



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-02-ALA-04-24

Review Date

4/11/2024

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

ALABAMA, T.

ZONING BOARD OF APPEALS

Gordon & Denise Linsey

Area Variance(s)

Area Variance for a coffee shop (Simple Pleasures Cafe).

**Number of Signs
Maximum allowed; 1
Proposed: 2**

Location
Zoning District

6520 Knowlesville Rd., Alabama

Residential (R) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

The proposed variance should pose no significant county-wide or inter-community impact.

Director

April 11, 2024

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) 815-7901



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:
GCDP Referral # **T-02-ALA-04-24**

RECEIVED
Genesee County
Dept. of Planning
4/4/2024

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) Town of Alabama Zoning Board of Appeals

Address 2218 Judge Rd

City, State, Zip Oakfield, NY 14125

Phone (585) 948 - 9341 Ext. _____

2. APPLICANT INFORMATION

Name Gordon and Denise Linsey

Address 1663 Judge Rd

City, State, Zip Basom, NY 14013

Phone (585) 474 - 1643 Ext. _____ Email linseyfabricating@gmail.com

MUNICIPALITY: City Town Village of Alabama

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

- | | | |
|---------------------------------------------------|----------------------------------------------------|-----------------------------------------------|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | <input type="checkbox"/> Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input type="checkbox"/> Preliminary |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Comprehensive Plan/Update | <input type="checkbox"/> Final |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Other: _____ | |

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

A. Full Address 6520 Knowlesville Rd Oakfield, NY 14125

B. Nearest intersecting road Lewiston

C. Tax Map Parcel Number 11.-1-68.2

D. Total area of the property 19163.4 Area of property to be disturbed _____

E. Present zoning district(s) Residential

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 March 2024

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

502 B. 14, 623 4., 623 5., 606 M..

C. Please describe the nature of this request _____

_____ Variance needed
_____ wanting two signs instead of one on building.

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

- | | | |
|-------------------------------------------------------|------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Local application | <input type="checkbox"/> Zoning text/map amendments | <input type="checkbox"/> New or updated comprehensive plan |
| <input type="checkbox"/> Site plan | <input type="checkbox"/> Location map or tax maps | <input type="checkbox"/> Photos |
| <input type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input checked="" type="checkbox"/> Other: <u>added narrative and sketches from the Applicant</u> |
| <input type="checkbox"/> SEQR forms | <input type="checkbox"/> Agricultural data statement | |

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

Name Drew Klotzbach Title Chairperson Phone (716) 560 - 1979 Ext. _____

Address, City, State, Zip 2218 Judge Rd Oakfield, NY 14125 Email drew@alleghanyfs.com

Permit # _____
 Zoning Permit Fee \$ _____
 Building Permit Fee \$ _____
 Fee Total \$ _____

Town of Alabama
 Genesee County, New York

Application For Zoning/Building Permit

Fill out the application with a black or blue ballpoint pen. Return the completed application to the Town Clerk.
 Once the application has been processed the CEO/ZEO will contact the applicant to inform them it is ready to be picked up and the cost of the permit. Permits must be picked up within two weeks from the date the town clerk notifies the applicant.
 If applicant fails to pick up the permit within the time stated the application will be returned to the Zoning/Building Officer and Voided. A new application will need to be submitted for the project. Permits Expire one year from the date it is issued.

Gordon + Denise Linsey Robert Denise Linsey 2.26.2024
 Property Owners Name (Print) Property Owners Signature Date Submitted

Property Owners Mailing Address 1663 Judge Rd, Basom NY 14013

Owners Home Phone: _____ Owners Cell Phone: 716 474-1643 / 716 474-3106

Address of property where work will be done if different than mailing address 6520 Knowlesville Rd, Oakfield

Contractors Name Joe Pals Contractors Phone Number 585 297-7817
 *Contractors MUST provide proof of Workers Compensation Insurance before starting work.

Nature of work: New structure _____ Addition to _____ Remodel _____
What is it? - is it Pre Fab or Stick built (What) (Number of rooms)
 Other (explain) Neighborhood Business - Coffee Shop

If a NEW dwelling: No. of Stories _____ No. of Families _____ Garage - Attached _____ Unattached _____ No. Cars _____

1. Solid Fuel Burring Units (what type) _____ Must provide MF installation manual

2. Remodeling _____ Total Sq. Ft. _____

3. Dimensions of addition _____ Ft. BY _____ Ft. Total Sq. Ft. _____

4. Dimensions of New structure _____ Ft By _____ Ft Total Sq Ft _____

5. Pools, Spas & Hot tubs _____ Ft BY _____ Ft Depth _____
What is it? If a pool above or in-ground

6 Size and Area of the lot 99.59 Ft. BY 193.90 Ft. Total Sq. Ft. 19,163.14
Width Depth (Lot size must be feet not Acres)

7 Zoning District in which property is located - Agricultural / Residential Residential Commercial Industrial
 WNY Science & Technology Advanced Manufacturing Park - TD-1 TD-2 TD-3

8. Tax Map # 11-1-68.2 9. Estimated cost of project \$ 50,000 Lot creation date per Table 1 Row _____
 (This will be provided by ZEO)

DO NOT WRITE BELOW THIS LINE, FOR OFFICIAL USE ONLY

Does the proposed construction or use violate any Town Zoning Law, Ordinance, or Regulation? _____
 If yes give details _____

Approved Date | ____/____/____ Permit Expires ____/____/____ Denied Date 2/27/24

Reason Denied A is Variance required A Special Use Permit is required Other _____

[Signature]
 Signature of Zoning Enforcement Officer

TOWN OF ALABAMA
Genesee County New York

APPLICATION FOR A USE VARIANCE

If the Applicant is NOT the owner of the property for which the request is being made, a letter signed by the property owner giving authorization for the applicant to apply for the request MUST accompany the application or no action can be taken.

PLEASE PRINT OR TYPE

Date: March 19, 2024

Applicant's Name Gordon & Denise Linsey Phone # 716 474-3106
716 474-1643

Applicant's Mailing Address 1163 Judge Rd, Basom NY 14013

Use Variance is requested for property located at 6520 Knowlesville Rd., Oakfield

Tax Map# 11-1-08-2 Zoning District R Date the lot was created 1800's

Explain why you are requesting a USE VARIANCE:

To open our business at 5:30am

*A detailed plot diagram clearly showing lot lines, lot size and all buildings and structures located on the property are required. It must also clearly and accurately show the distances from any proposed buildings or structures to all lot lines.

Gordon Linsey
Applicant's Signature

Fees for application must be paid before a public hearing will be scheduled

FOR OFFICIAL USE ONLY

The above applicant is requesting a Use Variance from the Town of Alabama Zoning Board of Appeals. According to Article VII Section 603 page 100 of the Town of Alabama Zoning Law.

Per ARTICLE VI SECTION 603 page 100 of Town of Alabama Zoning Law this is not a permitted use nor is it a use that requires the issuance of a variance for earlier hours

Request has been Approved Disapproved Date / / (see attached resolution)

Zoning Board of Appeals Chairman _____

Zoning Board of Appeals Member _____

Zoning Board of Appeals Member _____

Zoning Board of Appeals Member _____

Zoning Board of Appeals Member _____

D#015

Application Fee** \$200.00

Received by [Signature]

Date Received 3/19/24

**Section 813 – Public hearing and Notice Requirements. Town of Alabama Zoning Law. When a public hearing is required by the Town of Alabama Zoning Law, the requirements set forth in this section, as well as the applicable requirements of the NYS Town Law, shall be followed. All costs for the public hearing including, but not limited to the legal ad(s), required mail notifications and posting of signs, shall be paid by the applicant.

**And any additional cost incurred by the town to process this application as per town fee schedule

New Sign



- Size $2\frac{1}{2}$ " wide, $4\frac{1}{2}$ " tall, 1" deep (10 sq. ft.)
- Sign will be a Projecting Sign, which will be hung in between the 1st and 2nd windows on Lewiston Rd side, closer to Knowlesville Rd.
- The sign will project out 1 foot from the building and be ten feet above ground level.
- The sign will be made out of wood and be attached to the building with metal brackets.



Lewiston Rd

Knowlesville Rd.

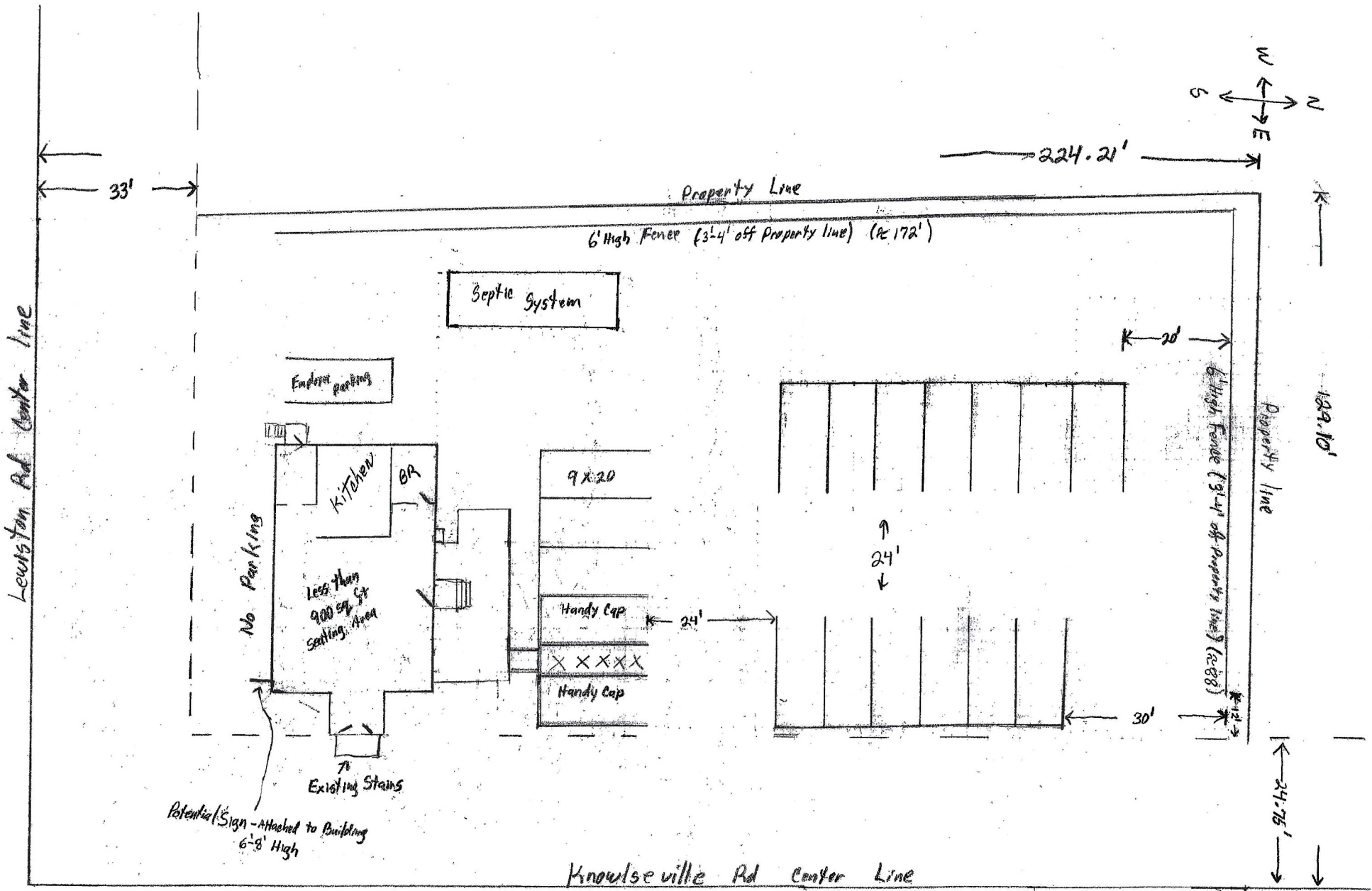
SIMPLE PLEASURES

6520 Knowlesville Rd., Oakfield NY 14125

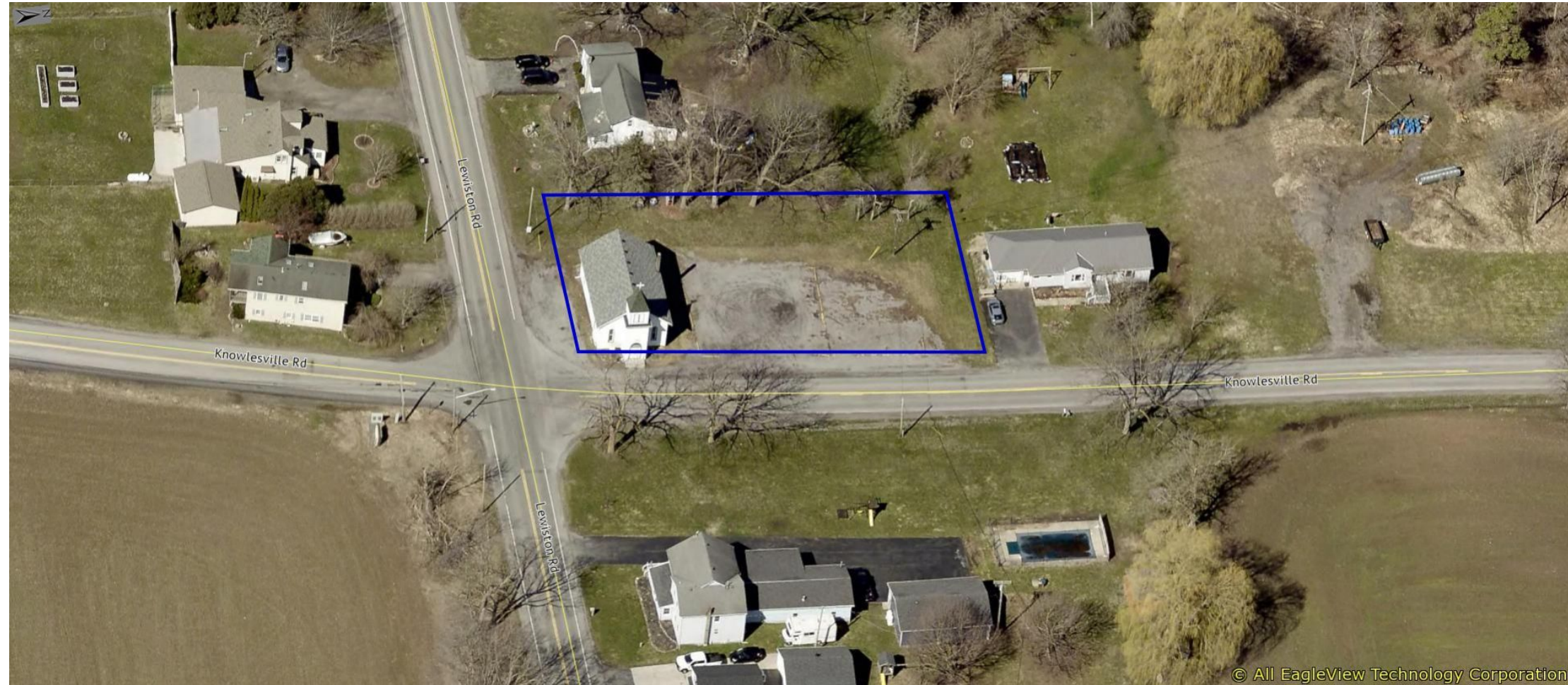
Owners: Gordon and Denise Linsey

CBR#716 474-3106 and 716 474-1643

- ❖ Tentative Grand Opening Day Monday, September 9, 2024
- ❖ Hours: Mon-Sun 5:30am – 9pm
- ❖ Our mission is to create a café that will bring our community together and create delicious memories, with friendly customer service and a cozy environment. A welcoming place that you can grab a bite to eat and drink with friends; and even purchase various merchandise for yourself, or for gifting.
- ❖ Our vision is to enjoy life simply, sip by sip.
- ❖ The menu will consist of various breakfast and lunch items with refreshing, non-alcoholic beverages available, and several kinds of hot teas and coffee available to purchase.
- ❖ The maximum seating capacity will be forty with an outside patio to lounge on. The building can also be rented for private functions and parties. There will be 19 parking spots available with two handicapped spots, and 2 spots for employee parking.
- ❖ There will be 6-foot privacy fencing installed on the North and West sides of the property to prevent car headlights from shining into the neighbor's homes and muffle the car noise from pulling into our parking lot.
- ❖ There is already an existing sign on the SE corner of the property; corner of Knowlesville Rd and Lewiston Rd. We will be installing a second sign over the main entrance (Knowlesville Rd side) which will be illuminated.



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04/02/2023