



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-02-ELBA-1-22**
Review Date **1/13/2022**

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

ELBA, T.
ZONING BOARD OF APPEALS
Patricia Pratowski
Area Variance(s)
Area Variance to place a storage shed.
Side-yard Setback
Minimum required: 25 ft.
Proposed: 12 ft.

Location
Zoning District

6508 Oak Orchard Rd., Elba
Agricultural-Residential (A-R) District

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Director

January 13, 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) , 9!+ \$%

Clear Form

DEPARTMENT USE ONLY:
GCDP Referral # T-02-ELBA-1-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
12/9/2021

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) Elba Town/Village Zoning Board
Address 7133 Oak Orchard Rd
City, State, Zip Elba, NY, 14058
Phone () - Ext. _____

2. APPLICANT INFORMATION

Name Patricia Pratowski
Address 6508 Oak Orchard Rd
City, State, Zip Elba, NY, 14058
Phone (585) 250 2971 Ext. _____ Email _____

MUNICIPALITY: City Town Village of _____

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 6508 Oak Orchard Rd., Elba
B. Nearest intersecting road Lockport Rd
C. Tax Map Parcel Number 17.-1-71
D. Total area of the property .5 acres Area of property to be disturbed 160 sq ft
E. Present zoning district(s) A-R

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
Section 306 1,2,3.
C. Please describe the nature of this request a storage shed will be placed in an area on the parcel that is within the required side-yard setback. 25 ft. required, 12 ft. Proposed.

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 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 Chuck Norton Title ZBA secretary Phone (716) 474 2463 Ext. _____
Address, City, State, Zip 4484 Ridge rd , Elba, NY,14058 Email cwlmnorton@hotmail.com

APPLICATION FOR BUILDING PERMIT

APPLICATION NO. BP-2021-44-ET

TOWN OF ELBA, NY 14058

APPLICATION DATE 12-1-21

APPLICANT: PATRICIA Pratoski

PROJECT SITE LOCATION: SAME

ADDRESS: 6508 OAK ORCHARD ROAD ELBA, NY.

TELEPHONE: 585-250-2971

TAX MAP (TMP) 17.-1-71

CHECK WITH LOCAL ASSESSOR

INSTRUCTIONS: PLEASE FILL OUT THE ENTIRE APPLICATION WITH A BALL POINT PEN. ONCE COMPLETED SUBMIT APPLICATION WITH REQUIRED ATTACHMENTS TO THE ZONING ENFORCEMENT OFFICE (ZEO) PRIOR TO COMMENCING CONSTRUCTION. THIS APPLICATION IS NON-TRANSFERABLE.

1. APPLICATION FOR RESIDENTIAL COMMERCIAL INDUSTRIAL AGRICULTURAL

2. PERMIT FOR(CHECK ONE) NEW CONSTRUCTION ADDITION RELOCATION REPAIR
DEMOLITION CHANGE IN USE

3. IS THIS PARCEL A CORNER LOT? YES NO IN A SEWER DISTRICT? YES NO

4. LIST DIMENSIONS OF LOT 198.33 99, AND/OR LOT AREA (ACRES) .46
LENGTH WIDTH

5. WHAT IS THE FRONT SETBACK (FEET) FROM THE PROJECT TO THE STREET RIGHT-OF-WAY (ROW) _____, AND THE YARD SETBACKS (FEET) FROM THE PROJECT TO PROPERTY LINES(S) SIDE (A) _____ (B) _____ REAR _____

6. TOTAL % OF COVERAGE OF ALL BUILDINGS ON LOT (INCLUDING PROPOSED PROJECT) _____ TOTAL%

7. NAME OF ARCHITECT OR ENGINEER _____ TELEPHONE _____

ADDRESS _____

8. NAME OF CONTRACTOR _____ TELEPHONE _____

ADDRESS _____

9. ESTIMATED COST OF PROJECT _____ (SUBSTANTIATION MAY BE REQUIRED)

10. TOTAL DWELLING UNITS _____

11.

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ.FT.
HOUSE				
GARAGE				
ACCESSORY BUILDING		<u>16ft</u>	<u>10ft</u>	
COMMERCIAL				
INDUSTRIAL				
OTHER				
TOTAL SQ. FT.				

12. DESCRIBE PROPOSED PROJECT AND USE:

Storage shed

USE ADDITIONAL SHEET(S) FOR MORE SPACE & ANY SUPPORTING INFORMATION

CERTIFICATION: 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 pressure to give authority to violate or cancel the provisions of any other state or local law or ordinance regulating construction or performance or construction.

Patricia Pratoski

SIGNATURE (APPLICANT)

SIGNATURE (OWNER IF OTHER THAN APPLICANT)

OFFICE USE ONLY

ACTION TAKEN BY ZEO APPROVED DENIED REASONING IF DENIED: Does not meet the required setbacks

DATE 12-1-21 ZEO Mark A. Maholaygh (SIGNATURE) FEE _____

SENT TO: PLANNING BOARD DATE _____ BOARD OF APPEALS DATE _____

ACTION TAKEN BY ZEO APPROVED DENIED REASONING IF DENIED: _____

DATE _____ CEO _____ (SIGNATURE) FEE _____

SENT TO: PLANNING BOARD DATE _____ BOARD OF APPEALS DATE _____

Date Paid:	<u>11/24/21</u>
Amount:	
Clerk:	<u>[Signature]</u>

\$55 ✓ #147
\$45 ✓ #147

18348917.-1-71

Show search results for 18348...

P

LOCKPORT RD

4473

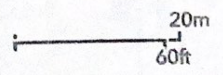
6508

OAK ORCHARD RD

4494

New Shed

Shed is 100' from
centerline of Lockport Rd.
Shed is 12' from rear
property line.



Name of Applicant PATRICIA L PRATOWSKI
Address 6508 OAK ORCHARD RD ELBA NY.
Telephone Number 585-250-2971

Appeal Concerns Property at the address
Same AS Above

Parcel Number _____
Zoning District Classification _____

Variance Requested _____

GUIDELINES AND CRITERIA TO SUPPORT ZONING APPEAL
AREA VARIANCE

In order to be entitled to an Area Variance, an Applicant to the Town/Village of Elba 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. In making this determination the Planning/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.

NO, but it is adding value to the area.

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.

No other option.

3. Whether or not the requested Area Variance is substantial.

It is improving the neighborhood & my property.

4. Whether or not the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.

It is adding value to my home.

5. Whether or not the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance.

yes.

Patricia Prataowski

11-24-21

Applicant Signature

Date

Determination of Planning/ZBA based on the above factors:

The Planning/ZBA, after reviewing the above, finds:

Chairperson Signature

Date

T-02-ELBA-1-22

