



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-01-STAF-02-23

Review Date

2/9/2023

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

STAFFORD, T.

PLANNING BOARD

Patrick & Crystal Acomb

Site Plan Review

Site Plan Review to operate a retail farm store.

Location
Zoning District

6671 Main Rd. (NYS Rt. 5), Stafford

Agricultural-Residential (A-R) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modification is that the applicant obtains any required permit from NYS DOT for the driveway due to the change in use. With this required modification, the proposed farm store should pose no significant county-wide or inter-community impact. It is recommended that the applicant submits the attached application for 9-1-1 Address Verification to the Genesee County Sheriff's Office to ensure that an address is assigned to the store that meets Enhanced 9-1-1 standards.

Director

February 9, 2023

Date

If the County Planning Board disapproved the proposal, or recommends modifications, the referring agency shall NOT act contrary to the recommendations except by a vote of a majority plus one of all the members and after the adoption of a resolution setting forth the reasons for such contrary action. Within 30 days after the final action the referring agency shall file a report of final action with the County Planning Board. An action taken form is provided for this purpose and may be obtained from the Genesee County Planning Department.

SEND OR DELIVER TO:

GENESEE COUNTY DEPARTMENT OF PLANNING
3837 West Main Street Road
Batavia, NY 14020-9404
Phone: (585) , 9!+ \$%

DEPARTMENT USE ONLY:

GCDP Referral # T-01-STAF-02-23



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
1/26/2023

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) Stafford Planning Board

Address 8903 Route 237

City, State, Zip Stafford, NY 14143

Phone (585) 344 - 1554 Ext. _____

2. APPLICANT INFORMATION

Name Patrick & Crystal Acomb

Address 6671 East Main Road

City, State, Zip Stafford, NY 14143

Phone (585) 478 - 6326 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Stafford

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 6671 East Main Road, Stafford, NY 14143

B. Nearest intersecting road Buckley Road

C. Tax Map Parcel Number 10.-1-17.1

D. Total area of the property 55.8 acres Area of property to be disturbed 0.0

E. Present zoning district(s) Ag-Res

5. REFERRAL CASE INFORMATION:

A. Has this referral been previously reviewed by the Genesee County Planning Board?
 NO YES If yes, give date and action taken _____

B. Special Use Permit and/or Variances refer to the following section(s) of the present zoning ordinance and/or law

C. Please describe the nature of this request Site plan approval for retail store on-premises, selling beef products grown on site and other sundry agricultural products from Western/Central NY as allowed under NYS Ag & Markets Law

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: _____

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

Name William VanAlst Title Chairman, Planning Board Phone (585) 233 - 6006 Ext. _____

Address, City, State, Zip 9107 Roanoke Road, Stafford, NY 141143 Email wvanalst@rochester.rr.com

APPLICATION FOR ZONING and/or BUILDING PERMIT
TOWN OF STAFFORD, N. Y. 14143

APPLICATION NUMBER: 01-23

APPLICATION DATE: 1/11/25

OWNER	Name: <u>Ronald Eugene Cook</u>	APPLICANT (IF OTHER THAN OWNER)	Name: <u>same</u>
	Address: <u>3011 E. Main</u>		Address: <u>same</u>
	Phone #: <u>585-48-6326</u>		Phone #: _____

PROJECT SITE LOCATION: same Tax Map # (TMP) 10-1-17.1
Check with the local Assessor

INSTRUCTIONS: Using a ball point pen please fill out this application as completely as possible. Submit additional Attachment(s) [listed on the back of the Gold sheet] and the completed application to the Town Clerk. This application is **NON-TRANSFERRABLE** and is **NOT** a permit to commence work.

- Application for Use: RESIDENTIAL ; COMMERCIAL ; INDUSTRIAL ; RECREATIONAL ; AGRICULTURAL ; SITE PLAN
- Permit for: NEW CONSTRUCTION ; ADDITION ; ALTERATION ; REPAIR ; CHANGE IN USE
- Is this parcel? ; A corner lot: YES NO ; Have a Driveway permit? YES NO
- List the DIMENSIONS of the parcel: _____ x _____ and/or TOTAL PARCEL AREA (Acres) _____
- What are the parcel setbacks [Ft.] from the project. FRONT _____ ; REAR _____ & SIDE yards (a) _____ (b) _____
- Total % of coverage of ALL buildings on the parcel (including the proposed project): _____ TOTAL %
- Does this project require County Health Department approval? NO YES , If yes, submit attachment F.
- Is this parcel properly subdivided? NO YES , If yes, provide documentation.
- Do you give the Town VALID CONSENT to do the required inspections? YES NO , If no, what procedures?
- Name of Architect/Engineer _____ Telephone # _____
Address _____

11 Name of Contractor(s) _____ Telephone # _____
Address _____

12 Estimated cost of the project? _____ [Substantiation may be required] 13 Total Dwelling units: _____

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE				
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL				
OTHER				
TOTAL SQ. FT.				

14 Describe the proposed project and use:
see Description + site plan

[Use additional sheet(s) for more information]

****SIGNATURE BLOCK****
 I hereby certify that I have read the instructions and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel provisions of any other state or local law or ordinance regulating construction or performance of construction.

Signature - OWNER: [Signature] Date: _____
 Signature - APPLICANT (if different than owner): _____ Date: _____

 Action taken by Zoning Enforcement Officer [Z.E.O.]: Approved Denied , Reason for denial: Schedule A
 Article _____ Section _____ Subsection _____ Paragraph _____ Briefly Describe: site plan review
 Z.E.O. _____ Signature _____ Date of Action: _____
 C.E.O. _____ Signature _____ Date of Action: _____
 Planning Bd. _____ Signature _____ Date of Action: _____
 Approved - Denied -

Zoning District: _____	YES NO	FEES: Zoning <u>75-</u> Building _____ TOTAL <u>75-</u>
Wetlands <input type="checkbox"/> <input type="checkbox"/>		
Flood Plain <input type="checkbox"/> <input type="checkbox"/>		

COPY DISTRIBUTION : White - Z.E.O. Canary - CLERK Pink - C.E.O. Gold - APPLICANT
RIPatterson '99

OFFICE USE ONLY

Casper's Beef store

- we sell all natural beef that we raise right here on our farm

- we also sell pork that is natural

- farm fresh eggs that we get from an organic farmer in Ramoth, VT.

- we also sell local products that we really like.

- home brew R+J brewer (Oakfield)

- coffee from Avon

- pure maple syrup (poultion)

- organic cow soap (Cheshire)

- cookies - bodavia.

- popcorn - oakfield

- homemade dry beef pot paper ribs

- cheddar milk / cheese = Casper's Creamery

- our store hours - (Fri - 4-7)

Sat 10-4

Sun - 10-4

* these hours may change.

Size of store - 900 sq. ft.

30 x 30 ft.

1:13



Search here



Work



Restaurants



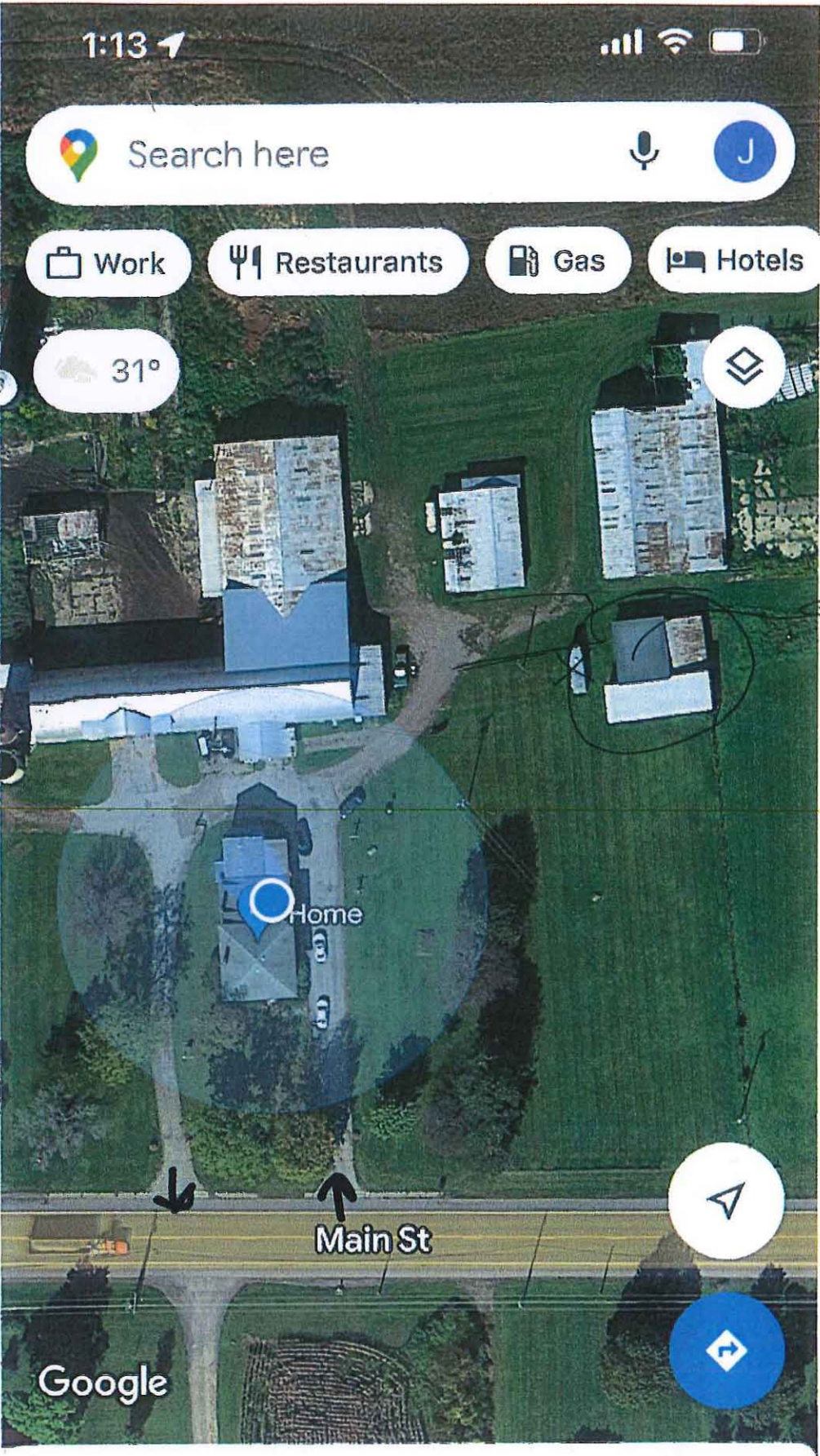
Gas



Hotels



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Updates

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on the left side
of the road.

1:14



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31°



Parking

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50 ft
10 m

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Go

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Work



Restaurants



Gas



Hotels



31°



Google



50 ft
10 m



Latest in the area



Share your location?

Share

Handwritten purple scribbles and text, possibly a signature or note.

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