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JUL 13 2015
Clk # 1887
\$200

VILLAGE OF BROCKPORT

49 State Street, Brockport, New York 14420
Telephone: (585)-637-5300 Fax: (585)-637-1045
Website: www.brockportny.org

ZONING BOARD OF APPEALS APPLICATION

DEADLINE: By Tuesday Noon at least 3 weeks prior to meeting

Meeting Date: THURS AUG 6, 2015 at 7:00pm

Application Fee: \$ 200.00

Date Submitted: 7/13/15

Plans Submitted (10 copies): _____

Environmental Assessment Form Submitted:

Area Variance: Use Variance: _____
Interpretation: _____ Special Permit: _____
Other: _____

Please note:

- Applicant must attend meeting(s).
- Failure to show, withdrawal of application, or denial will result in forfeiture of fee.
- Applicant may be billed for Village Engineer fees related to the review of application.

PROPERTY ADDRESS: 281 West Ave Brockport, NY 14420

Tax Map Parcel #(s): 68-11-001-008 Parcel size: 83.6 width 139' depth

Property Zoning District: Lot 10, Sect. 8, 3 ^{Town} ^{Township} Property Class: Residential (Lot 1) of West Side Manor

Present Use of Property: Residential Lawn Proposed Use of Property: Residential

Provision of Code Appealed (give section and subsection numbers): 51-5B(5) and/or parking Area for Campers off street parking.

Previous applications for this property: Planning Board _____ Zoning Board of Appeals
If yes, provide results: Tabled

Description of Proposal / Detail of Request: Crusher #2 stone addition to driveway for camper to boarder property line with 281 West Ave

Value of Construction: \$ 600.00 Building Permit required after ZBA approval: yes no

Certification of Statements:

The applicant(s) hereby affirms that the above information is accurate and complete, to the best of his/her knowledge and he/she/they is/are the title owner(s) of the property or has/have been authorized by the title owner(s) to make this application.

I/We hereby certify that I/We am/are title owner(s) of the property identified in the above application and that the applicant(s) named is/are authorized to make the application described herein.

[Signature]
Applicant Signature

[Signature]
Owner Signature

Elisabeth Colaprete
Applicant Name Printed/Typed

Elisabeth Colaprete
Owner Name Printed/Typed

281 West Ave Brockport NY 14420
City State Zip

281 West Ave Brockport NY 14420
Street City State Zip

[Redacted]

[Redacted]
Phone # E-mail

Copies to: _____ ZBA _____ B/Z Officer _____ Village Attorney _____ Village Engineer _____ DPW Spt.

AREA VARIANCE TEST

New York State criteria:

In making its determination, the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- 1) whether 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;
- 2) whether the benefit sought by the applicant can be achieved by some method feasible for the applicant to pursue, other than an area variance;
- 3) whether the requested area variance is substantial;
- 4) whether the proposed variance will have an adverse effect or impact on the physical or environmental condition in the neighborhood or district; and
- 5) whether 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.

The ZBA, in the granting of area variances, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

USE VARIANCE TEST

New York State criteria:

In making its determination, the ZBA shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant. In making such determination the board shall also consider:

- 1) the applicant cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence
- 2) that the alleged hardship relating to the property in question is unique, and does not apply to a substantial portion of the district or neighborhood;
- 3) that the requested use variance, if granted, will not alter the essential character of the neighborhood; and
- 4) that the alleged hardship has not been self-created.

The ZBA, in the granting of use variances, shall grant the minimum variance that it shall deem necessary and adequate to address the unnecessary hardship proved by the applicant, and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

617.20
Appendix B
Short Environmental Assessment Form

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			
Widen driveway for Camper with #2 Crushrun Stone			
Name of Action or Project:			
Project Location (describe, and attach a location map):			
281 West Ave			
Brief Description of Proposed Action:			
Crush run Addition to Existing driveway for 23' Camper, applying cooking oil to top to keep dust free & environmentally safe without toxic impact to Area. AND off street parking for Company (Guests)			
Name of Applicant or Sponsor:		Telephone: Cs	
Elisabeth Colaprete		E-Mail: —	
Address:			
281 west Ave			
City/PO:		State:	Zip Code:
Brookport		NY	14420
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO YES
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.			X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			X
3.a. Total acreage of the site of the proposed action?		1/4 acres	
b. Total acreage to be physically disturbed?		_____ acres - with length 9.5 x 44	
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 type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

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: _____ _____	NO	YES
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: _____ _____	NO	YES
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: _____ _____	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: _____

Date: 06-12-15

Signature: Elisabeth A. Colaprete

... STOP HERE ...

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. 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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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 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.	
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

ABSTRACT REFERENCES:
 CROSSROADS ABSTRACT
 SEARCH No 411927
 DATED 12/5/2014

DEED REFERENCES:
 LIBER 10355 OF DEEDS PAGE 223

EASEMENTS & AGREEMENTS:
 DECLARATION OF RESTRICTIONS
 LIBER 3196 OF DEEDS PAGE 463

V/O BROCKPORT
 LIBER 3247 OF DEEDS PAGE 460

BOUNDARY LINE AGREEMENT
 LIBER 10237 OF DEEDS PAGE 17

MAP REFERENCES:
 LIBER 141 OF MAPS PAGE 73
 LIBER 153 OF MAPS PAGE 100

CERTIFICATIONS:
 ALFRED A. & ELISABETH A. COLAPRETE
 HOMESTEAD FUNDING CORPORATION
 ITS SUCCESSORS AND/OR ASSIGNS
 SCHELL LAW, P.C.
 THE TITLE INSURANCE COMPANY
 INSURING THE MORTGAGE

LEGEND

- ▲ P.K. NAIL FOUND
- ▲ P.K. NAIL SET
- CONCRETE MONUMENT
- ✕ IRON PIN OR PIPE FOUND
- ⊕ IRON PIN SET
- ⊕ DRILL HOLE
- ⊕ UTILITY POLE

--- EASEMENT LINES
 --- UTILITY LINES
 --- R.O.W. LINE
 --- PROPERTY LINE
 --- CENTERLINE

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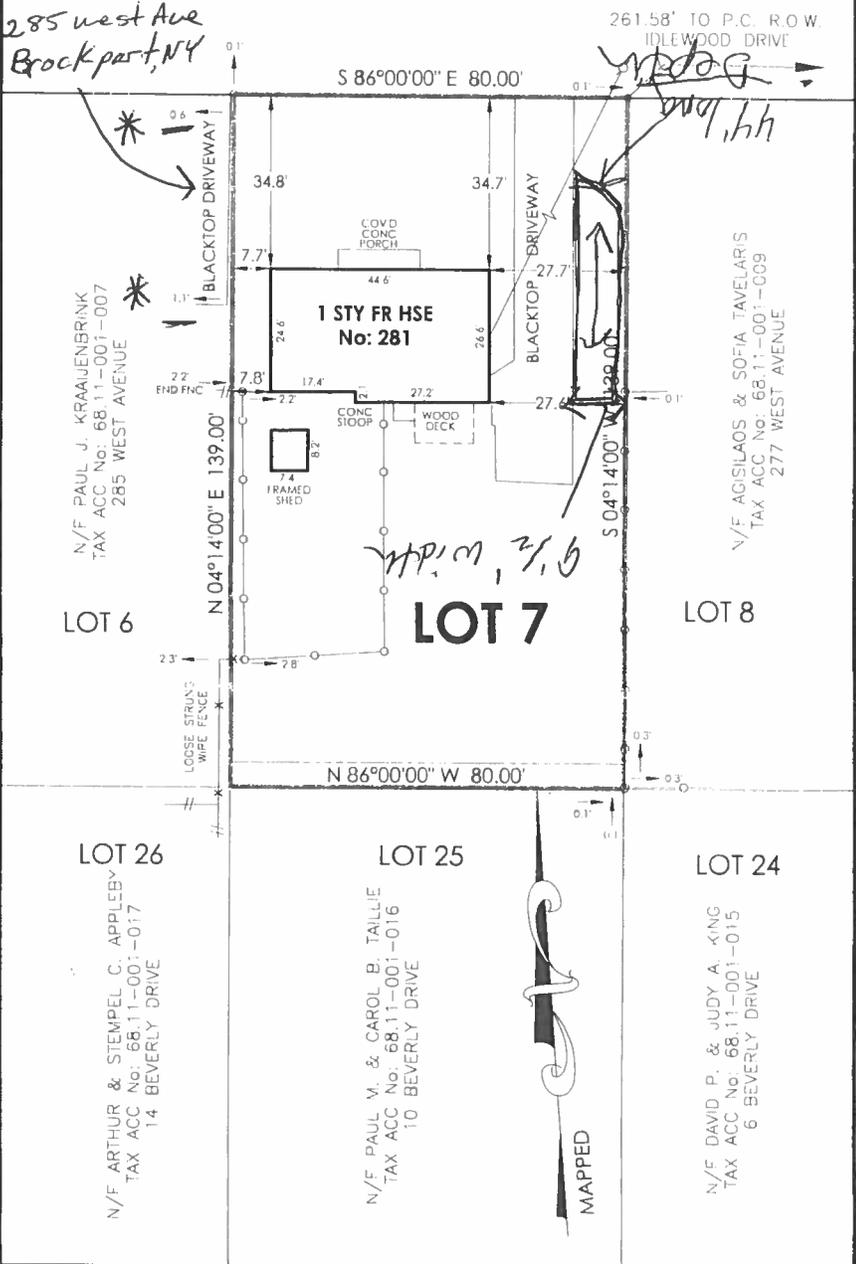
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MAIER
 LAND SURVEYING
 RICHARD E. MAIER, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 539 MANITOU ROAD
 HILTON, NEW YORK 14468
 (585) 392-6134

WEST AVENUE

(WIDTH VARIES)



MAP OF SURVEY SHOWING:
LOT 7
 OF THE
WESTSIDE MANOR SUBDIVISION
 SITUATED IN PART OF
TOWN LOT 10, SECTION 8, TOWNSHIP 3
VILLAGE OF BROCKPORT
MONROE COUNTY STATE OF NEW YORK

SCALE: 1" = 30' | DATE: 12/23/14 | JOB NO.: 14-114 | T.M. NO.: 68.11-001-008

