



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-03-BAT-03-24

Review Date

3/14/2024

Municipality
Board Name
Applicant's Name

BATAVIA, T.

ZONING BOARD OF APPEALS

Oakwood Hills LLC

Referral Type
Variance(s)
Description:

Area Variance(s)

Area Variances to divide three two-family homes into single-family homes with a shared wall (zero lot line).

Lot Frontage

Minimum required: 50 ft.

Proposed (two of the six parcels are undersized): 49.41 and 47.83 ft.

Side-yard setback variances not subject to County review per agreement with the Town.

Location
Zoning District

5101-5111 Red Oak Ln., Batavia

Agricultural-Residential (A-R) District

PLANNING BOARD RECOMMENDS:

NO ACTION TAKEN

EXPLANATION:

Due to a lack of quorum, the Genesee County Planning Board will not be able to make a formal recommendation. Non-binding Department Staff Recommendation: The variances are not substantial and therefore should pose no significant countywide or inter-community impact.

Director

March 14, 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

DEPARTMENT USE ONLY:
GCDP Referral # T-03-BAT-03-24

*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
3/1/2024



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 Batavia
Address 3833 West Main Street Road
City, State, Zip Batavia NY 14020
Phone (585) 343 - 1729 Ext. _____

2. APPLICANT INFORMATION

Name Oakwood Hills, LLC
Address 4559 West Saile Dr
City, State, Zip Batavia, Batavia, NY 14020
Phone (585) 590 - 0277 Ext. _____ Email _____

MUNICIPALITY: City Town Village of Batavia

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 5101-5111 Red Oak Lane , Batavia, NY, 14020
B. Nearest intersecting road East Main Street
C. Tax Map Parcel Number 13.02-1-1
D. Total area of the property .65 Acres Area of property to be disturbed _____
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 Applicant is looking for a variance for zero lot line and a variance for road frontage.

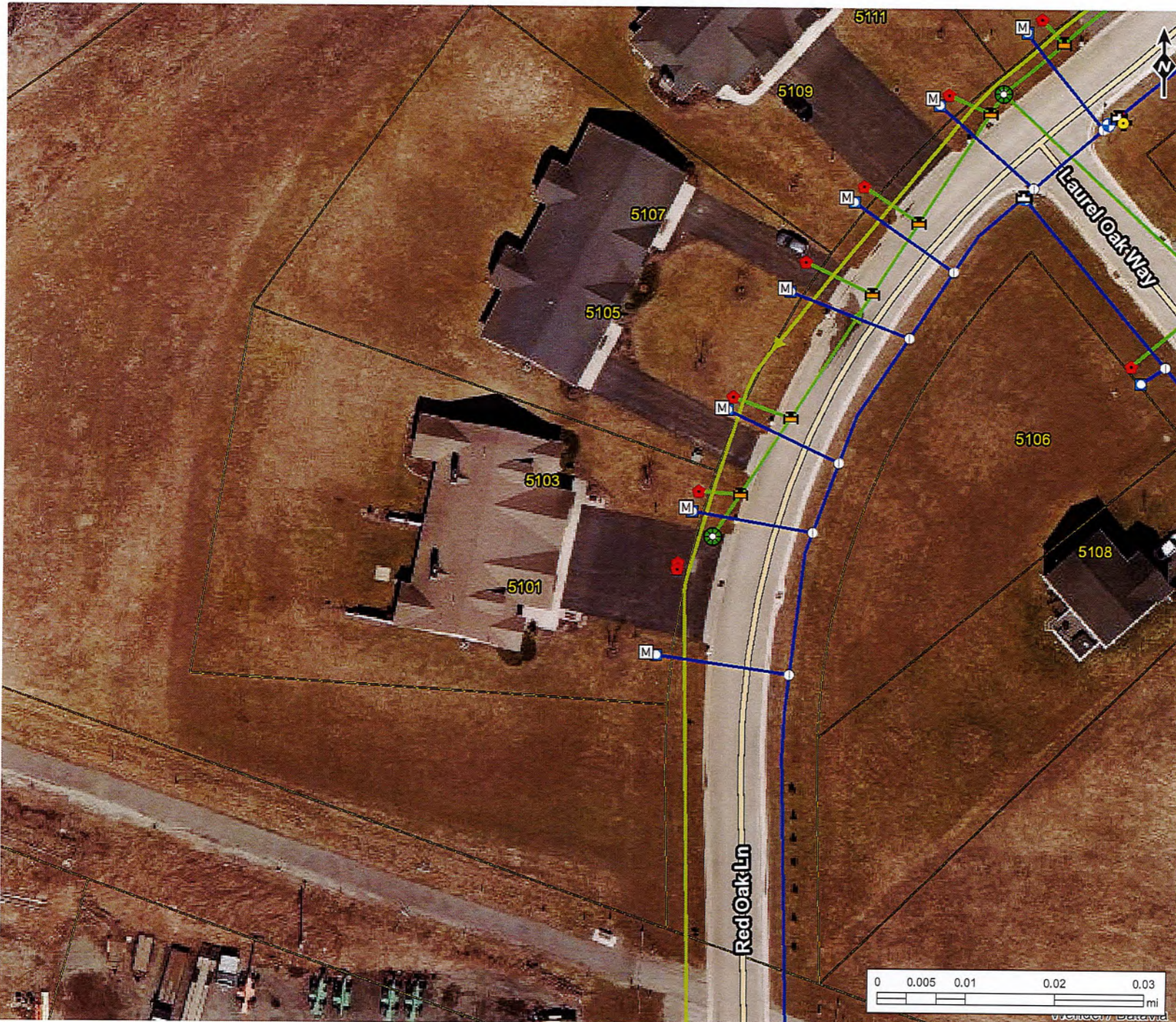
6. ENCLOSURES – Please enclose copy(s) of all appropriate items in regard to this referral

- | | | |
|---|--|--|
| <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 checked="" 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 Troy Williams Title CEO Phone (585) 343 - 1729 Ext. 208
Address, City, State, Zip 3833 West Main Street Road, Batavia, NY 14020 Email twilliams@townofbatavia

Town of Batavia Web Mapping Application

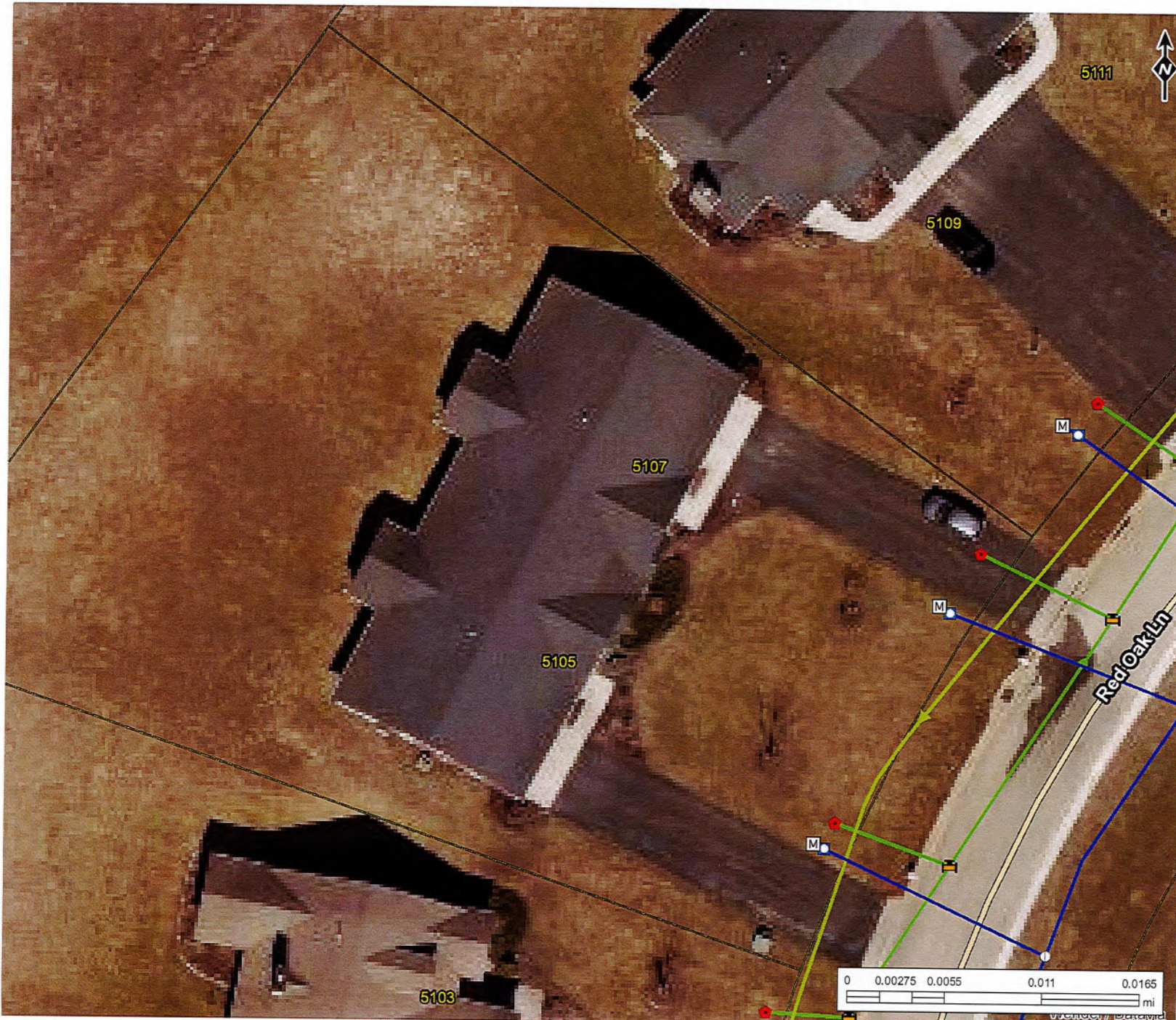


LEGEND

- Water Tank
- PS Pump Station
- Hydrant Out of Service**
 - Red, Out of Service
 - Yellow w/ Blue Caps, Out of Service
 - Yellow, Out of Service
- Hydrant**
 - Red
 - Yellow
 - Yellow w/ Blue Caps
- Blowoff**
 - Below-Grade Programmable Flushing Unit
 - Blowoff Connection
 - Portable Continuous Flushing Setup
 - Portable Programmable Hydrant Flushing Unit
- Fittings**
 - Type Not Specified
 - Bend
 - Cap
 - Cross
 - Coupling
 - Reducer
 - Blowoff Connection
 - Sleeve
 - Tee
 - Other

wandelcompanies.com

Town of Batavia Web Mapping Application



LEGEND

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wendelcompanies.com

Town of Batavia Web Mapping Application



LEGEND

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 - Other

wendelcompanies.com

Building and Zoning Application Permit No. _____

Town of Batavia 3833 West Main Rd. Batavia NY 14020 PH. 585-343-1729

Date 2 / 29 / 24 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. 13.02-1-1

Owners Name Oakwood Hills, LLC Phone No. (585) 590-0277

Address 4559 West Saile Drive, Batavia, NY 14020 Project Road Width 104.88 ft

Applicants Name Oakwood Hills, LLC Project Address 5101-5103 Red Oak Lane, Batavia, NY

E Mail Address mustang56pz@gmail.com Phone No (585) 590-0277

Description of Project: Land separation into two equal lots, per land separation survey of Gregory Townsend.

Existing Use Residential Proposed Use Residential

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 ___/___/___

Issuing Officer _____ Date ___/___/___

IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. 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 PREFORMANCE OF CONSTRUCTION.

I, Scott A. Hemmingham, 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.

Scott A. Hemmingham _____ 3/1/24 _____
Signature of Owner or Authorized Agent Date

Building and Zoning Application Permit No. _____

Town of Batavia 3833 West Main Rd. Batavia NY 14020 PH. 585-343-1729

Date 2 / 23 / 24 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. 13.02-1-2

Owners Name Oakwood Hills, LLC Phone No. (585) 590-0277

Address 4559 West Saile Drive, Batavia, NY 14020 Project Road Width 107.94 ft

Applicants Name Oakwood Hills, LLC Project Address 5105-5107 Red Oak Lane, Batavia, NY

E Mail Address mustang56pz@gmail.com Phone No (585) 590-0277

Description of Project: Land separation into two equal lots, per land separation survey of Gregory Townsend.

Existing Use Residential Proposed Use Residential

Estimated Cost Building _____ Plumbing _____ Mechanical _____ Miscellaneous _____

SEQR CLASSIFICATION Type 1 Type 2 Unlisted

Review completed by Planning Board Zoning Board of Appeals

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I, Scott A. Henningham, 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.

Scott A. Henningham

Signature of Owner or Authorized Agent

3/1/24

Date

Building and Zoning Application Permit No. _____

Town of Batavia 3833 West Main Rd. Batavia NY 14020 PH. 585-343-1729

Date 2 / 29 / 24 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. 13.02-1-3

Owners Name Oakwood Hills, LLC Phone No. (585) 590-0277

Address 4559 West Saile Drive, Batavia, NY 14020 Project Road Width 101.68 ft

Applicants Name Oakwood Hills, LLC Project Address 5109-5111 Red Oak Lane, Batavia, NY

E Mail Address mustang56pz@gmail.com Phone No (585) 590-0277

Description of Project: Land separation into two equal lots, per land separation survey of Gregory Townsend.

Existing Use Residential Proposed Use Residential

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 ____/____/____

Issuing Officer _____ Date ____/____/____

IN SIGNING THIS DOCUMENT I HEARBY GIVE THE RIGHT OF AN ON SITE INSPECTION TO THE TOWN OF BATAVIA CODE ENFORCEMENT OFFICIAL OR THEIR DESIGNE. 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 PREFORMANCE OF CONSTRUCTION.

I, Scott A. Henningham, 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.

Scott A. Henningham
Signature of Owner or Authorized Agent

3/1/24
Date

AREA VARIANCE APPLICATION/REQUEST

In order to be entitled to an Area Variance, an Applicant to the Town of Batavia 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.

No physical change to the property will occur and, therefore, the character of the neighborhood or nearby properties will not be affected.

- 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.

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

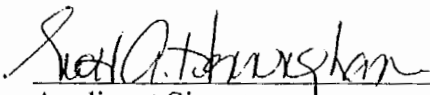
It is not substantial. Rather, it is minor/minimal.

- 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.

No physical change to the property will occur, therefore, it will not have an adverse affect or impact on the physical environment conditions.

- 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.

It is submitted that, due to the complete lack of change in the appearance, character or use of the premises as sought by the requested variance, this factor should have little to no bearing upon this determination. The variance requested will simply allow for the parcel to be split into two (2) separate parcels with separate owners without any change in the use or character of the property.


Applicant Signature

3/1/24
Date

Gregory W. Townsend
Licensed Land Surveyor
115 Washington Avenue
Batavia, New York 14020
Phone (585) 344-1331
gwtownendsurvey@gmail.com

5109 Red Oak Lane

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 4, Section 8, Township 12, Range 1 of the Holland Purchase, distinguished as being part of Subdivision Lot No. 3 of the Oakwood Hills Re-Subdivision as shown on a map filed in the Genesee County Clerk's Office at Map Box No. 1, Map No. 2499, and more particularly described as follows:

Beginning at a point on the westerly street line of Red Oak Lane at the southeast corner of Subdivision Lot No. 3 and northeast corner of Subdivision Lot No. 2 of the Oakwood Hills Re-Subdivision;

Thence N 54°58'47" W, along the northerly line of Subdivision Lot No. 2 and southerly line of Subdivision Lot No. 3, a distance of 190.00' to a point, said point being the northwest corner of Subdivision Lot No. 2 and southwest corner of Subdivision Lot No. 3;

Thence N 35°54'08" E, along the westerly line of Subdivision Lot No. 3, a distance of 75.56' to a point;

Thence S 46°43'15" E, a distance of 193.83' to a point on the westerly street line of Red Oak Lane;

Thence southerly, along the westerly street line of Red Oak Lane and along a curve to the left with a radius of 383.00', an arc length of 47.83' to the point of beginning, containing 0.270 +/- acre

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

5111 Red Oak Lane

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 4, Section 8, Township 12, Range 1 of the Holland Purchase, distinguished as being part of Subdivision Lot No. 3 of the Oakwood Hills Re-Subdivision as shown on a map filed in the Genesee County Clerk's Office at Map Box No. 1, Map No. 2499, and more particularly described as follows:

Beginning at a point on the westerly street line of Red Oak Lane at the southeast corner of Subdivision Lot No. 4A and northeast corner of Subdivision Lot No. 3 of the Oakwood Hills Re-Subdivision;

Thence N 39°46'04" W, along the northerly line of Subdivision Lot No. 3 and southerly line of Subdivision Lot No. 4A, a distance of 210.41' to a point, said point being the northwest corner of Subdivision Lot No. 3 and southwest corner of Subdivision Lot No. 4A;

Thence S 35°54'08" W, along the westerly line of Subdivision Lot No. 3, a distance of 88.01' to a point;

Thence S 46°43'15" E, a distance of 193.83' to a point on the westerly street line of Red Oak Lane;

Thence northerly, along the westerly street line of Red Oak Lane and along a curve to the right with a radius of 383.00', an arc length of 53.85' to a point;

Thence N 50°13'56" E, continuing along the westerly street line of Red Oak Lane, a distance of 8.14' to the point of beginning, containing 0.342 +/- acre

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

5105 Red Oak Lane

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 4, Section 8, Township 12, Range 1 of the Holland Purchase, distinguished as being part of Subdivision Lot No. 2 of the Oakwood Hills Re-Subdivision as shown on a map filed in the Genesee County Clerk's Office at Map Box No. 1, Map No. 2499, and more particularly described as follows:

Beginning at a point on the westerly street line of Red Oak Lane at the southeast corner of Subdivision Lot No. 2 and northeast corner of Subdivision Lot No. 1 of the Oakwood Hills Re-Subdivision;

Thence N 71°07'37" W, along the northerly line of Subdivision Lot No. 1 and southerly line of Subdivision Lot No. 2, a distance of 214.92' to a point, said point being the northwest corner of Subdivision Lot No. 1 and southwest corner of Subdivision Lot No. 2;

Thence N 35°28'51" E, along the westerly line of Subdivision Lot No. 2, a distance of 81.28' to a point;

Thence S 63°04'45" E, a distance of 196.95' to a point on the westerly street line of Red Oak Lane;

Thence southerly, along the westerly street line of Red Oak Lane and along a curve to the left with a radius of 383.00', an arc length of 50.47' to the point of beginning, containing 0.305 +/- acre

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

5107 Red Oak Lane

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 4, Section 8, Township 12, Range 1 of the Holland Purchase, distinguished as being part of Subdivision Lot No. 2 of the Oakwood Hills Re-Subdivision as shown on a map filed in the Genesee County Clerk's Office at Map Box No. 1, Map No. 2499, and more particularly described as follows:

Beginning at a point on the westerly street line of Red Oak Lane at the northeast corner of Subdivision Lot No. 2 and southeast corner of Subdivision Lot No. 3 of the Oakwood Hills Re-Subdivision;

Thence N 54°58'47" W, along the northerly line of Subdivision Lot No. 2 and southerly line of Subdivision Lot No. 3, a distance of 190.00' to a point, said point being the northwest corner of Subdivision Lot No. 2 and southwest corner of Subdivision Lot No. 3;

Thence S 35°28'51" W, along the westerly line of Subdivision Lot No. 2, a distance of 85.01' to a point;

Thence S 63°04'45" E, a distance of 196.95' to a point on the westerly street line of Red Oak Lane;

Thence northerly, along the westerly street line of Red Oak Lane and along a curve to the right with a radius of 383.00', an arc length of 57.47' to the point of beginning, containing 0.314 +/- acre

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

5101 Red Oak Lane

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 4, Section 8, Township 12, Range 1 of the Holland Purchase, distinguished as being part of Subdivision Lot No. 1 of the Oakwood Hills Re-Subdivision as shown on a map filed in the Genesee County Clerk's Office at Map Box No. 1, Map No. 2499, and more particularly described as follows:

Beginning at a point on the westerly street line of Red Oak Lane at the southeast corner of Subdivision Lot No. 1 of the Oakwood Hills Re-Subdivision;

Thence N 86°49'02" W, along the southerly line of Subdivision Lot No. 1, a distance of 208.43' to a point, said point being the southwest corner of Subdivision Lot No. 1;

Thence N 08°45'32" E, along the westerly line of Subdivision Lot No. 1, a distance of 77.35' to a point;

Thence S 79°05'06" E, a distance of 205.97' to a point on the westerly street line of Red Oak Lane;

Thence southerly, along the westerly street line of Red Oak Lane and along a curve to the left with a radius of 383.00', an arc length of 49.41' to the point of beginning, containing 0.300 +/- acre

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

5103 Red Oak Lane

ALL THAT TRACT OR PARCEL OF LAND, situate in the Town of Batavia, County of Genesee and State of New York, being part of Lot 4, Section 8, Township 12, Range 1 of the Holland Purchase, distinguished as being part of Subdivision Lot No. 1 of the Oakwood Hills Re-Subdivision as shown on a map filed in the Genesee County Clerk's Office at Map Box No. 1, Map No. 2499, and more particularly described as follows:

Beginning at a point on the westerly street line of Red Oak Lane at the northeast corner of Subdivision Lot No. 1 and southeast corner of Subdivision Lot No. 2 of the Oakwood Hills Re-Subdivision;

Thence N 71°07'37" W, along the northerly line of Subdivision Lot No. 1 and southerly line of Subdivision Lot No. 2, a distance of 214.92' to a point, said point being the northwest corner of Subdivision Lot No. 1 and southwest corner of Subdivision Lot No. 2;

Thence S 08°45'32" W, along the westerly line of Subdivision Lot No. 1, a distance of 85.12' to a point;

Thence S 79°05'06" E, a distance of 205.97' to a point on the westerly street line of Red Oak Lane;

Thence northerly, along the westerly street line of Red Oak Lane and along a curve to the right with a radius of 383.00', an arc length of 55.47' to the point of beginning, containing 0.337 +/- acre



Approved by the Zoning Official of the Town of Batavia, New York,
 On the _____ Day of _____, 2024. Subject
 to all requirements and conditions set forth by the Town subdivision
 law. Any change, erasure, modification or revision of this plat, as
 approved, shall void this approval.

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

ZONING OFFICIAL OF THE TOWN OF BATAVIA _____ DATE _____

"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."

R/O
 OAKWOOD HILLS ASSOCIATION, INC
 INST. #DE2018-342

This particular referenced action is not subject to
 Genesee County Health Department review under
 New York State Public Health Law Article 11 Title II

Signature _____

Date _____

NOTES:

- The parcels surveyed are part of land conveyed to Oakwood Hills, LLC at Inst. #DE2016-514
- The parcels surveyed are part of Subdivision Lot 1 of the Oakwood Hills Re-Subdivision
- The parcels surveyed are part of Tax Map No. 13.2-1-1

FILED IN THE GENESEE COUNTY CLERK'S OFFICE AT:

MAP CABINET No. _____, SLIDE No. _____, MAP No. _____

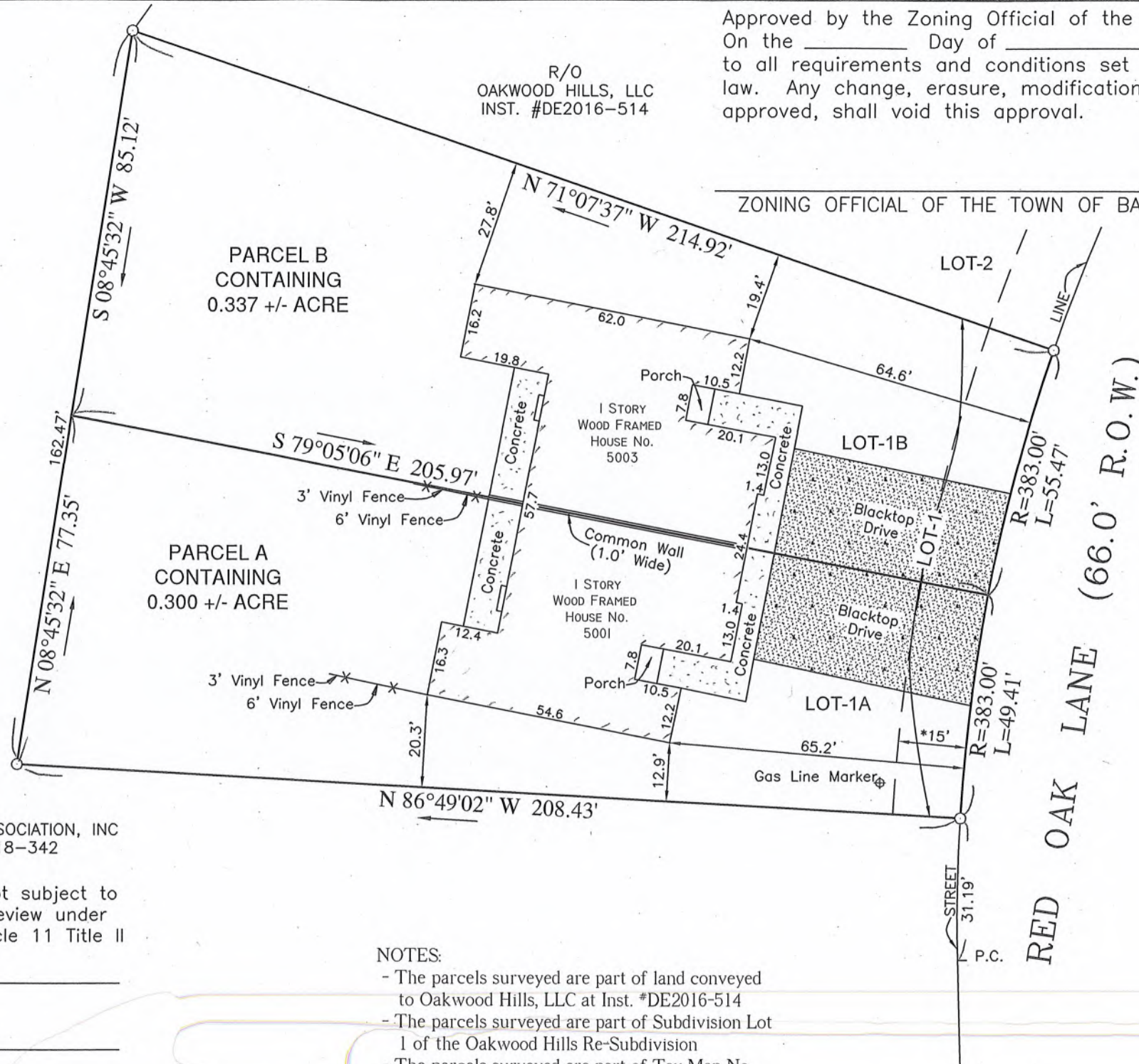
DATE _____

COUNTY CLERK _____

REAL PROPERTY TAX SERVICES

DATE _____

APPROVED BY _____



- LEGEND
- EXISTING IRON STAKE
 - SET IRON PIN
 - △ SET PK NAIL

- REFERENCES
- ABSTRACT OF TITLE No. 11821 BY CROSSROADS ABSTRACT
 - *15' JOINT EASEMENT TO NIAGARA MOHAWK POWER CORPORATION AND NATIONAL FUEL GAS DISTRIBUTION CORPORATIN FILED AT AT INST. #DE2016-1002
 - JOINT EASEMENT TO NATIONAL FUEL GAS DISTRIBUTION CORPORATION, VERIZON AND NIAGARA MOHAWK POWER CORPORATION FILED AT INST. #DE2016-1001
 - OAKWOOD HILLS RE-SUBDIVISION MAP FILED AT MAP BOX NO. 1, MAP NO. 2499

I HEREBY CERTIFY THAT THIS LAND SEPARATION WAS
 PREPARED BY ME, AND WAS MADE FROM AN ACTUAL
 SURVEY COMPLETED BY ME ON FEBRUARY 7, 2024 AND
 REFERENCES LISTED HEREON

BOUNDARY SURVEY SHOWING THE MINOR
 SUBDIVISION OF LANDS OF OAKWOOD HILLS,
 LLC, BEING PART OF LOT 4, SECTION 8,
 TOWNSHIP 12, RANGE 1 OF THE HOLLAND
 PURCHASE, DISTINGUISHED AS BEING
 SUBDIVISION LOT 1 OF THE OAKWOOD HILLS
 RE-SUBDIVISION. SITUATE IN THE TOWN
 OF BATAVIA, COUNTY OF GENESEE AND
 STATE OF NEW YORK

FEBRUARY 7, 2024 SCALE 1" = 30'
 JOB NO. 24-51

02/20/24 Gregory W. Townsend
 DATE _____ N.Y.S.R.L.S. No. 50249

Approved by the Zoning Official of the Town of Batavia, New York,
 On the _____ Day of _____, 2024. Subject
 to all requirements and conditions set forth by the Town subdivision
 law. Any change, erasure, modification or revision of this plat, as
 approved, shall void this approval.

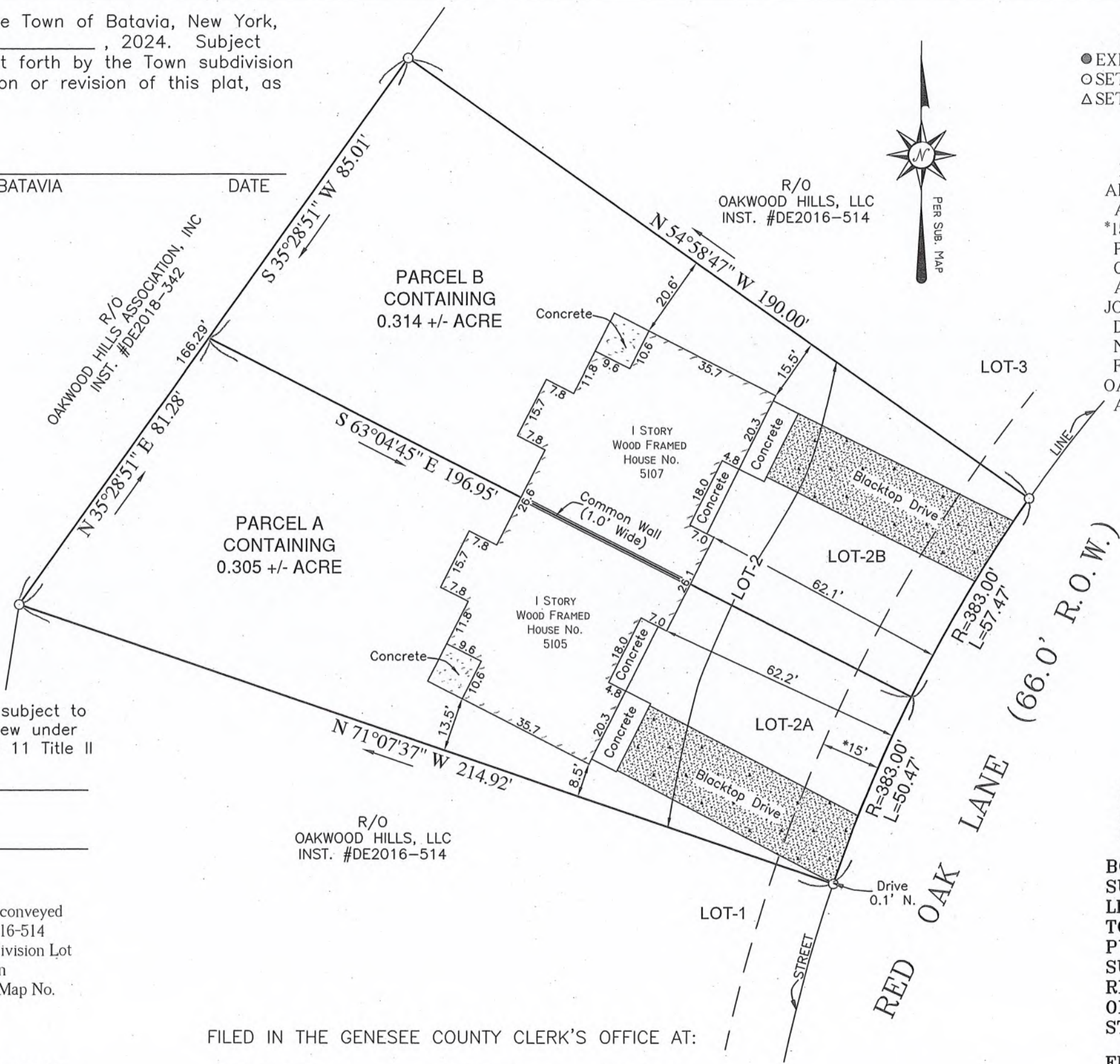
GREGORY W. TOWNSEND
 Licensed Land Surveyor
 115 Washington Avenue
 Batavia, New York 14020
 Phone (585) 344-1331
 gwtownsendsurvey@gmail.com

ZONING OFFICIAL OF THE TOWN OF BATAVIA _____ DATE _____

LEGEND
 ● EXISTING IRON STAKE
 ○ SET IRON PIN
 △ SET PK NAIL

REFERENCES
 ABSTRACT OF TITLE No. 11821 BY CROSSROADS
 ABSTRACT
 *15' JOINT EASEMENT TO NIAGARA MOHAWK
 POWER CORPORATION AND NATIONAL FUEL
 GAS DISTRIBUTION CORPORATIN FILED AT
 AT INST. #DE2016-1002
 JOINT EASEMENT TO NATIONAL FUEL GAS
 DISTRIBUTION CORPORATION, VERIZON AND
 NIAGARA MOHAWK POWER CORPORATION
 FILED AT INST. #DE2016-1001
 OAKWOOD HILLS RE-SUBDIVISION MAP FILED
 AT MAP BOX NO. 1, MAP NO. 2499

"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."



This particular referenced action is not subject to
 Genesee County Health Department review under
 New York State Public Health Law Article 11 Title II

Signature _____

Date _____

- NOTES:
- The parcels surveyed are part of land conveyed to Oakwood Hills, LLC at Inst. #DE2016-514
 - The parcels surveyed are part of Subdivision Lot 2 of the Oakwood Hills Re-Subdivision
 - The parcels surveyed are part of Tax Map No. 13.2-1-2

I HEREBY CERTIFY THAT THIS LAND SEPARATION WAS
 PREPARED BY ME, AND WAS MADE FROM AN ACTUAL
 SURVEY COMPLETED BY ME ON FEBRUARY 7, 2024 AND
 REFERENCES LISTED HEREON

BOUNDARY SURVEY SHOWING THE MINOR
 SUBDIVISION OF LANDS OF OAKWOOD HILLS,
 LLC, BEING PART OF LOT 4, SECTION 8,
 TOWNSHIP 12, RANGE 1 OF THE HOLLAND
 PURCHASE, DISTINGUISHED AS BEING
 SUBDIVISION LOT 2 OF THE OAKWOOD HILLS
 RE-SUBDIVISION. SITUATE IN THE TOWN
 OF BATAVIA, COUNTY OF GENESEE AND
 STATE OF NEW YORK

REAL PROPERTY TAX SERVICES

DATE _____

APPROVED BY _____

FILED IN THE GENESEE COUNTY CLERK'S OFFICE AT:

MAP CABINET No. _____, SLIDE No. _____, MAP No. _____

DATE _____

COUNTY CLERK _____

FEBRUARY 7, 2024 SCALE 1" = 30'
 JOB NO. 24-76

02/19/24 *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."

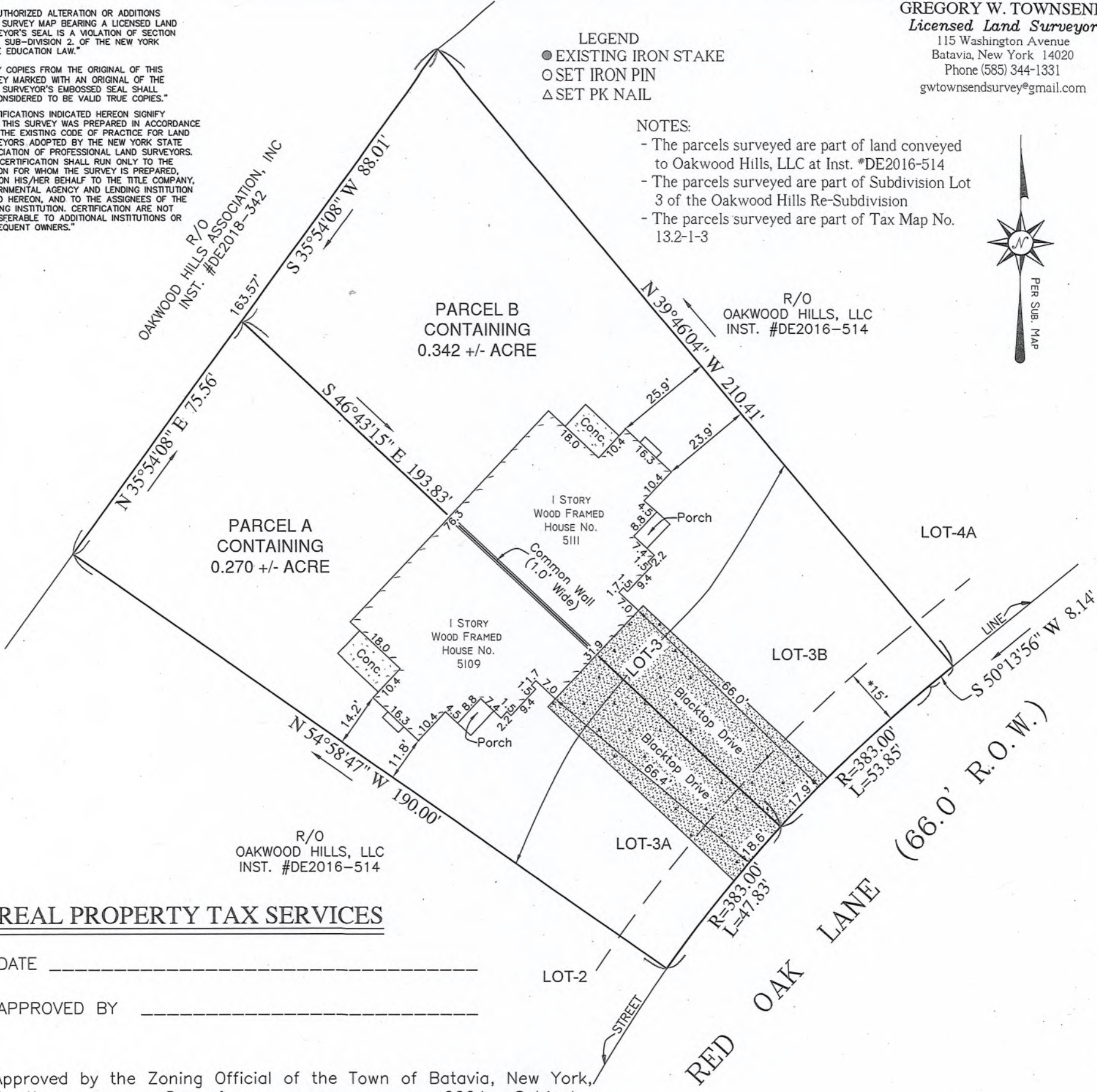
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."

"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."

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

LEGEND
 ● EXISTING IRON STAKE
 ○ SET IRON PIN
 △ SET PK NAIL

NOTES:
 - The parcels surveyed are part of land conveyed to Oakwood Hills, LLC at Inst. #DE2016-514
 - The parcels surveyed are part of Subdivision Lot 3 of the Oakwood Hills Re-Subdivision
 - The parcels surveyed are part of Tax Map No. 13.2-1-3



REAL PROPERTY TAX SERVICES

DATE _____

APPROVED BY _____

Approved by the Zoning Official of the Town of Batavia, New York, On the _____ Day of _____, 2024. Subject to all requirements and conditions set forth by the Town subdivision law. Any change, erasure, modification or revision of this plat, as approved, shall void this approval.

ZONING OFFICIAL OF THE TOWN OF BATAVIA _____ DATE _____

FILED IN THE GENESEE COUNTY CLERK'S OFFICE AT:
 MAP CABINET No. _____, SLIDE No. _____, MAP No. _____

DATE _____

COUNTY CLERK _____

This particular referenced action is not subject to Genesee County Health Department review under New York State Public Health Law Article 11 Title II

Signature _____

Date _____

I HEREBY CERTIFY THAT THIS LAND SEPARATION WAS PREPARED BY ME, AND WAS MADE FROM AN ACTUAL SURVEY COMPLETED BY ME ON FEBRUARY 7, 2024 AND REFERENCES LISTED HEREON

BOUNDARY SURVEY SHOWING THE MINOR SUBDIVISION OF LANDS OF OAKWOOD HILLS, LLC, BEING PART OF LOT 4, SECTION 8, TOWNSHIP 12, RANGE 1 OF THE HOLLAND PURCHASE, DISTINGUISHED AS BEING SUBDIVISION LOT 3 OF THE OAKWOOD HILLS RE-SUBDIVISION. SITUATE IN THE TOWN OF BATAVIA, COUNTY OF GENESEE AND STATE OF NEW YORK

FEBRUARY 7, 2024 SCALE 1" = 30'
 JOB NO. 24-77

Gregory W. Townsend
 DATE _____ N.Y.S.R.L.S. No. 50249

- REFERENCES
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T-03-BAT-03-24



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