Address: bar81758@yahoo.com
Phone: 585-813-3154
Fax: 14020
Zip:

STATUS: [X] Owner ___ Agent for Owner ___ Contractor

OWNER: Debra Barnard
Name: Debra Barnard
Street Address: 42 Columbia Ave.
City: Batavia
State: N.Y.
E-Mail Address: bar81758@yahoo.com
Phone: 585-813-3154
Fax: 14020
Zip:

LOCATION OF PROPERTY:

DETAILED DESCRIPTION OF REQUEST: Located a shed other than a back yard.

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.

Debra Barnard
Applicant's Signature
Date: July 6, 2021

Owner's Signature
Date:

To be Filled out by Zoning Officer

TAX PARCEL: 84.035-1-24 ZONING DISTRICT: R-2 FLOOD PLAIN: C

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

Provision(s) of the Zoning Ordinance Appealed: BMC 190-35 D Accessory Bldgs. are not permitted to occupy spaces other than a rear yard.

PAID
JUL - 6 2021
CITY OF BATAVIA
CLERK-TREASURER

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

Debra Barnard
Applicant's Signature

July 6, 2021
Date

DATE: 7-6-2021

APPLICANT NAME & PHONE: Debra Barnard 585-813-3154

Project Location and Information

Permit #: _____ Fee: _____

Address of Project: 139 Vine Street

Owner & Address: Debra Barnard 42 Columbia Ave - Batavia

Phone: 585-813-3154

Project Type/Describe Work

Estimated cost of work: 2,500.00

Start date: _____

Describe project:

Replace Old Shed 8x12'

Contractor Information – Insurance certificates (liability & workers comp) required being on file

GENERAL

Name/Address: _____

Phone: _____

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: _____



Vine Street

AVENUE

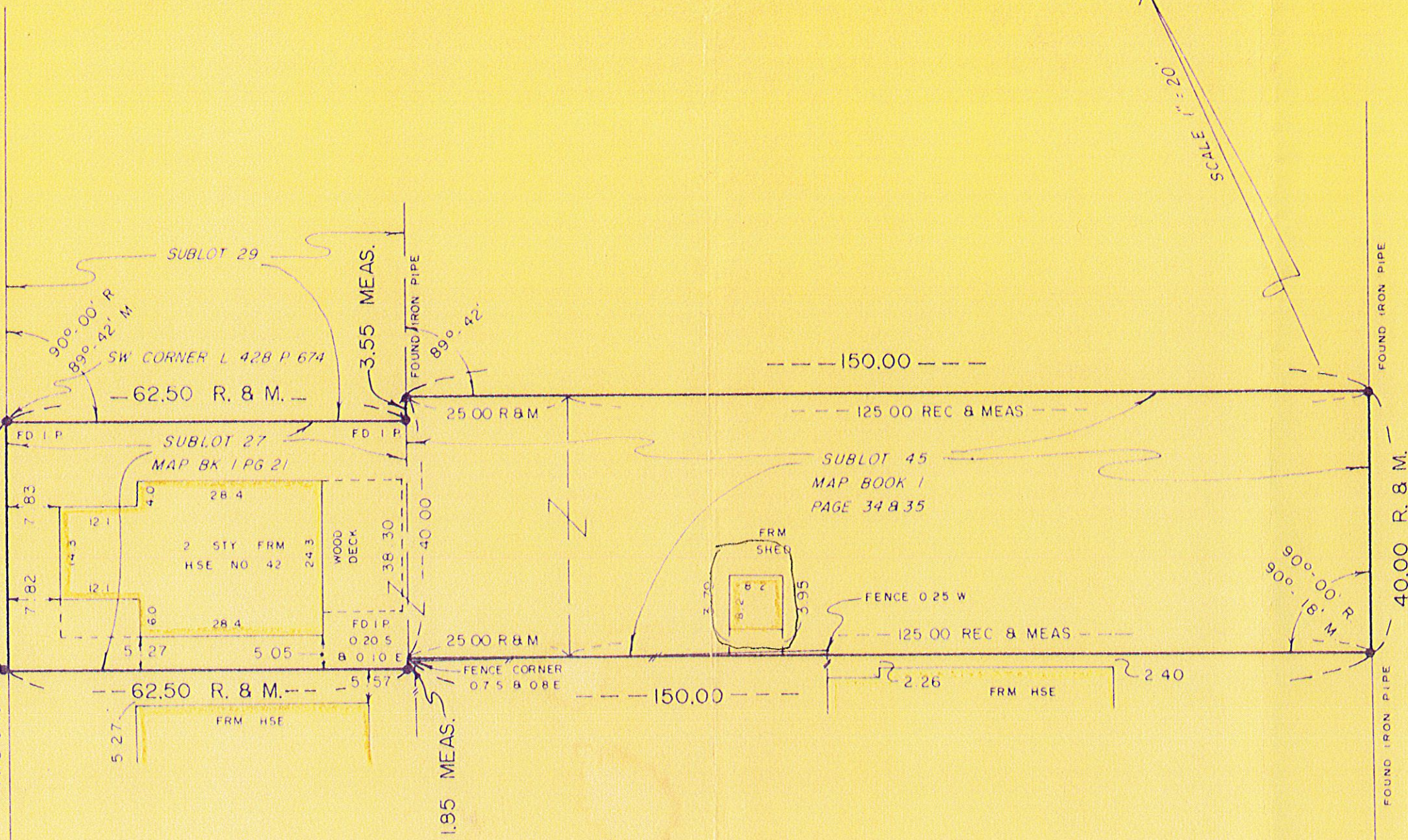
(40' WIDE)

COLUMBIA

438.05 TO S LINE NORTH ST
424 TO N LINE OF THE
WALKER SUBDIVISION

37.85 REC.
38.30 MEAS.

FOUND IRON
PIPE 0.60 W



I, ELMER J. OTTNEY, DULY LICENSED IN THE STATE OF NEW YORK, L.S. NO. 4022, HEREBY CERTIFY TO THOSE PARTIES LISTED BELOW THAT THIS IS A KNOWING AND TRUE SURVEY PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

DATE 9-3-87

Elmer J. Ottney

FIREMAN'S FUND MORTGAGE CORP., ITS SUCCESSORS &/OR ASSIGNS
COMMONWEALTH LAND TITLE INSURANCE CO
GALLO & IACOVANGELO

PART OF VILLAGE LOT 36
PART OF LOT _____ SEC _____
TWP _____ RGE _____
VILLAGE OF _____
CITY OF BATAVIA
COUNTY OF GENESEE N.Y.

OTTNEY & MILLER L.S. PC.
10 MAIN STREET
AKRON, N.Y. 14001
716-542-5764
DATE 9-3-87
FB # 73-21 JOB # 6149

STREET

(48' WIDE)

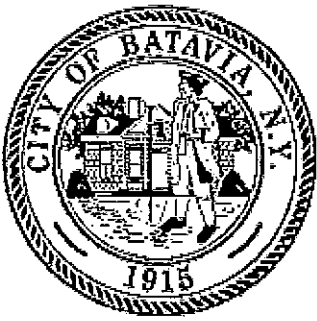
VINE

FOUND IRON PIPE

40.00 R. & M.

FOUND IRON PIPE

SCALE 1" = 20'



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: 7/28/21
Re: 319 South Jackson St.
Tax Parcel No. 84.073-1-35.1

Zoning Use District: R-1A

The applicant, Alicia Brenkus (owner), has filed an application to place a 15' diameter above ground swimming pool in the northwest side yard 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 SEQR 6 NYCRR Part 617.5 (c) (12).

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 190-35 D. Accessory buildings including swimming pools are not permitted to occupy spaces other than a rear yard.



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 21-11
Hearing Date/Time:

APPLICANT: Alicia Brenkus
Name: Alicia Brenkus
E-Mail Address: Abrenkus7@gmail.com
Street Address: 319 South Jackson
City: Batavia NY
State: NY
Phone: 585 993 0052
Fax: 14020
Zip: 14020

STATUS: [X] Owner ___ Agent for Owner ___ Contractor

OWNER: Alicia Brenkus
Name: Alicia Brenkus
E-Mail Address: Abrenkus7@gmail.com
Street Address: 319 South Jackson Street
City: Batavia NY
State: NY
Phone:
Fax: 14020
Zip: 14020

LOCATION OF PROPERTY: 319 South Jackson Street
Batavia NY 14020

DETAILED DESCRIPTION OF REQUEST:
A circular pool 15 foot wide 52 inch high installed

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.

Applicant's Signature: [Signature]
Date: 6/28/21

Owner's Signature:
Date:

To be Filled out by Zoning Officer

TAX PARCEL: 84.073-1-35.1 ZONING DISTRICT: R-1A FLOOD PLAIN: X 500

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

Provision(s) of the Zoning Ordinance Appealed:

PAID
JUL - 1 2021
CITY OF BATAVIA
CLERK-TREASURER

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

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.

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

Aldia Bell

Applicant's Signature

6/28/21

Date

DATE: 6/29/21

APPLICANT NAME & PHONE: Alicia Brenkus SES 993 0052

Project Location and Information

Permit #: _____

Fee: _____

Address of Project: 319 South Jackson Street BATAVIA NY

Owner & Address: Alicia Brenkus

Phone: SES 993 0052

Project Type/Describe Work

Estimated cost of work: \$1,500

Start date: ~~Sept 1~~ Sept 1

Describe project:

Building a pool / installing pool
15 ft round circular and 52 inches high

Contractor Information – Insurance certificates (liability & workers comp) required being on file

GENERAL

Name/Address: _____

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: _____

Phone: _____

HEATING

Name/Address: _____

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: McCabe Enterprises Electrical Contractor

Phone: 2623 main st east Rembrace NY 14050 SES 762 9347

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: _____

GREGORY W. TOWNSEND
 Licensed Land Surveyors
 115 Washington Avenue
 Batavia, New York 14020
 Phone (585) 344-1331
 gwtownsendsurvey@gmail.com

LEGEND
 ○ EXISTING IRON STAKE
 △ EXISTING P.K. NAIL

REFERENCES
 H.B. CONE SUBDIVISION FILED AT BOOK
 5 OF MAPS, PAGE 234
 SURVEY MAP BY A.O. WEST, L.S., DATED
 MAY 1, 1953
 ABSTRACT OF TITLE NO. 10100 -
 CROSSROADS ABSTRACT
 AGREEMENT FILED AT LIBER 838 OF
 DEEDS, PAGE 348

I, GREGORY W. TOWNSEND, CERTIFY TO:
 ALICIA D. BRENNUS
 PREMIUM MORTGAGE CORPORATION, ITS SUCCESSORS AND/OR
 ASSIGNS, AS THEIR INTERESTS MAY APPEAR
 THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
 STEWART TITLE INSURANCE COMPANY
 BLOCK, LONGO, LAMARCA & BRZEZINSKI, P.C.

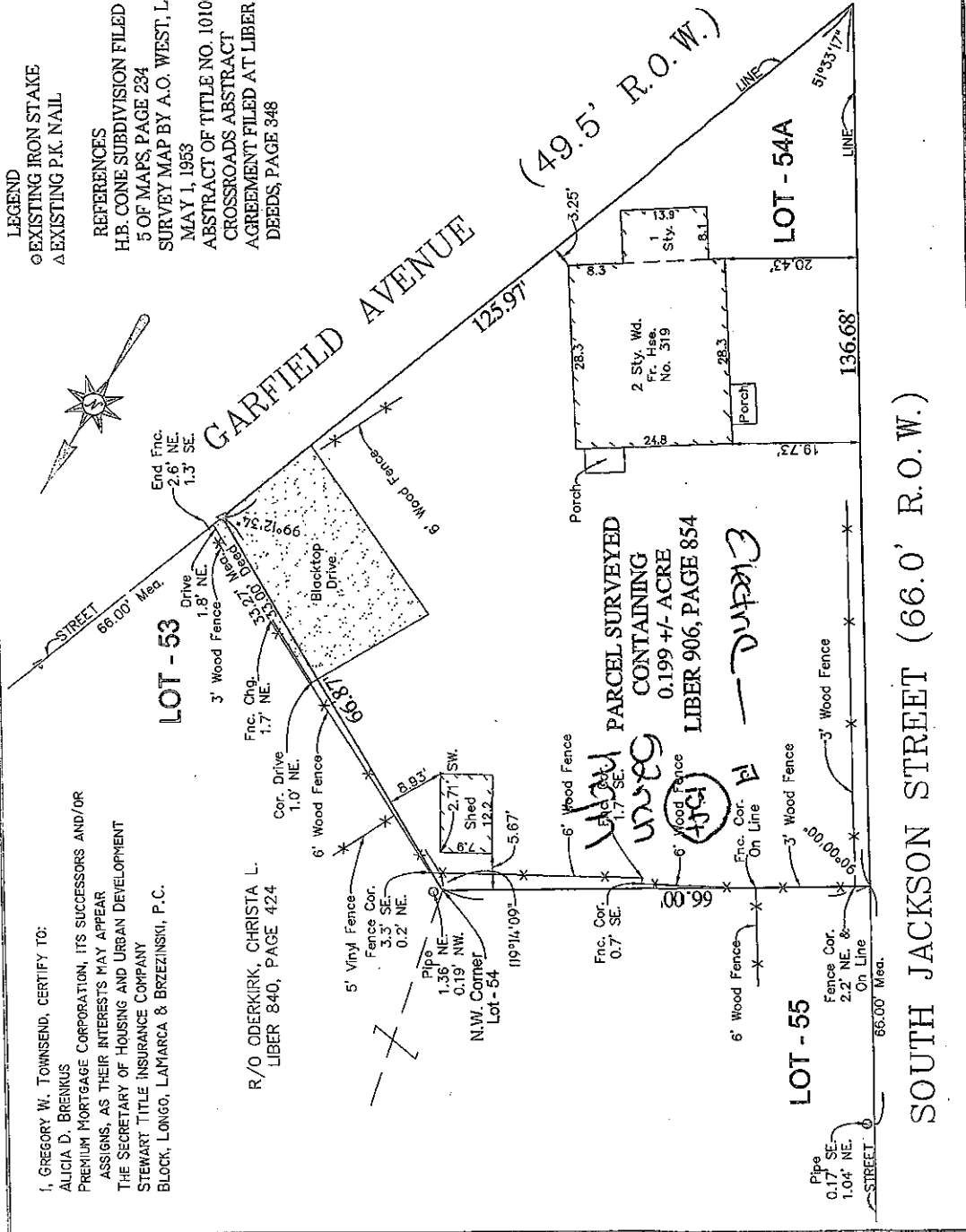
R/O ODERKIRK, CHRISTA L.
 LIBER 840, PAGE 424

"UNAUTHORIZED ALTERATION OR ADDITIONS TO A SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL OR SIGNATURE OR A SECTION FROM SUCH MAP OR FROM A MAP OF THE STATE EDUCATION LAW."
 "ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MAP BEARING A LICENSED SURVEYOR'S SEAL OR SIGNATURE SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
 "CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYING ADOPTED BY THE STATE EDUCATION LAW AND SURVEYORS. SAID CERTIFICATION SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS/HER BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LESSEES OF THE SURVEYED LAND. SUCH CERTIFICATION ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."

BOUNDARY SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF ORIGINAL VILLAGE LOT NO. 27, DISTINGUISHED AS BEING LOT 54A OF THE H.B. CONE ESTATE SUBDIVISION. SITUATE IN THE CITY OF BATAVIA, COUNTY OF GENESEE AND STATE OF NEW YORK

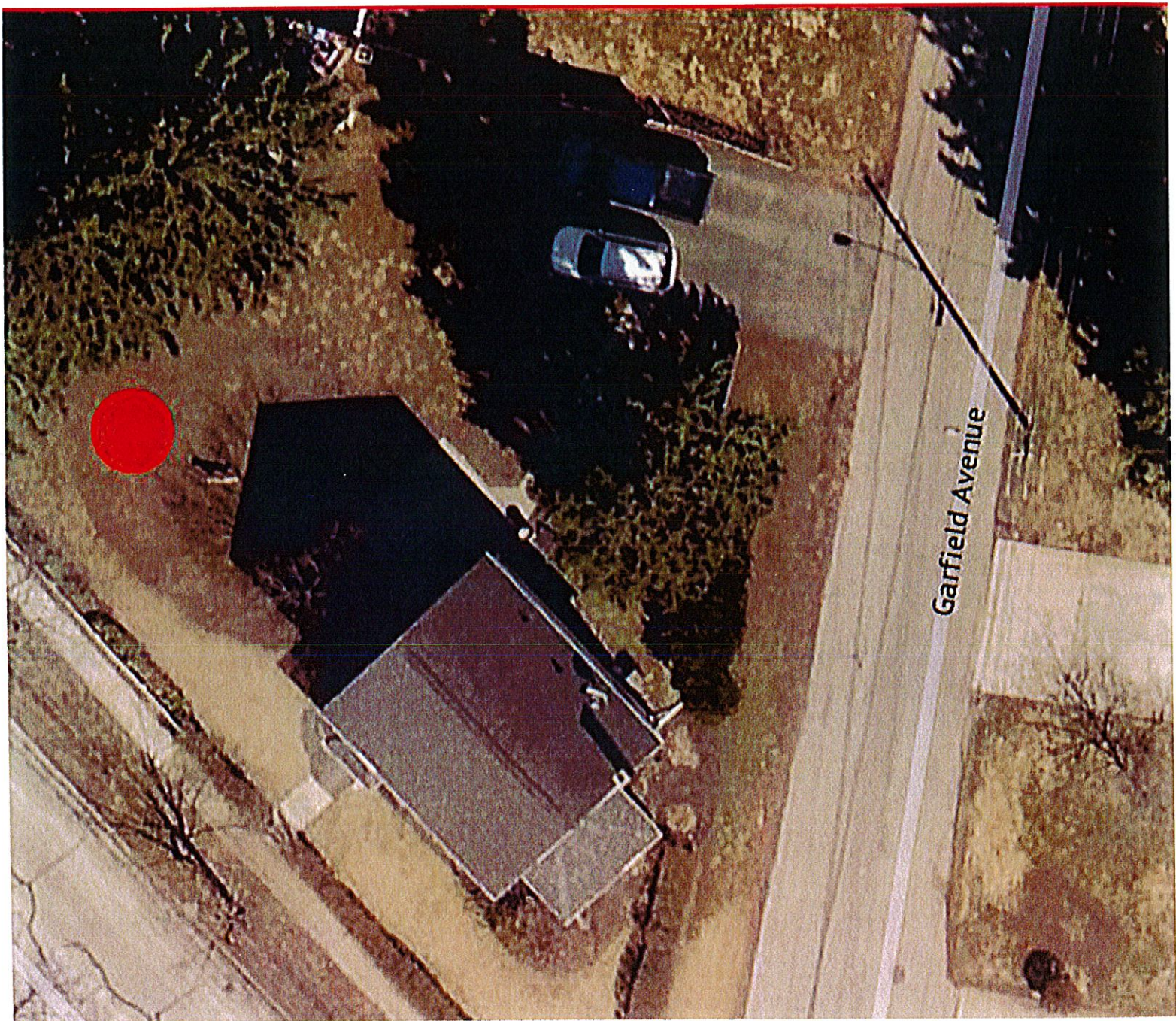
JUNE 14, 2021 SCALE 1" = 20'
 JOB NO. 21-299

DATE

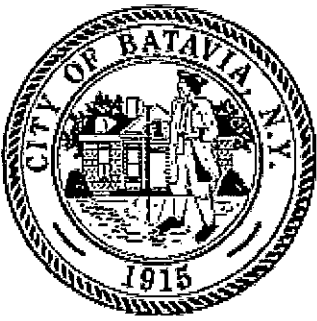


SOUTH JACKSON STREET (66.0' R.O.W.)

(49.5' R.O.W.)



Garfield Avenue



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: 8/2/21
Re: 9-11 Seneca St.
Tax Parcel No. 84.034-3-49

Zoning Use District: R-2

The applicant, Jason Armbruster (agent for the owner), has filed an application to construct a 16' x 26' one story, three season room addition on the northeast corner of the dwelling. The addition will be located entirely within the rear yard clear space.

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) (11).

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>
Rear yard clear space	35'	1.7'	33.3'



CITY OF BATAVIA
APPLICATION TO THE ZONING BOARD OF APPEALS

Application No.: 21-13
Hearing Date/Time: _____

APPLICANT: JASON ARMBREWSTER E-Mail Address: JARMBREWSTER@yahoo.com
Name _____
Street Address: 6630 Log city Rd.
City: ELBA State: NY Phone: 585-590-0346 Fax: 14058
Zip: _____

STATUS: Owner Agent for Owner Contractor

OWNER: Jan Griffith E-Mail Address: Jgriff1414@gmail.com
Name _____
Street Address: 9-11 Seneca Avenue
City: Batavia State: NY Phone: 730 1330 Fax: 14020
Zip: _____

LOCATION OF PROPERTY: Residential neighborhood small lot

DETAILED DESCRIPTION OF REQUEST: 3 season Room in back yard of house on existing conc. pad with foundation new Rear privacy fence not permitted at this time

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.

Jan Armbrewster Date: 7-23-2021
Applicant's Signature _____ Date _____
Jan Griffith Date: 7/28/21
Owner's Signature _____ Date _____

To be Filled out by Zoning Officer

TAX PARCEL: 84.034-3-49 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 190-29 and Schedule I
35' rear yard clear space/set back is required

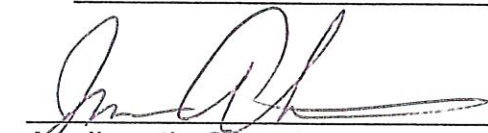
PAID
JUL 29 2021
CITY OF BATAVIA
CLERK-TREASURER

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, property is fenced and neighbor is ok with privacy fence.
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 means looked at alternatives but small lot
3. **Substantiality.** The requested area variance is not substantial. 3 Season Room
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 adverse effect down sports down to property drainage on property
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 self created would like a 3season room instead of concrete pad.


Applicant's Signature

7-23-2021
Date

DATE: 7-23-2021

C Jennifer Grissett 585-730-1330

APPLICANT NAME & PHONE:

Project Location and Information

Permit #: _____ Fee: _____

Address of Project: 11 Seneca Avenue

Owner & Address: same

Phone: 730-1330

Project Type/Describe Work

Estimated cost of work: TBD Start date: _____

Describe project: 3 season Room w/ Fire proof walls because of variance

Contractor Information – Insurance certificates (liability & workers comp) required being on file

GENERAL

Name/Address: TBD

Phone: _____

PLUMBING (City of Batavia Licensed Plumber Required)

Name/Address: TBD none at this time but may have a hose bib?

Phone: _____

HEATING

Name/Address: TBD

Phone: _____

ELECTRICAL (Third Party Electrical Inspection Required)

Name/Address: TBD

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: _____

GREGORY W. TOWNSEND
 Licensed Land Surveyor
 115 Washington Avenue
 Batavia, New York 14020
 Phone (585) 344-1331
 gwtownsendsurvey@gmail.com

SENECA AVENUE (R.O.W. VARIES)

NORTH STREET

Pin 0.18' W.

Formerly S.W. Corner Paul B. and Ethel M. Forsyth Liber 309, Page 298

R/O BROWN, THOMAS & CATHY L. LIBER 527, PAGE 305

LOT-7

South Line Liber 309, Page 298

S 72°00'00" E Deed
 S 72°07'36" E Mea. 70.00'

End Fnc. 5.3' N. 0.7' E.

6' Wood Fence
 Formerly N.W. Corner Paul B. Forsyth Liber 443, Page 337

Pipe 0.46' E.

Pipe 0.10' S. 0.10' W.

Fnc. Chg. 2.2' S. E. 0.4'

1.7' access

LOT-9

PARCEL SURVEYED CONTAINING 0.129 +/- ACRE LIBER 833, PAGE 290

1 Sty. Wd. Fr. Hse. No. 11

West Line Liber 443, Page 337

4' Chain Link Fence (would like)

NEW Privacy Fence
 Yard drops off 3 feet

LOT-11

Blacktop Drive

80.00' Deed, 80.15'

Pipe 1.08' E. 5' Wood Fence

Formerly West Line Shirley Hulbert Liber 438, Page 84

Pin w/Cap 0.12' E.

Formerly N.E. Corner William E., Jr. and Karen A. Benedict Liber 444, Page 422

LOT-13

R/O TURRELL, BARBARA J. INST. #DE2018-599

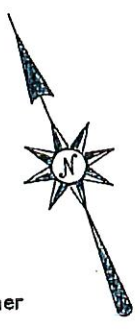
Fnc. Cor. 1.0' S. E. 0.5'

R/O UMLAUF, BRYAN P. LIBER 866, PAGE 324

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

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

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



LEGEND
 ● EXISTING IRON STAKE

BOUNDARY SURVEY SHOWING THE PARCEL TO BE CONVEYED BEING PART OF ORIGINAL

sketch PLAN

Seneca Avenue

