



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-ALEX-6-22**

Review Date **6/9/2022**

Municipality	ALEXANDER, T.
Board Name	ZONING BOARD OF APPEALS
Applicant's Name	Cameron & Brittany Lochren
Referral Type	
Variance(s)	Area Variance(s)
Description:	Area Variances to build a barn for a single-family home. Accessory structure in front yard - not allowed.
Location	9608 Alexander Rd. (NYS Rt. 98), Alexander
Zoning District	Agricultural-Residential (A-R) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

Given the large front yard setback of the proposed structure and that it will be well screened from the road and neighboring properties, the variance should pose no significant county-wide or inter-community impact.

Director

June 9, 2022

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) , %!+ \$%

Clear Form

DEPARTMENT USE ONLY:

GCDP Referral # T-02-ALEX-6-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
Genesee County
Dept. of Planning
6/2/2022**

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 Alexander ZBA
Address 3350 Church St
City, State, Zip Alexander, NY 14005
Phone (585) 591 - 2455 Ext. _____

2. APPLICANT INFORMATION

Name Cameron & Brittany Lochren
Address 21 Union St
City, State, Zip Batavia, NY 14020
Phone (585) 813 - 9504 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Alexander

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 9608 Alexander Rd Alexander, NY 14005
B. Nearest intersecting road Cookson Rd
C. Tax Map Parcel Number 15.-1-54.2
D. Total area of the property 5.25 acres Area of property to be disturbed 1,200 sq/ft
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
Alexander Town Code Article IV section 403 Location of Accessory Buildings and Structures (A)

C. Please describe the nature of this request Applicant is requesting an Area Variance to construct a barn (accessory structure) before and in-front of a future single family home. The set-backs for the barn will be within the set-back for that zoning district, but proposed in front of residence.

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 checked="" 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 type="checkbox"/> Other: _____ |
| <input checked="" 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 Matthew Mahaney Title CEO Phone (585) 343 - 1729 Ext. 238
Address, City, State, Zip 3833 West Main St Rd Batavia, NY 14020 Email mmahaney@townofbatavia.com

Matt 343 1729
11-238

Building and Zoning Application Permit No. _____

Town of Alexander 3350 Church Street PO Box 248 Alexander, NY 14005 (585)591-2455

Date ____/____/____ Zone ____ Flood Zone ____ Wellhead Protection ____ Corner Lot ____

- New Construction • Fence • Pond • Sign • Alteration(s) • Addition
- Demolition •
- Accessory Bldg. • Mobile Home • Fill Permit • Home Occupation • Land
- Separation • Site Plan Approval •

Special Use Permit • Temporary Use • Subdivision • Zoning Variance Request • Other •

Specify: _____
Tax Map No. 15-1-54.2

Owners Name Cameron & Brittany Lockren Phone No. ()

Address 7608 Alexander Rd Project Road Width _____ ft

Applicants Name _____ Project Address _____

E Mail Address brittany.e.lockren@gmail.com Phone No (585) 813 9504

Description of Project: Dole Barn / shop

Existing Use _____ Proposed Use _____

Estimated Cost Building _____ Plumbing _____
Mechanical _____ Miscellaneous _____

SEQR CLASSIFICATION Type 1 • Type 2 • Unlisted •

Review completed by Planning Board • _____ Zoning Board of Appeals

Permit Fee \$ _____ Application Date ____/____/____ Permit Expires On ____/____/____ Date ____/____/____

ISSUING OFFICER: IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNEE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

I, Brittany Lockren, as
Owner or Authorized Agent hereby declare that the statements and
information on the foregoing application are true and accurate, to the best
of my knowledge.

Brittany Lockren 5/11/22

Signature of Owner or Authorized Agent

Date

GUIDELINES AND CRITERIA TO SUPPORT ZONING APPEAL

AREA VARIANCE

In order to be entitled to an Area Variance, an Applicant to the Town of Alexander must show by documentation in the record that the benefit to the Applicant from the proposed variance will not outweigh the detriment to the health, safety, and welfare of the community and the neighborhood, if the variance is granted. (See Town Law §267-b(3)).

In making this determination the Zoning Board of Appeals shall consider the following factors, and the Applicant must respond to these questions with facts and circumstances and not merely repeat all or part of the questions.

1. Whether or not an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the Area Variance.

The barn will be far back, about half the depth of the property so it will not be seen from the road.

2. Whether or not the benefit sought by the Applicant can be achieved by some method, feasible for the applicant to pursue, other than an Area Variance.

Because the depth of our property and the recommended location of the horse being built, it's best suited to have the barn forward of the house.

Brent E. Carson

5/11/22

Applicant Signature

Date

Short Environmental Assessment Form

Part 1 - Project Information

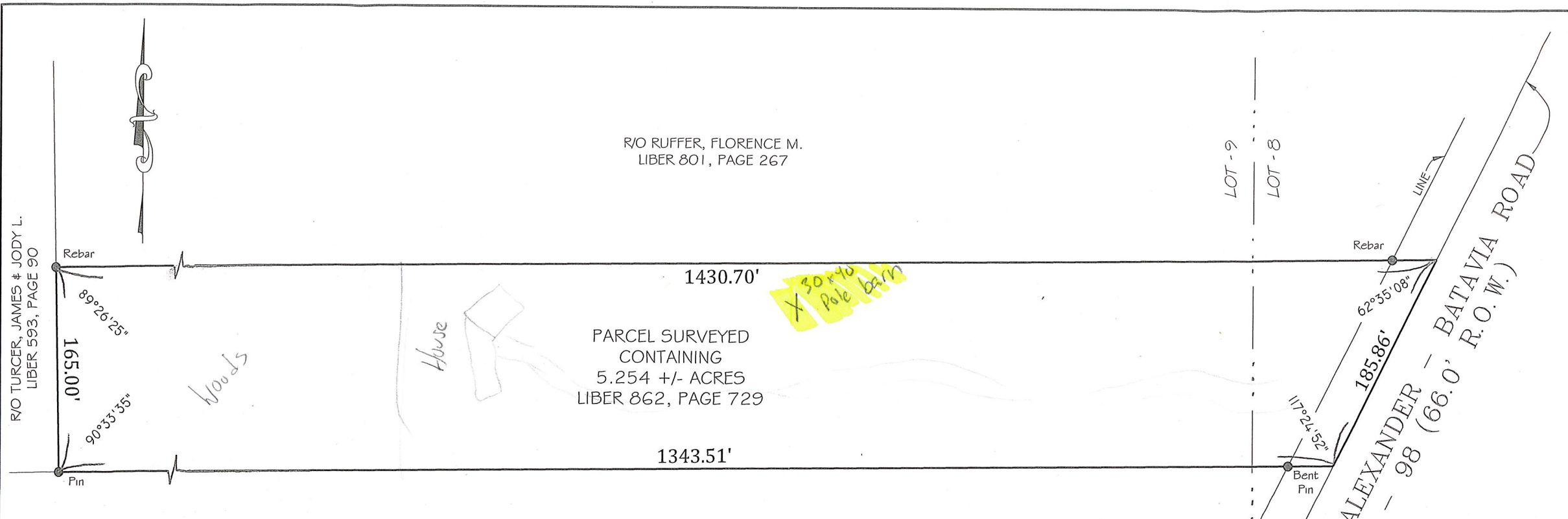
Instructions for Completing

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.

Part 1 – Project and Sponsor Information			
Name of Action or Project: 30 x 40 Pole Barn			
Project Location (describe, and attach a location map): halfway back on the property			
Brief Description of Proposed Action: 30 x 40 barn with 10 ft lean-to for storage			
Name of Applicant or Sponsor: Cameron and Brittany Lochren		Telephone: 585 813 9504	
Address: 9608 Alexander RD		E-Mail: brittany.e.lochren@gmail.com	
City/PO: Alexander		State: NY	Zip Code: 14005
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.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>5.25</u> 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, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

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 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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Brian Elpham</u> Date: <u>5/11/22</u>		
Signature: <u>[Signature]</u> Title: <u>owner</u>		

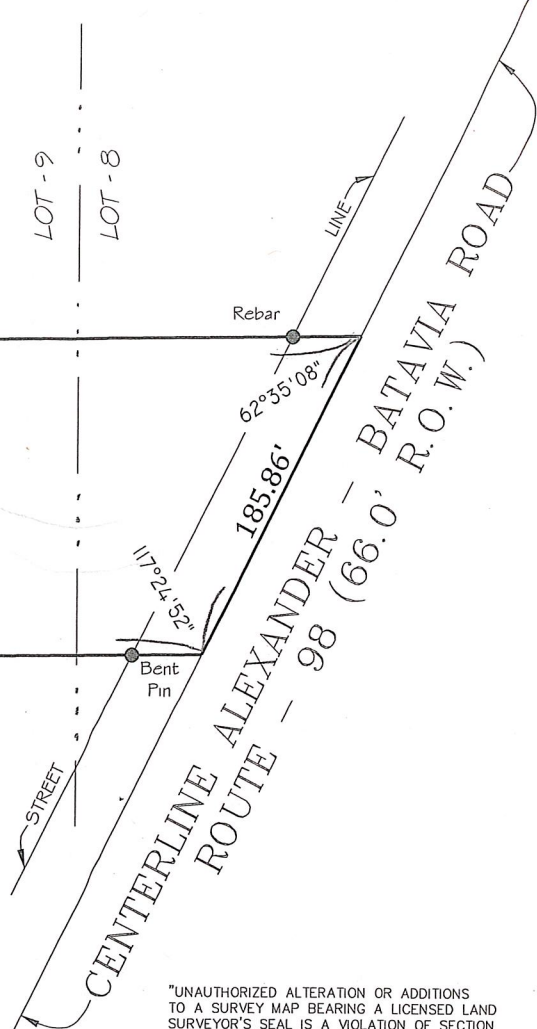


R/O RUFFER, FLORENCE M.
LIBER 801, PAGE 267

R/O TURCER, JAMES & JODY L.
LIBER 593, PAGE 90

PARCEL SURVEYED
CONTAINING
5.254 +/- ACRES
LIBER 862, PAGE 729

R/O BENDER, GARY J. & LISA A.
INST.#DE2016-45



LEGEND
● EXISTING IRON STAKE

REFERENCE
BENDER LAND SEPARATION SUBDIVISION FILED
AS MAP NO. 1730

BOUNDARY SURVEY SHOWING THE PARCEL
TO BE CONVEYED BEING PART OF LOTS 8
AND 9, SECTION 8, TOWNSHIP 11, RANGE
2 OF THE HOLLAND PURCHASE. SITUATE IN
THE TOWN OF ALEXANDER, COUNTY OF
GENESEE AND STATE OF NEW YORK.

APRIL 27, 2020 SCALE 1" = 100'
JOB NO. 20-159

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

04/29/20 Gregory W. Townsend
DATE N.Y.S.R.L.S. NO. 50249

"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."

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03/21/2021

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