



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **T-03-BER-5-22**
Review Date **5/12/2022**

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

BERGEN, T.
PLANNING BOARD
William Ehrmentraut
Subdivision: Final
Final Subdivision to divide a parcel in two.

Location
Zoning District

7235 S. Lake Rd. (NYS Rt. 19), Bergen
Residential-Agricultural (RA-40) District

PLANNING BOARD RECOMMENDS:

APPROVAL WITH MODIFICATION(S)

EXPLANATION:

The required modification is that the applicant relocate the property line or obtain an area variance for the setback to the pond. With this required modification, the proposed subdivision should pose no significant county-wide or inter-community impact.

Director

May 12, 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) 815-7901



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

DEPARTMENT USE ONLY:
GCDP Referral # **T-03-BER-5-22**

**RECEIVED
Genesee County
Dept. of Planning
5/5/2022**

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 Bergen Planning
Address 10 Hunter St
City, State, Zip Bergen, NY 14416
Phone (585) 494 - 1121 Ext. _____

2. APPLICANT INFORMATION

Name William Ehrmentraut
Address 61 Rochester St
City, State, Zip Rochester, NY 14624
Phone () - Ext. _____ Email _____

MUNICIPALITY: City Town Village of Bergen

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Zoning Map Change | Subdivision Proposal |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Zoning Text Amendments | <input checked="" 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 7235 S Lake Rd
B. Nearest intersecting road Hidden Meadows Drive then Bovee Rd
C. Tax Map Parcel Number 182689 17.-1.15.1
D. Total area of the property _____ 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 _____
subdivision from 1 existing lot to 2
house and barns on 1 / farm land on other

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

- | | | |
|--|--|--|
| <input 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 checked="" 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 Gary Fink Title Chairperson Phone (585) 355 -0135 Ext. _____
Address, City, State, Zip _____ Email _____

TOWN OF BERGEN

APPLICATION FOR SUBDIVISION

<input type="checkbox"/> MINOR 1-4 Lots	<input type="checkbox"/> MAJOR 5+ Lots	<input type="checkbox"/> BULKLAND TRANSFER 40+ Acres
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Date: _____

OWNER (of land to be subdivided)

APPLICANT (if other than owner)

Name: William Ehrmentraut
 Address: 61 Rochester St.
 City, State/Zip: Bergen NY 14416
 Phone #: 585-739-4320

Name: _____
 Address: _____
 City, State/Zip: _____
 Phone #: _____

INSTRUCTIONS: Please fill out this application as completely as possible. Submit additional documents which can include but is not limited to Maps - Sketch, Tape and/or Survey Maps, Abstracts, Deeds Covenants, etc.

1. Location of proposed Subdivision - Tax Map # (TMP) 182689 17. -1-1501
 Road 1235 S. Lake Rd. Nearest street intersection _____

2. Number of existing lot(s) 1 Number of proposed lot(s) 2
 (SUBMIT A MAP/SKETCH OF THE EXISTING LOT(S) AND OF THE PROPOSED NEW LOT(S) LINE(S))

3. Current Zoning District Ag/Res If yes, list the requested Zone change _____
 Will there be a Zoning-District Change? NO YES

4. Check the intended use of the subdivision and the # of lot(s)

✓ # of PARCELS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; text-align: center;">1</td><td style="width: 60px;">RESIDENTIAL</td><td style="width: 20px;"></td></tr> </table>	1	RESIDENTIAL		✓ # of PARCELS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px; text-align: center;">1</td><td style="width: 60px;">AGRICULTURAL</td><td style="width: 20px;"></td></tr> <tr><td></td><td>RECREATION</td><td></td></tr> </table>	1	AGRICULTURAL			RECREATION		✓ # of PARCELS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 20px;"></td><td style="width: 60px;">COMMERCIAL</td><td style="width: 20px;"></td></tr> <tr><td></td><td>INDUSTRIAL</td><td></td></tr> </table>		COMMERCIAL			INDUSTRIAL	
1	RESIDENTIAL																
1	AGRICULTURAL																
	RECREATION																
	COMMERCIAL																
	INDUSTRIAL																

5. Is a Special Use permit , Variance , or Other procedure necessary? BRIEFLY STATE REASON _____

6. Are there any Deed restrictions and/or covenants that apply or are contemplated for this subdivision?
 NO YES IF YES, ATTACH A COPY OF THE PROPOSED DEED RESTRICTION OR COVENANT.
 BRIEFLY LIST THE NATURE OF THE RESTRICTION HERE _____

7. Is there an Engineer designing this project? NO YES

Name: _____ Phone #: _____
 Address: _____ Firm Name: _____
 Address: _____

SIGNATURE BLOCK *****

William J. Ehrmentraut 4/20/2012
 Signature OWNER Date Signature APPLICANT (if different than owner) Date

REVIEW BY: (if applicable) Date	FEES COLLECTED: AMOUNT DATE	BOARD ACTION: DATE MTG./ACTION TAKEN
State _____	Preliminary _____	Consultation _____
Health Department _____	Final _____	Preliminary _____
County Planning Bd. _____	Bulkland Transfer _____	S.E.Q.R. _____
Town Engineer _____	Recreational Fee _____	Public Hearing _____
Town D.O.T. _____	Per Lot _____	Final _____
Fire Department _____	Amendments _____	Filed w/ County Clerk _____
	Public Hearing _____	
	TOTAL _____	
	Cash <input type="checkbox"/> or Check # _____	

OFFICE USE ONLY

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: <i>William Ehrmentraut</i>			
Project Location (describe, and attach a location map): <i>subdivision of property</i>			
Brief Description of Proposed Action: <i>divide property - house + 3 barns will be 1 farm land will be another</i>			
Name of Applicant or Sponsor:		Telephone: <i>585-739-1700 or 585-739-4220</i>	<i>585-739-4220 E-mail: billchris997@outlook.com</i>
		E-Mail: <i>billchris997@outlook.com</i>	
Address: <i>61 Rochester St</i>			
City/PO: <i>Bergen</i>	State: <i>NY</i>	Zip Code: <i>14416</i>	
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"/> YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO <input checked="" type="checkbox"/> YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ 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, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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 checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<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, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>William Ehrmentraut</u> Date: _____</p> <p>Signature: <u>William Ehrmentraut</u></p>		

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.

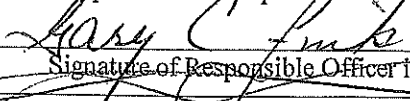
Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project: _____
 Date: _____

Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.	
<input checked="" type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.	
<u>BEAGEN TOWN PLANNING</u> Name of Lead Agency	<u>4/28/22</u> Date
<u>GARY C. FINK</u> Print or Type Name of Responsible Officer in Lead Agency	<u>CHAIRMAN</u> Title of Responsible Officer
 Signature of Responsible Officer in Lead Agency	_____ Signature of Preparer (if different from Responsible Officer)

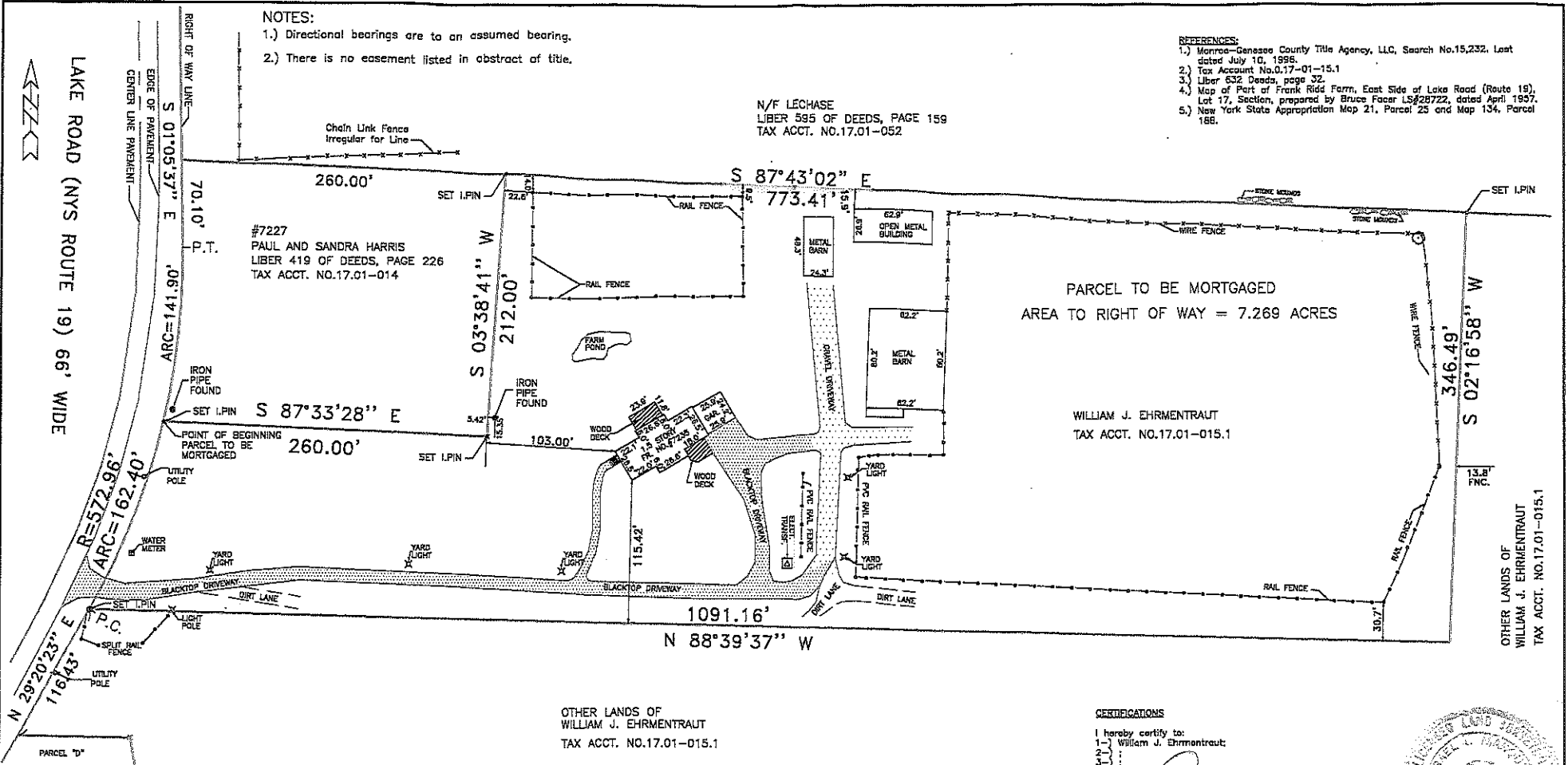
NOTES:

- 1.) Directional bearings are to an assumed bearing.
- 2.) There is no easement listed in abstract of title.

REFERENCES:

- 1.) Monroe-Genesee County Title Agency, LLC, Search No.15,232, Last dated July 10, 1998.
- 2.) Tax Account No.0.17-01-15.1
- 3.) Liber 632 Deeds, page 32
- 4.) Map of Part of Frank Ridd Farm, East Side of Lake Road (Route 19), Lot 17, Section, prepared by Bruce Facer LS#28722, dated April 1957.
- 5.) New York State Appropriation Map 21, Parcel 25 and Map 134, Parcel 188.

N/F LECHASE
LIBER 595 OF DEEDS, PAGE 159
TAX ACCT. NO.17.01-052



PARCEL TO BE MORTGAGED
AREA TO RIGHT OF WAY = 7.269 ACRES

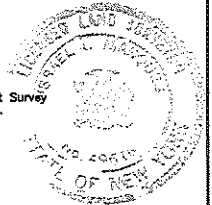
WILLIAM J. EHRMENTRAUT
TAX ACCT. NO.17.01-015.1

OTHER LANDS OF
WILLIAM J. EHRMENTRAUT
TAX ACCT. NO.17.01-015.1

CERTIFICATIONS

I hereby certify to:
1. William J. Ehrmentraut;
2. _____;
3. _____;
4. _____;
that this map was made on May 13, 2002 from an instrument survey performed on May 10, 2002 and from references listed hereon.

Israel L. Marquet, L.S. NYSLS # 49618



"Unauthorized alterations or additions to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, sub-section 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 valid true copies."

"Certifications included herein 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."

"Self-certifications shall run only to the person for whom the survey is prepared, and on its behalf to the state, county, governmental agency, and lending institution."

"Certifications are not transferable to additional institutions or subsequent owners."



MARQUES & ASSOCIATES, P.C.
LAND SURVEYING/ENGINEERING
43 DAMSEN ROAD
Rochester, N.Y. 14612
(716) 723-1820

REVISIONS

PROJECT
INSTRUMENT SURVEY MAP 7235 LAKE ROAD PART TOWN LOT 18, FIRST SECTION, TOWNSHIP 2 TOWN OF BERGEN, GENESEE COUNTY, NY

SHT. NAME
PARCEL TO BE MORTGAGE

SCALE: 1 INCH=80 FEET
JOB NO.: 200229
DATE: MAY 13, 2002

T-03-BER-5-22

