



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID **V-01-ALEX-4-22**

Review Date **4/14/2022**

Municipality
Board Name
Applicant's Name

ALEXANDER, V.

ZONING BOARD OF APPEALS

Alexander United Methodist Church

Referral Type
Variance(s)
Description:

Area Variance(s)

Area Variance to separate the parsonage from the church buildings.

**Rear Yard Setback
Minimum required: 35 ft.
Proposed: 20 ft.**

Location
Zoning District

10540 Main St. (NYS Rt. 98), Alexander

Residential (R-1) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

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

Director

April 14, 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 # V-01-ALEX-4-22



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

**RECEIVED
Genesee County
Dept. of Planning
4/7/2022**

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) Village of Alexander ZBA
Address 3350 Church St
City, State, Zip Alexander, NY 14005
Phone (585) 708 - 4167 Ext. _____

2. APPLICANT INFORMATION

Name Alexander United Methodist Church
Address 10540 Main St
City, State, Zip Alexander, NY 14005
Phone (585) 591 - 1765 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 10540 Main St Alexander, NY 14005
B. Nearest intersecting road Church St
C. Tax Map Parcel Number 1.-1-16
D. Total area of the property 2.0 +/- acres Area of property to be disturbed 0
E. Present zoning district(s) Residential 1

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
Village of Alexander Zoning Code Section 306 C. Minimum Dimensional Criteria

C. Please describe the nature of this request Applicant wants to separate the residential house/parsonage from the church. the required rear set back is 35' but the existing placement of the house and a garage to the rear of the house only allows for a 20' set back.

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 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 Matthew Mahaney Title Code Enforcement Officer Phone (585) 343 - 1729 Ext. 238
Address, City, State, Zip 3833 West Main St Rd Batavia, NY 14020 Email mmahaney@townofbatavia.com

Building and Zoning Application Permit No. _____

Village of Alexander 3350 Church Street P.O. Box 266 Alexander, NY 14005 PH. 585-708-4167

Date 4 / 6 / 22 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. _____

Owners Name Alexander United Methodist Church Phone No. (585) 591-1765

Address 10450 Main St., Alexander, N.Y. 14005 Project Road Width _____ ft

Applicants Name _____ Project Address _____

E Mail Address _____ Phone No () _____

Description of Project: Rear Setback Variance

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 ___/___/___

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, Cindy Rada - Trustee Chair, 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.

Cindy Rada

4/6/22

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 Village 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.

There will be no undesirable change in the character of the neighborhood.

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.

There is no other feasible method to pursue Area Variance is needed.

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

The requested area variance is not substantial.

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.

There will not be an environmental conditions
impact on the neighborhood or district.

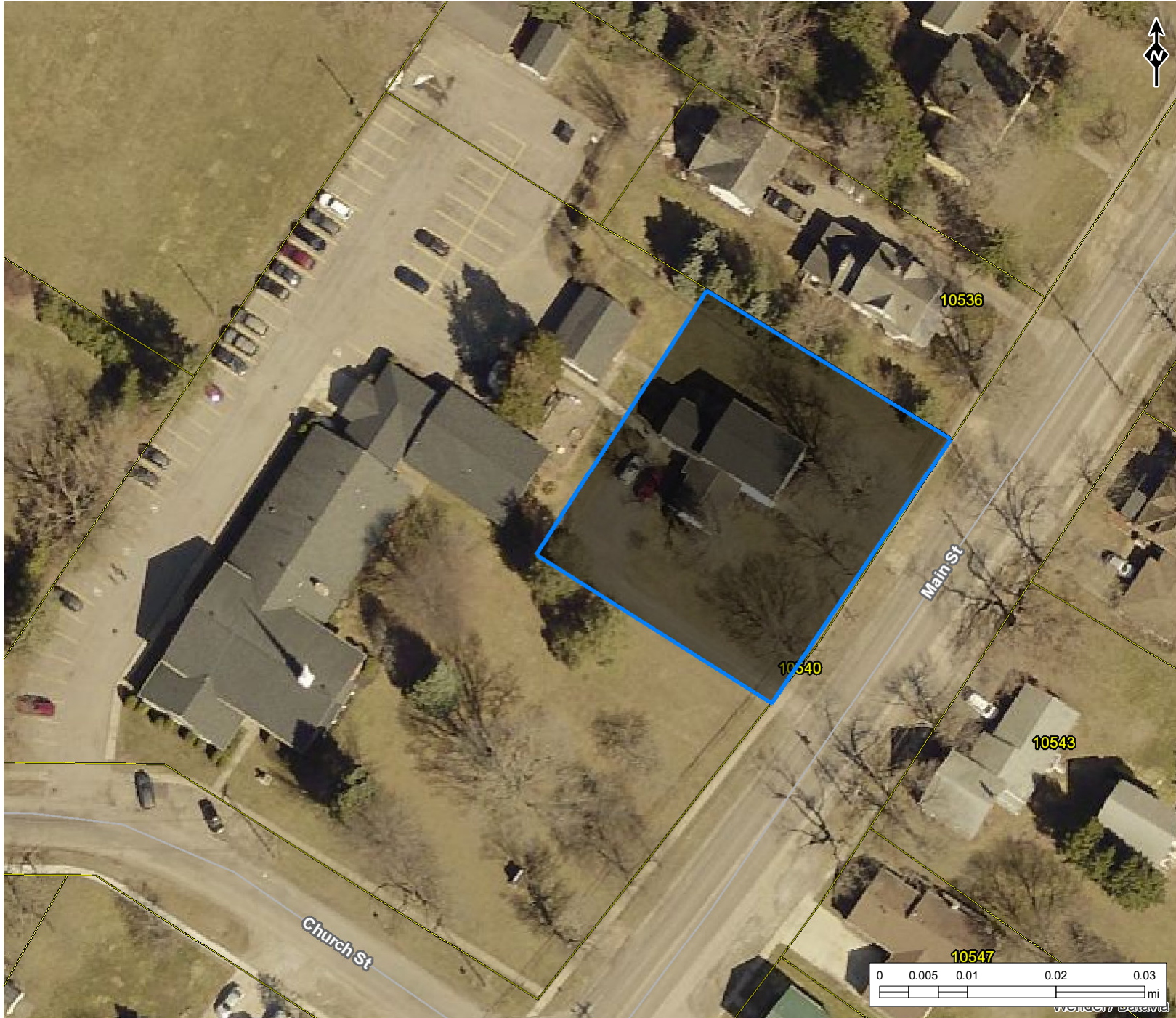
5. Whether or not the alleged difficulty was self-created, which consideration shall be relevant to the decision of the Board of Appeals, but shall not necessarily preclude the granting of the Area Variance.

It was not self created.

Cindy Rada - Trustee Chair
Applicant Signature

4/16/22
Date

Town of Batavia Web Mapping Application



LEGEND

- Water Tank
- Pump Station
- Hydrant**
 - Red
 - Yellow
 - Yellow w/ Blue Caps
 - Blowoff
- Fittings**
 - Type Not Specified
 - Bend
 - Cap
 - Cross
 - Coupling
 - Reducer
 - Blowoff Connection
 - Sleeve
 - Tee
 - Other
- Meters**
 - Unknown
 - Master Meter
 - Master w/ PRV-PSV
 - Meter

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