



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

V-01-COR-09-23

Review Date

9/14/2023

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

CORFU, V.
ZONING BOARD OF APPEALS
James & Carrie McMullen
Area Variance(s)
Area Variances to construct a new garage.
Side Yard Setback Minimum required: 10 ft. Proposed: 2 ft.
Front Yard Setback Minimum required: 35 ft. Proposed: 27.5 ft.
29 W. Main St. (NYS Rt. 33), Corfu
Residential (R-2) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

Given that neighboring properties exhibit similar setbacks, the proposed variances should pose no significant county-wide or inter-community impact.

Director

September 14, 2023

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 # V-01-COR-09-23



*** GENESEE COUNTY *
PLANNING BOARD REFERRAL**

RECEIVED
Genesee County
Dept. of Planning
8/25/2023

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) Corfu ZBA
Address 116 E. Main St
City, State, Zip Corfu, NY 14036
Phone () - Ext. _____

2. APPLICANT INFORMATION

Name James & Carrie McMullen
Address 29 W. Main St
City, State, Zip Corfu, NY 14036
Phone () - Ext. _____ Email _____

MUNICIPALITY: City Town Village of Corfu

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 29 W. Main St, Corfu, NY 14036
B. Nearest intersecting road Prospect and Rt 33
C. Tax Map Parcel Number 184201 7-1-5
D. Total area of the property _____ Area of property to be disturbed 24' x 28'
E. Present zoning district(s) _____

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 property line Variances + road right away

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 type="checkbox"/> Subdivision plot plans | <input type="checkbox"/> Elevation drawings | <input type="checkbox"/> Other: <u>ALready Submitted</u> |
| <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 Robin Johnson Title CEO Phone 585 356-2600 Ext. _____
Address, City, State, Zip Corfu NY 116 E MAIN ST Email _____

APPLICATION for BUILDING PERMIT

VILLAGE OF CORFU

116 East Main St.

Corfu, NY 14036

Permit No. 23-08234

Renewal

LOCATION 29 W. Main St. (NO.) (STREET) ZONING DISTRICT

SBL # LOT SIZE: .56 acres 100' x 128' + 200' x 53'

OWNER: NAME MAILING ADDRESS ZIP CODE PHONE James + Carrie McMullen PO Box 306 14034 581-409-5828

APPLICANT: James + Carrie McMullen

CONTRACTOR: Insurance Expiration Or Homeowner's Affidavit

PROJECT TYPE:

Agricultural use only? Y X N Property in floodplain or wetlands? NO Town - County State road (circle one) Part of subdivision? Y X N Variance? Y N New road cut (driveway permit) Y X N

I hereby certify that I have read and understand the General Construction Rules on page 3, that the proposed work is authorized by the owner of record, and that I have been authorized by the owner to make this application as his agent, and we agree to conform to all applicable laws of this jurisdiction:

Signature of Applicant: James McMullen Date: 8/12/2023

Estimated Start Date: Estimated Finish Date: 11/30/23

(office use only) Permit Issue Date: Permit Renewal Date: Permit Expiration Date: 6-Month Expiration Date: Permit Fee Paid: \$ Renewal Fee Paid: \$ Cash: Check # Debit: APPROVED BY CODE ENFORCEMENT OFFICER: Date:

DIMENSIONS: Number of stories excluding basement: 1 Total floor area (exterior dimensions): 472 SQ. FT. Height 15 Width 28 Depth 24

TOTAL COST: Labor & Materials: \$

SETBACK: 62' from center line of road; 40ft from curb distance from ROW ft. distance from East side line 70 ft. distance from rear 264 ft. distance from West side line 2 ft.

TYPE OF IMPROVEMENT: X New Building Addition-----What is being added? Size: sq. ft. Heated? A/C? Alteration Location of addition in relation to existing structure: Repair, Replacement Relocation Foundation only

RECEIVED AUG 21 2023

Use Group Occupancy Load

RESIDENTIAL USE:

- One family
- Two or more family, # units _____
- Garage attached detached
- Carport
- Pole Barn
- Other: _____

RESIDENTIAL BUILDING STYLE:

- ranch row
- raised ranch log cabin
- split level duplex
- cape cod bungalow
- colonial town house
- contemporary other
- mansion old style
- cottage

NON-RESIDENTIAL USE:

- Amusement, recreational
- Church, other religious
- Industrial
- Office, bank, professional
- Public utility
- School, library, educational
- Stores, mercantile
- Tanks, towers
- Other: _____

Describe in detail proposed use of new construction:

EXTERIOR WALL MATERIAL

- Wood Stucco
- Brick Stone
- Aluminum/Vinyl
- Composition
- Concrete

HEATING TYPE/MECHANICAL *N/A*

- Central Air yes no Fireplace: _____
- Hot Air wood gas _____
- Hot Water/Steam Elevator
- Electric Alarm
- Other: _____ Sprinkler _____ %

FUEL TYPE *N/A*

- None Wood
- Oil Solar
- Electric Coal
- Other _____
- Gas: propane natural

NUMBER OF KITCHENS: _____

N/A

NUMBER OF BATHS - Full _____

N/A

- Partial _____

NUMBER OF BEDROOMS: _____

N/A

SEWAGE DISPOSAL *N/A*

- Public
- Private (septic tank)

WATER SUPPLY *N/A*

- Public Private (well, cistern)
- Lateral Restriction? Water District # _____

BASEMENT/FOUNDATION

- Pier/Slab Partial
- Crawl Full
- Pole

OFF-STREET PARKING SPACES

- Enclosed 2 Outdoor _____

BACK-UP EMERGENCY POWER yes no

- Size: _____ Fuel Source: _____

PLUMBING *N/A*

- Tubs/Showers
- Shower Stalls
- Toilets
- Urinals
- Sinks
- Laundry Tubs
- Dishwashers
- Garbage Disposals

- Drinking Fountains
- Floor Drains
- Water Heaters
- Water Softeners
- Sewage Ejectors
- Sump Pumps
- Grease Traps
- Bidets

- Water Pumps
- Parking Lot Drains
- Inside Downspouts
- Swimming Pools
- Standpipes - # of Heads _____
- Fire Sprinklers - # of Heads _____

PORCH TYPES

- Open
- Covered
- Screened
- Enclosed
- Upper Open
- Upper Screened
- Upper Enclosed

BARN

- 1 story dairy
- 1-1/2 story dairy
- 2 story dairy
- 1 story general
- 1-1/2 story general
- 2 story general
- pole
- horse

GARAGE

- attached 1-story
- attached 1-1/2 story
- attached 2-story
- detached 1-story
- detached 1-1/2 story
- detached 2-story
- capacity: _____

SHED

- machine
- aluminum
- galvanized
- baked enamel

FLOOR TYPE:

- (Barn, Garage, Shed): concrete

CANOPIES

- roof only
- with slab
- slab/screen

POOLS

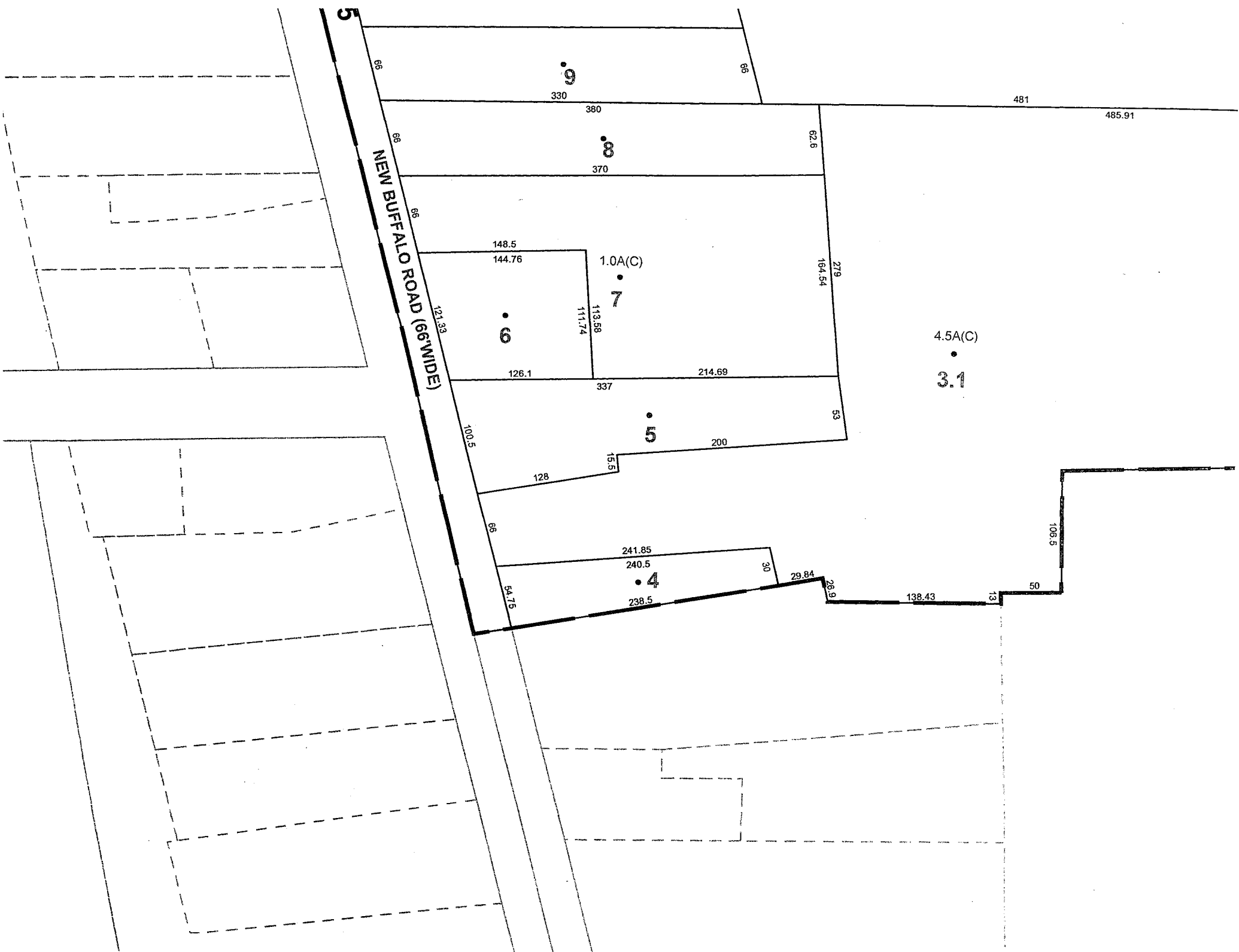
- steel vinyl
- fiberglass
- poured concrete
- gunite
- above ground

TRUSS BEAMS/I-BEAMS

- Wood I-Beams _____ Wood Truss Beams _____ Spacing: 16 ~~24~~
- Wood Roof Truss Spacing 16 ~~24~~
- Construction Type I II III IV V

LPG (PROPANE):

- Tank Size _____ Location _____
- Above or Below Ground: _____



Route 33
centerline

center of road

↑ 12 ft
↓

white lane line

curb

22½'

13½'

sidewalk

34'

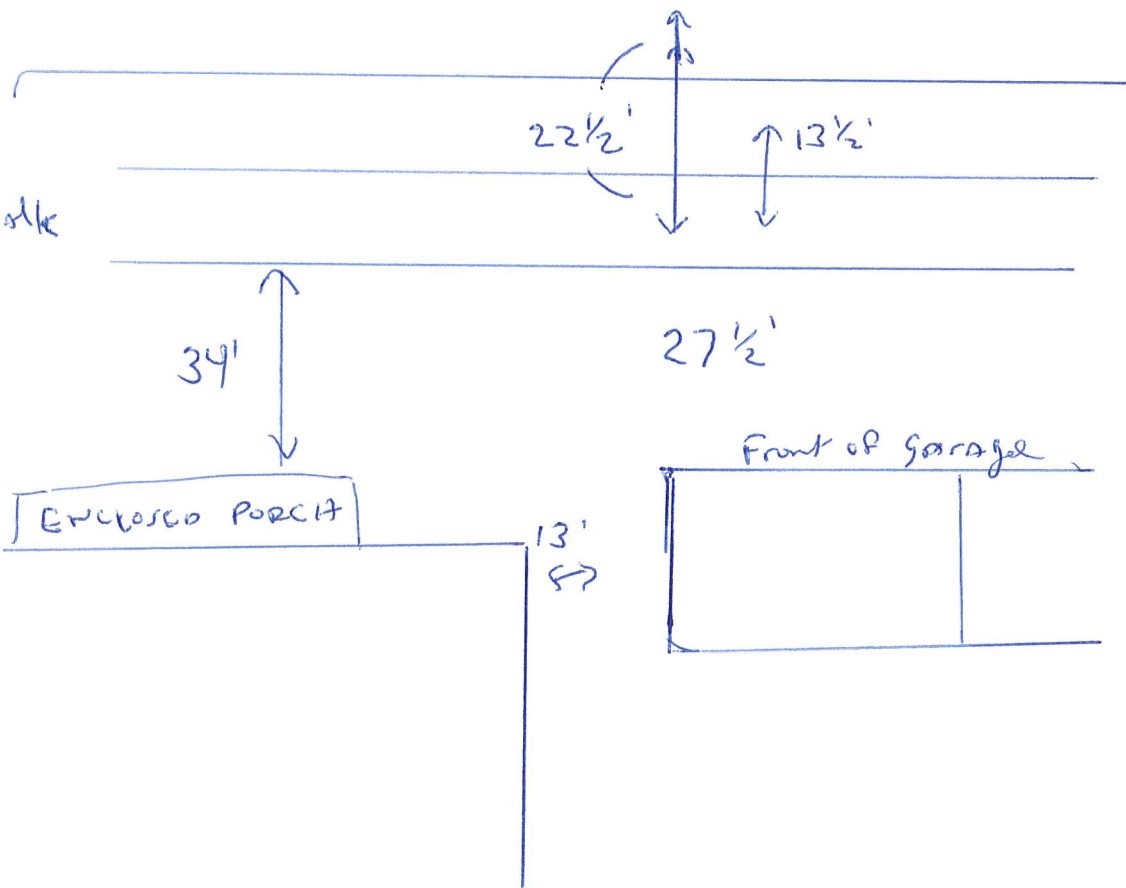
27½'

Enclosed Porch

13'
⇒

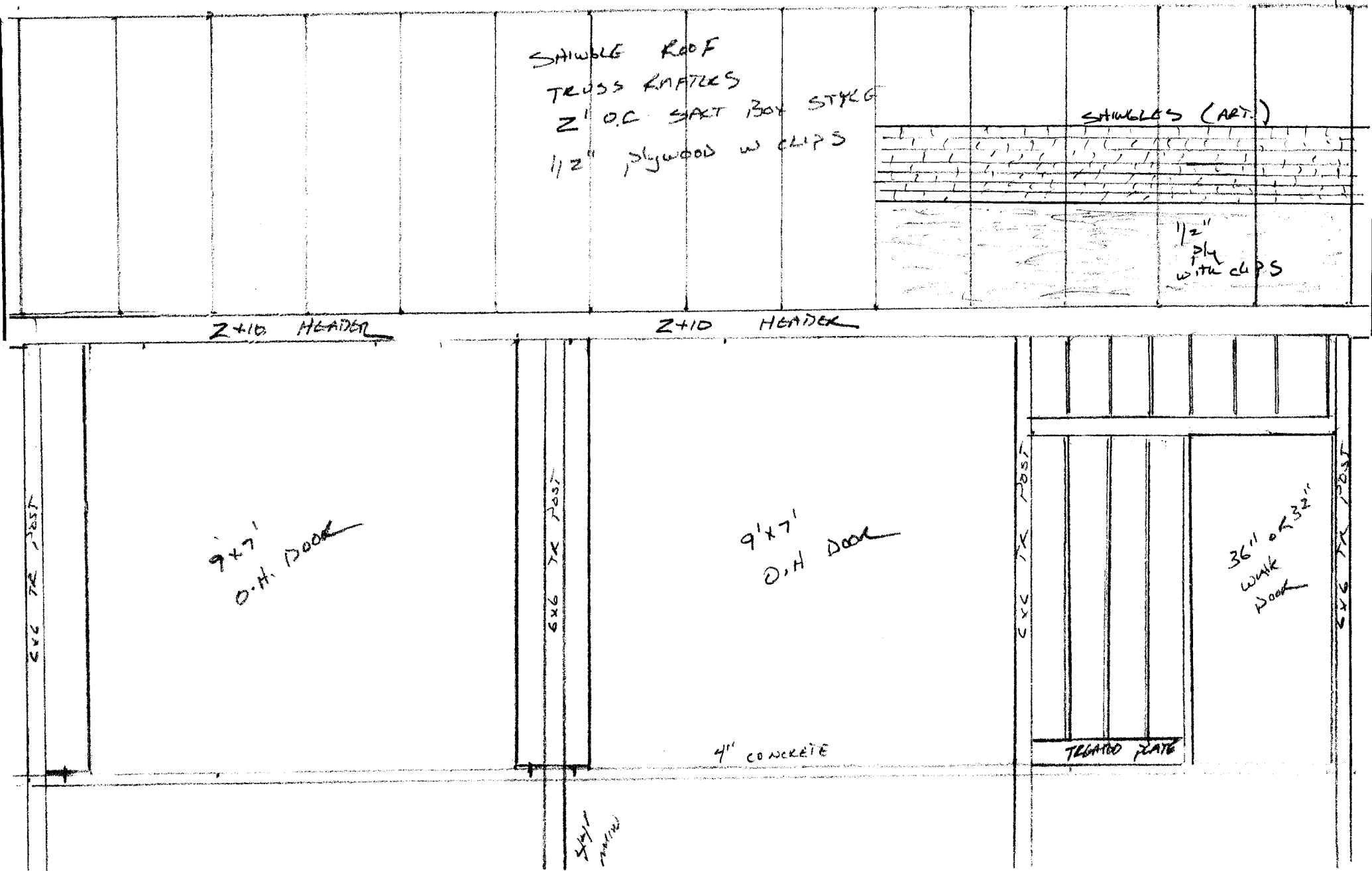
Front of Garage

62' from center of road





FRONT VIEW
28' WIDE



SAWBLE ROOF
TRUSS RAFTERS
2" O.C. SART BOY STYLG
1/2" Plywood w clips

SAWBLAS (ART.)

1/2" ply
with clips

2x10 HEADER

2x10 HEADER

9x7
O.H. DOOR

9x7
O.H. DOOR

36" or 32"
WALK
DOOR

4" CONCRETE

TREATED PLATE

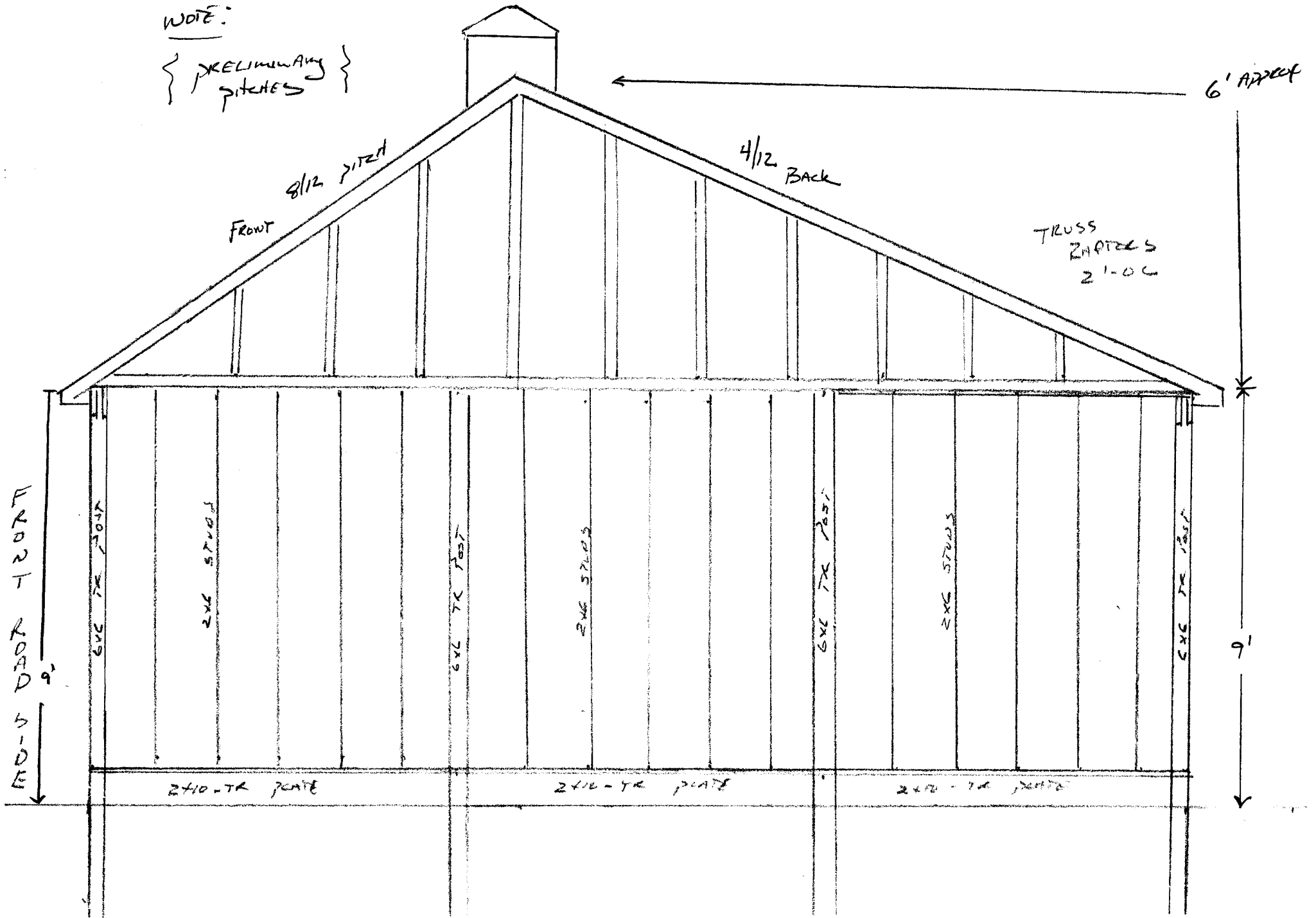
4x4
POSTING

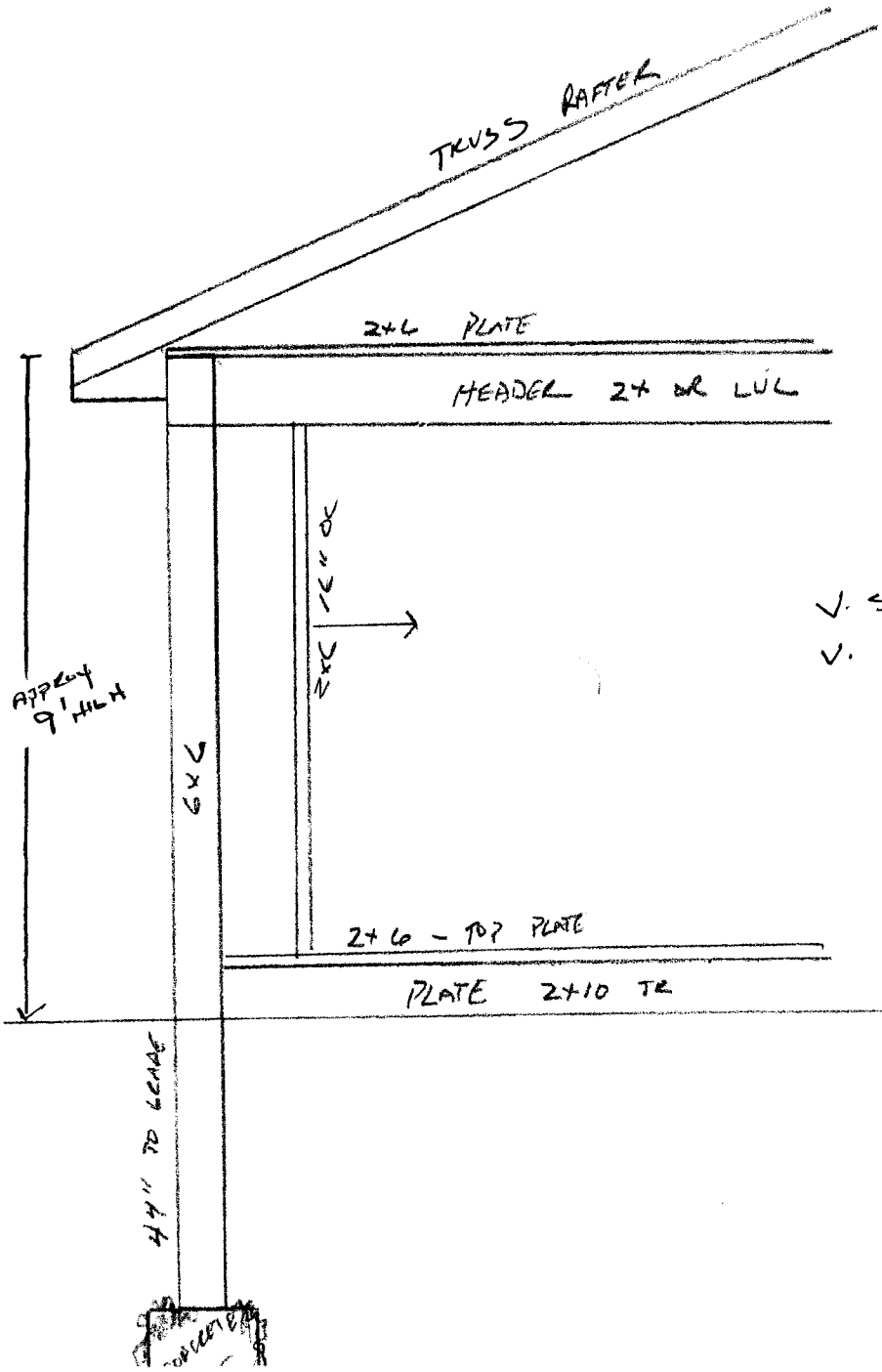
SIDE VIEW
24' LONG

SACI BOY STYLE

NOTE:

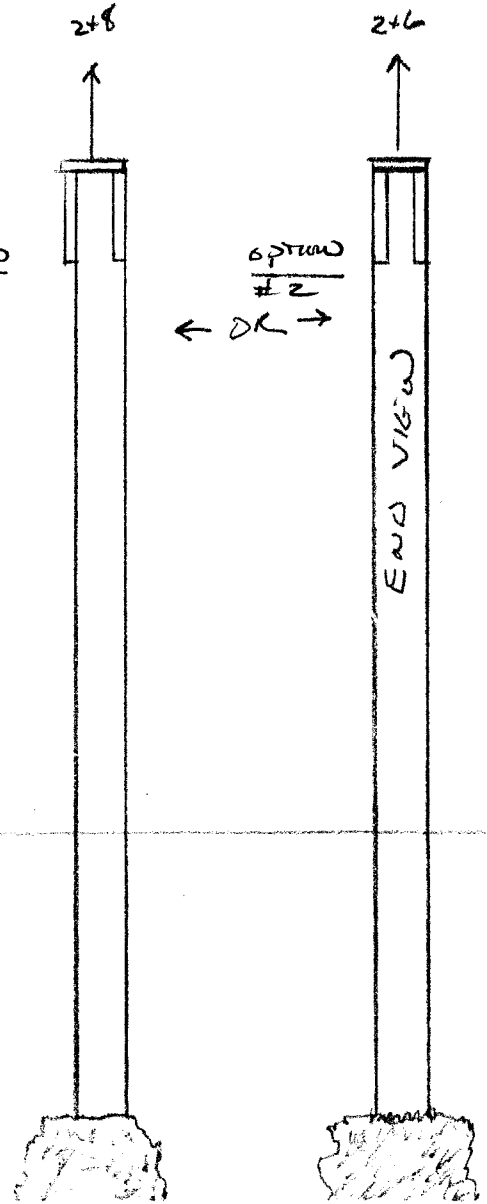
{ PRELIMINARY
PITCHES }





- V. SIDEWALL R+B
- V. SOFFIT + FASCIA (ALUMINUM.)

OPTION #1



Job 23061184B	Truss T-1	Truss Type DUAL PITCH	Qty 13	Ply 1	Job Reference (optional)
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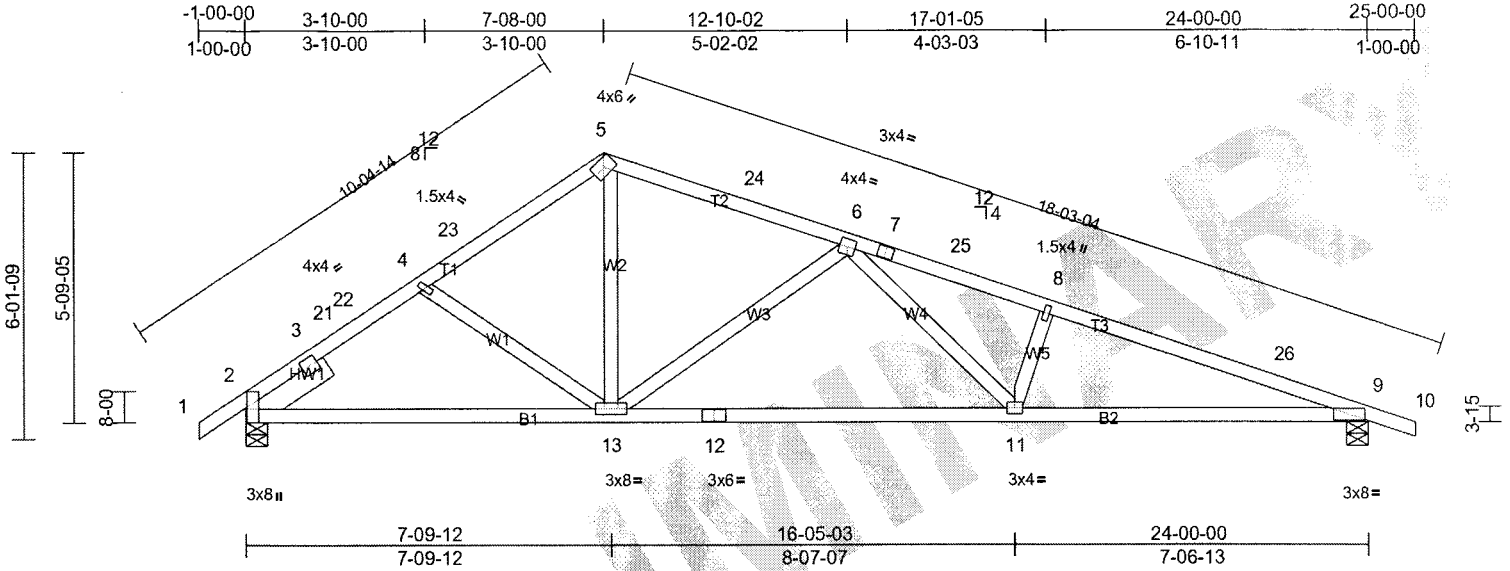
UFP Site Built, LLC, UFP SE Engineering

Run: 8.62 S Sep 22 2022 Print: 8.620 S Sep 22 2022 MiTek Industries, Inc. Mon Aug 07 15:34:28

Page: 1

This is a PRELIMINARY drawing; web configuration and lumber could change at the time of production.

ID:C79Ge4ATXuHAIRz2yxPgEXz5jsz-h4Ahpw?to_uxMsfU3TbK09SqJcULiz_O_XrzYqCsw



Scale = 1:49.3

Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP	
TCLL	30.8	Plate Grip DOL	1.15	TC	0.85	Vert(LL)	-0.17	11-20	>999	240	MT20	197/144
(Ground Snow = 40.0)		Lumber DOL	1.15	BC	0.64	Vert(CT)	-0.29	11-20	>999	180		
TCDL	10.0	Rep Stress Incr	YES	WB	0.80	Horz(CT)	0.06	9	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0											
											Weight: 90 lb	FT = 20%

LUMBER	
TOP CHORD	2x4 SPF No.2
BOT CHORD	2x4 SPF No.2 *Except* 12-9:2x4 SPF 2100F 1.8E
WEBS	2x4 SPF No.2
SLIDER	Left 2x6 SPF No.2 -- 1-11-12
BRACING	
TOP CHORD	Structural wood sheathing directly applied or 2-2-0 oc purlins.
BOT CHORD	Rigid ceiling directly applied or 10-0-0 oc bracing.
REACTIONS (size)	
	2=5-08, (min. 2-01), 9=5-08, (min. 1-12)
Max Horiz	2=-123 (LC 10)
Max Uplift	9=-56 (LC 9)
Max Grav	2=1301 (LC 1), 9=1374 (LC 20)
FORCES	
	(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
TOP CHORD	2-3=-1042/0, 3-21=-1681/126, 21-22=-1655/130, 4-22=-1592/141, 4-23=-1506/114, 5-23=-1425/134, 5-24=-1316/133, 6-24=-1420/122, 6-7=-2855/158, 7-25=-2869/155, 8-25=-2975/144, 8-26=-3052/140, 9-26=-3123/120
BOT CHORD	2-13=-61/1343, 12-13=-46/2167, 11-12=-46/2167, 9-11=-64/2895
WEBS	4-13=-370/99, 5-13=-11/849, 6-13=-1145/110, 6-11=-3/869, 8-11=-439/99

- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 30.8 psf on overhangs non-concurrent with other live loads.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-06-00 tall by 2-00-00 wide will fit between the bottom chord and any other members.
- Bearings are assumed to be: Joint 9 SPF 2100F 1.8E crushing capacity of 525 psi.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 56 lb uplift at joint 9.
- This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

- NOTES**
- Wind: ASCE 7-16; Vult=115mph (3-second gust)
Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-0-0 to 2-0-0, Interior (1) 2-0-0 to 4-8-0, Exterior(2R) 4-8-0 to 10-8-0, Interior (1) 10-8-0 to 22-0-0, Exterior(2E) 22-0-0 to 25-0-0 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
 - TCLL: ASCE 7-16; Pg= 40.0 psf; Pf=30.8 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10

This design is based upon parameters shown, and is for an individual building component to be installed and loaded vertically. Applicability of design parameters and proper incorporation of component is responsibility of the Building Designer. Building Designer shall verify all design information on this sheet for conformance with conditions and requirements of the specific building and governing codes and ordinances. Building Designer accepts responsibility for the correctness or accuracy of the design information as it may relate to a specific building. Certification is valid only when truss is fabricated by a UFP plant. Bracing shown is for lateral support of truss members only and does not replace erection and permanent bracing. Refer to Building Component Safety Information (BCSI) for general guidance regarding storage, erection and bracing available from SBCA and Truss Plate Institute.



Job 23061184B	Truss T-1gab	Truss Type DUAL PITCH	Qty 2	Ply 1	Job Reference (optional)
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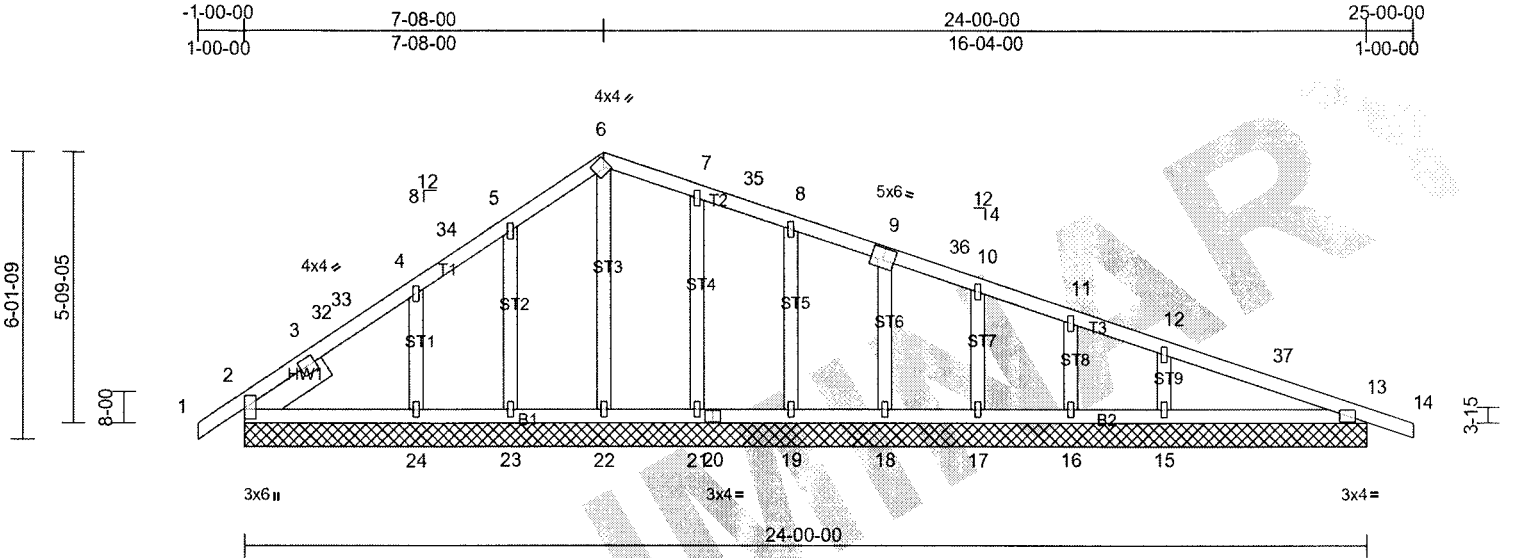
UFP Site Build, LLC, UFP SE Engineering

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Scale = 1:49.3

Loading	(psf)	Spacing	2-00-00	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP		
TCLL	30.8	Plate Grip DOL	1.15	TC	0.18	Vert(LL)	n/a	-	n/a	999	MT20	197/144
(Ground Snow = 40.0)		Lumber DOL	1.15	BC	0.18	Vert(CT)	n/a	-	n/a	999		
TCDL	10.0	Rep Stress Incr	YES	WB	0.10	Horz(CT)	0.00	2	n/a	n/a		
BCLL	0.0*	Code	IRC2018/TPI2014	Matrix-MS								
BCDL	10.0										Weight: 97 lb	FT = 20%

LUMBER

TOP CHORD 2x4 SPF No.2
 BOT CHORD 2x4 SPF No.2
 OTHERS 2x4 SPF No.2
 SLIDER Left 2x6 SPF No.2 -- 1-11-12

BRACING

TOP CHORD Structural wood sheathing directly applied or 6'-0-0 oc purlins.
 BOT CHORD Rigid ceiling directly applied or 10'-0-0 oc bracing.

REACTIONS

All bearings 24-00-00.
 (lb) - Max Horiz 2--122 (LC 10), 25--122 (LC 10)
 Max Uplift All uplift 100 (lb) or less at joint(s) 2, 13, 15, 16, 17, 18, 19, 21, 23, 24, 25, 29
 Max Grav All reactions 250 (lb) or less at joint (s) 16, 17, 22 except 2=297 (LC 19), 13=292 (LC 1), 15=432 (LC 20), 18=270 (LC 20), 19=273 (LC 20), 21=290 (LC 20), 23=262 (LC 19), 24=456 (LC 19), 25=297 (LC 19), 29=292 (LC 1)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

WEBS

4-24=-353/89, 7-21=-251/47, 12-15=-304/61

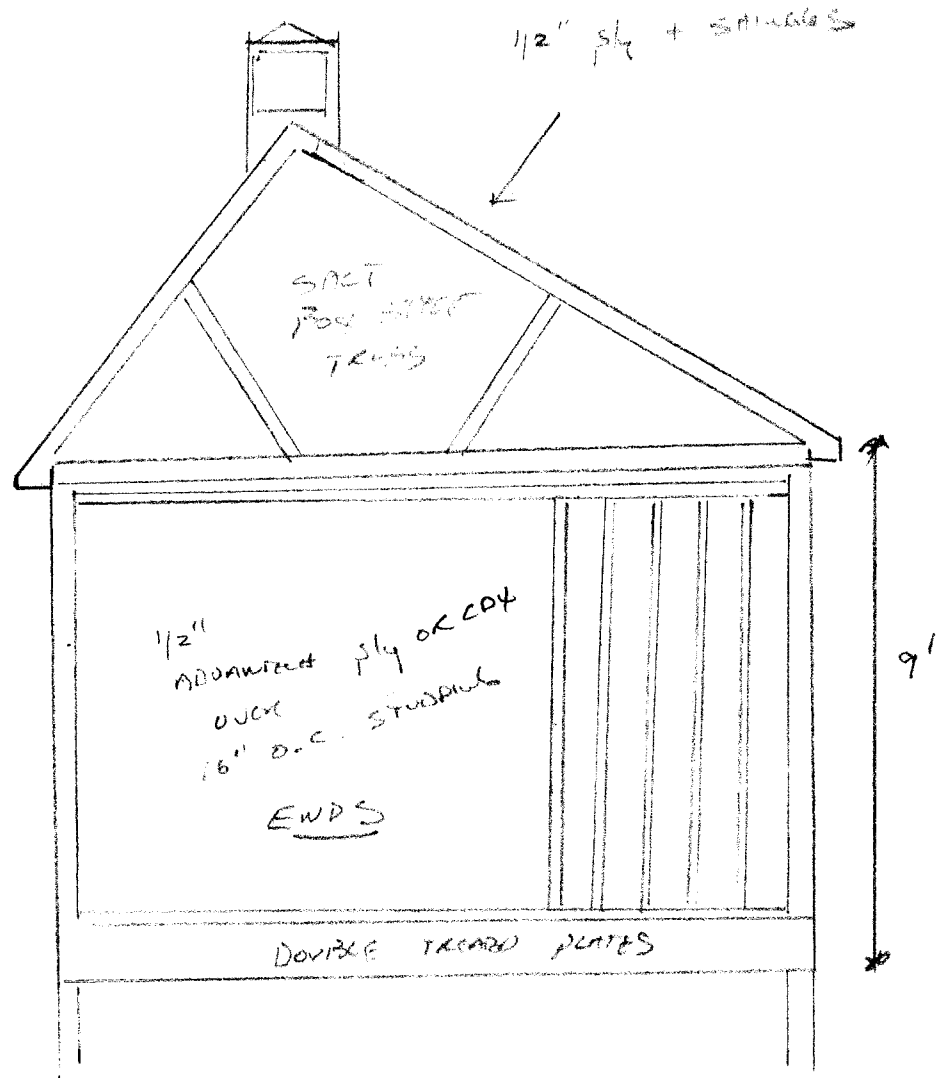
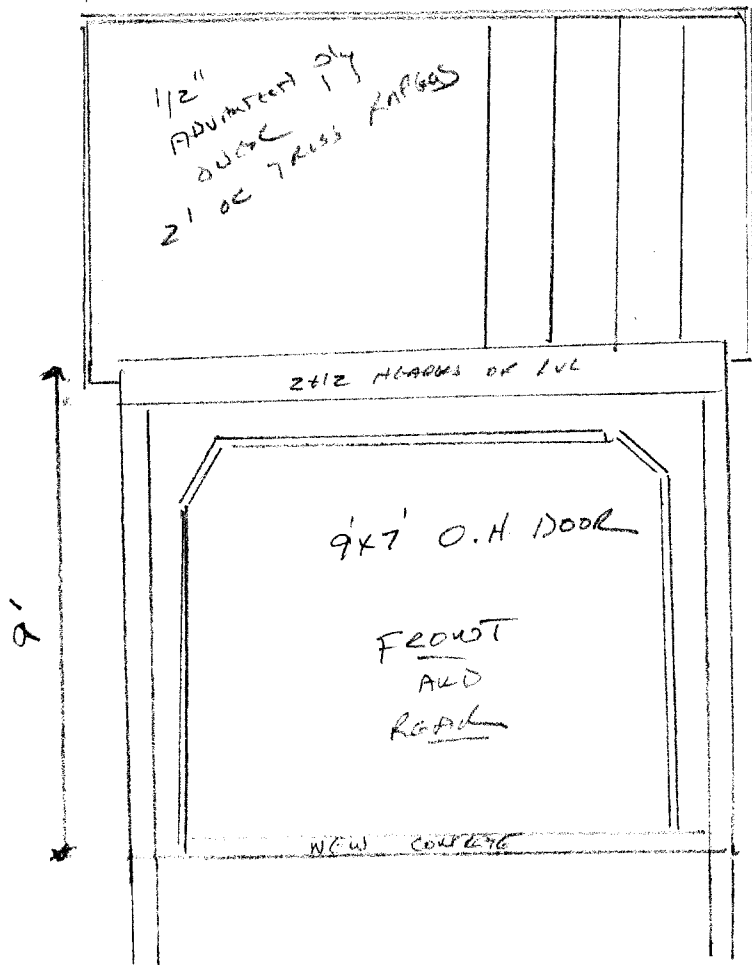
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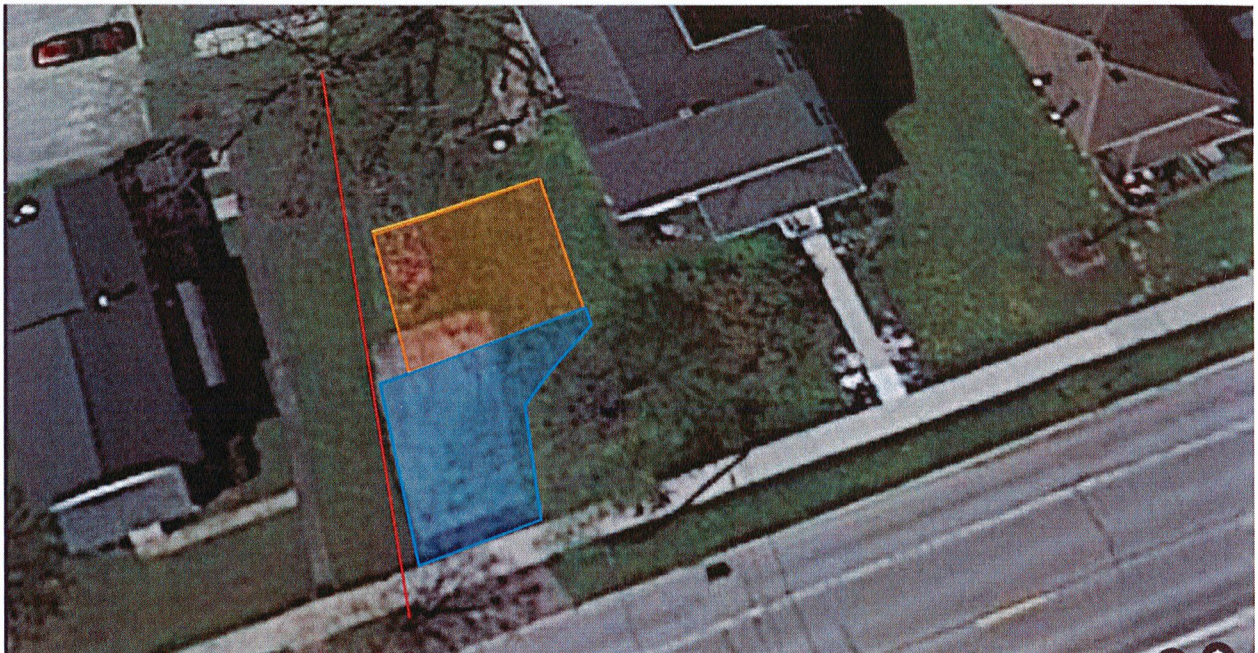
- 1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=6.0psf; BCDL=6.0psf; h=24ft; Cat. II; Exp B; Enclosed; MWFRS (envelope) exterior zone and C-C Exterior(2E) -1-0-0 to 2-0-0, Interior (1) 2-0-0 to 4-8-0, Exterior(2R) 4-8-0 to 10-8-0, Interior (1) 10-8-0 to 22-0-0, Exterior(2E) 22-0-0 to 25-0-0 zone; cantilever left and right exposed ; end vertical left and right exposed;C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- 3) TCLL: ASCE 7-16: Pg= 40.0 psf; Pf=30.8 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat B; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.10

- 4) Unbalanced snow loads have been considered for this design.
- 5) This truss has been designed for greater of min roof live load of 16.0 psf or 2.00 times flat roof load of 30.8 psf on overhangs non-concurrent with other live loads.
- 6) All plates are 1.5x4 MT20 unless otherwise indicated.
- 7) Gable requires continuous bottom chord bearing.
- 8) Gable studs spaced at 2'-0-0 oc.
- 9) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 10) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-06-00 tall by 2'-00-00 wide will fit between the bottom chord and any other members.
- 11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 13, 23, 24, 21, 19, 18, 17, 16, 15, 2, 13.
- 12) This truss is designed in accordance with the 2018 International Residential Code sections R502.11.1 and R802.10.2 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard

(PRELIMINARY
DRAWING)



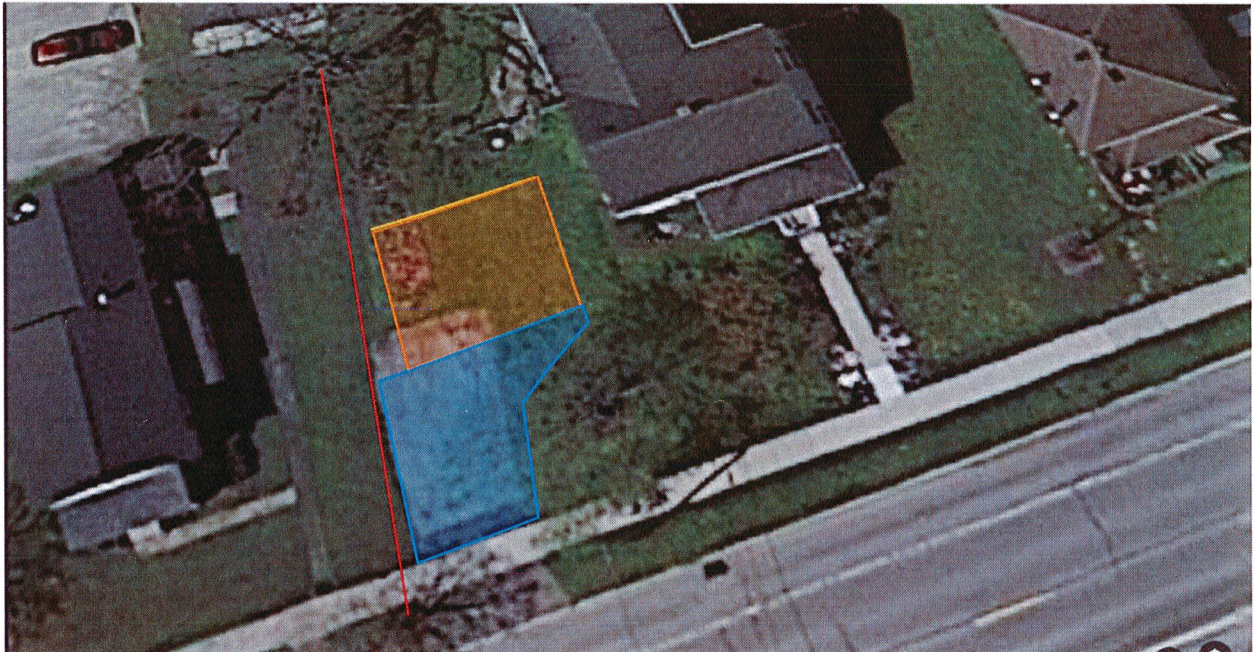


I have been made aware of the proposed plan to build a garage on the property of 29 West Main Street, Corfu, and I have no objections.

Signed, Thomas C Sargent date 8/14/23

(Please print name) Thomas C Sargent

(Insert house number) 32 W. Main Street, Corfu



I have been made aware of the proposed plan to build a garage on the property of 29 West Main Street, Corfu, and I have no objections.

Signed, Joanna Anawald date 8/14/23

(Please print name) JOANNA ANAWALD

(Insert house number) 25 W. Main Street, Corfu

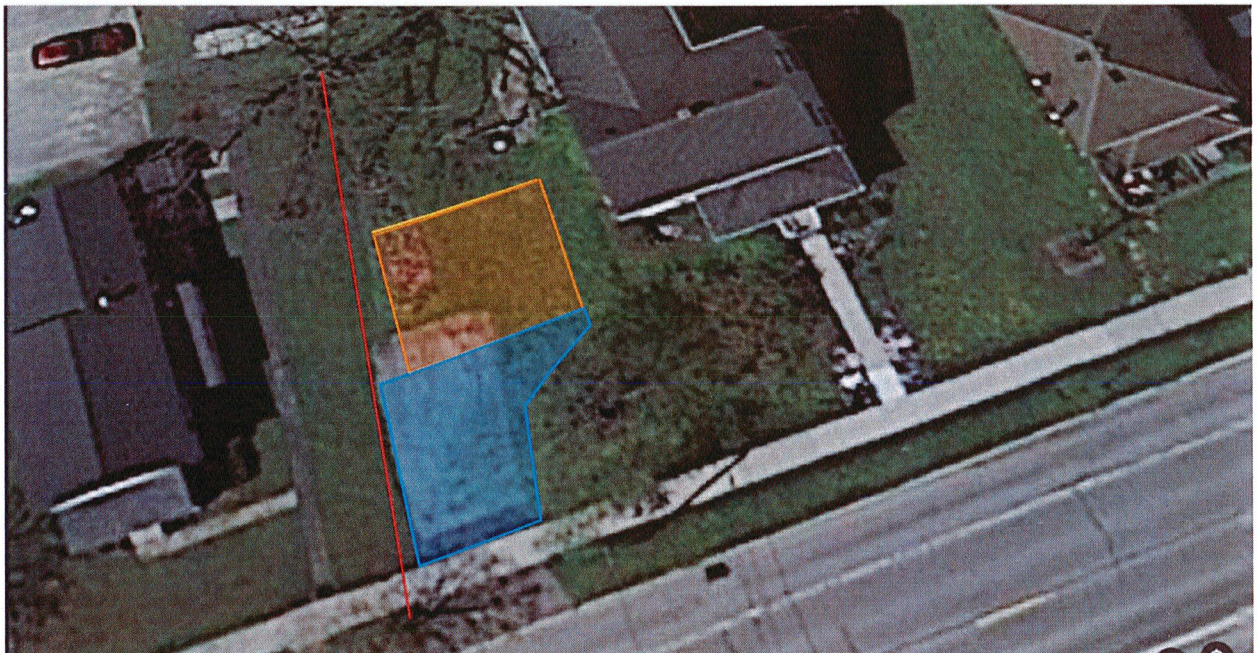


I have been made aware of the proposed plan to build a garage on the property of 29 West Main Street, Corfu, and I have no objections.

Signed, *Steven R. Shaw* date 8-14-23

(Please print name) STEVEN R. SHAW

(Insert house number) 27 W. Main Street, Corfu

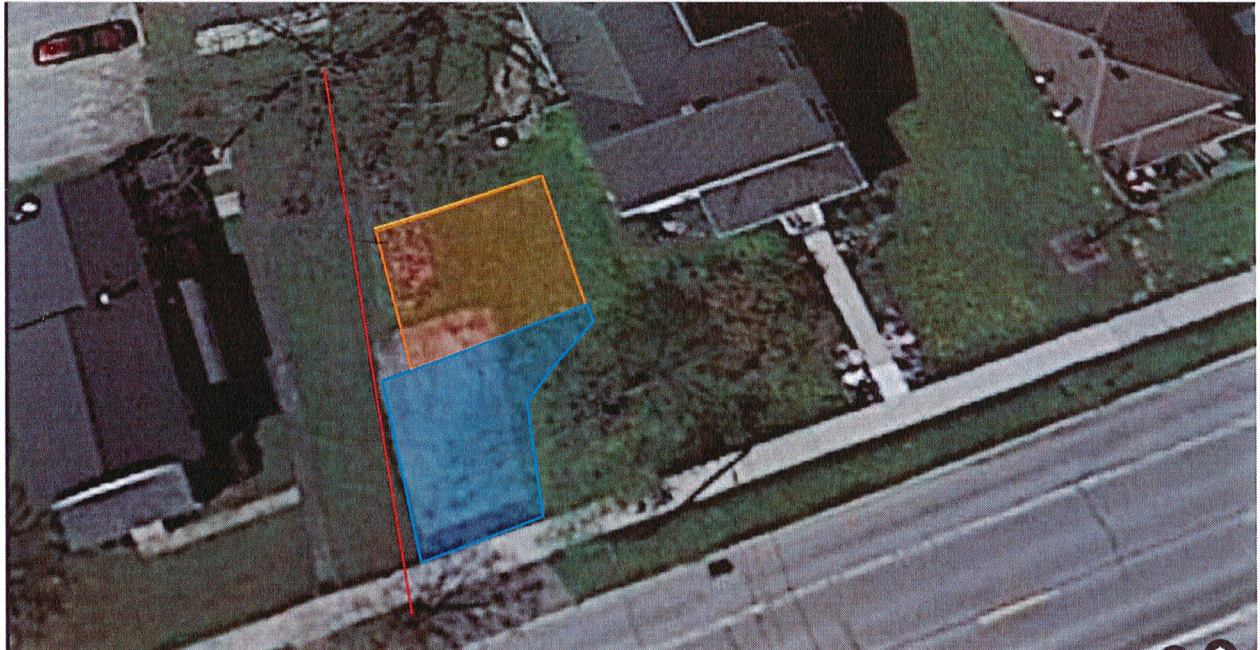


I have been made aware of the proposed plan to build a garage on the property of 29 West Main Street, Corfu, and I have no objections.

Signed, Debra Fox date 8-14-23

(Please print name) Debra Fox

(Insert house number) 26 W. Main Street, Corfu



West side
is 2' from
property
line
Jms

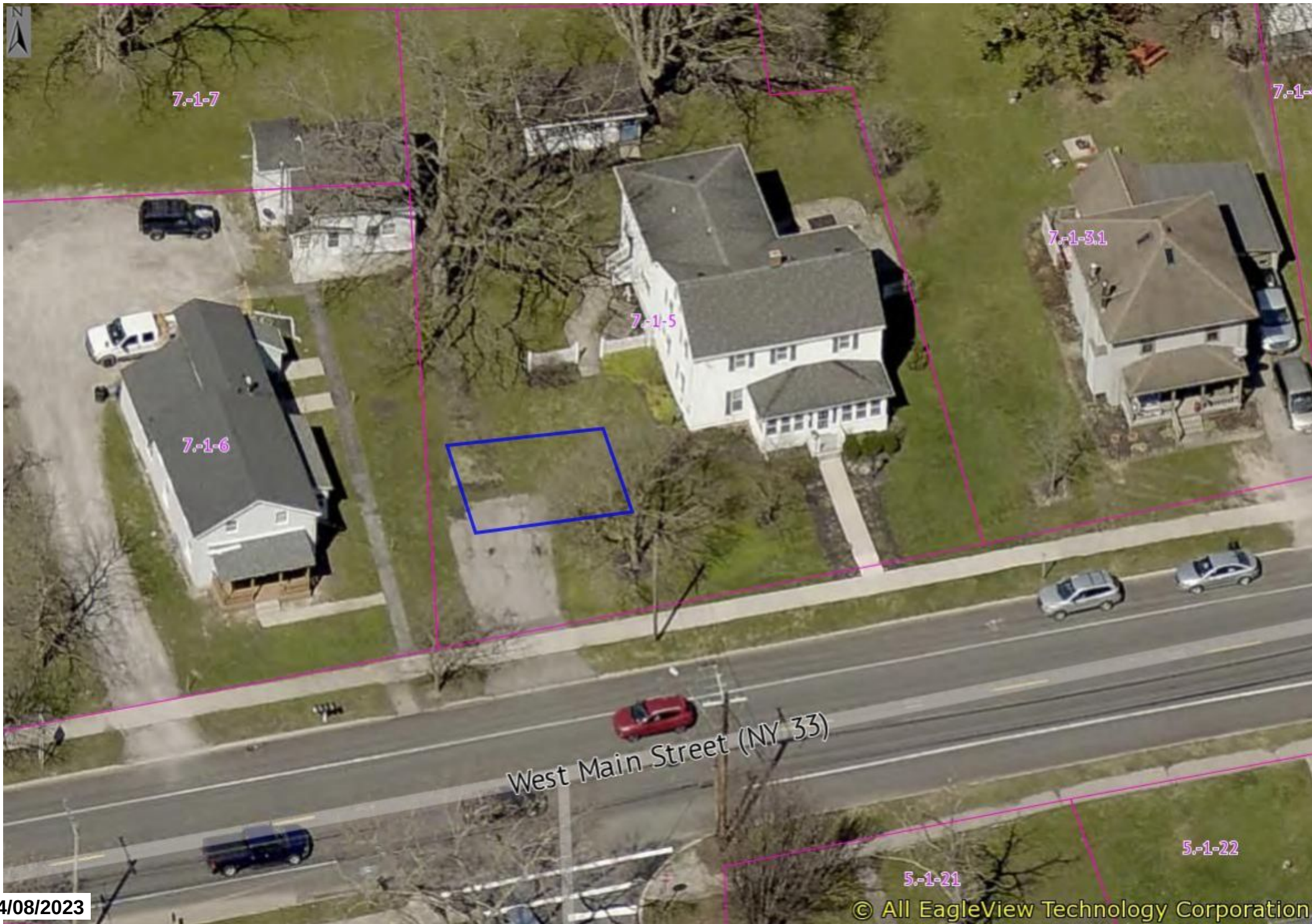
I have been made aware of the proposed plan to build a garage on the property of 29 West Main Street, Corfu, and I have no objections.

Signed, Thy Newell date 8-14-23

(Please print name) Kyle Wucik

(Insert house number) 37 W. Main Street, Corfu

V-01-COR-09-23



7-1-7

7-1-4

7-1-31

7-1-5

7-1-6

West Main Street (NY 33)

5-1-22

5-1-21

04/08/2023

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