GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**V-02-BER-9-20**
Review Date	**9/10/2020**

Municipality	**BERGEN, V.**
Board Name	**PLANNING BOARD**
Applicant's Name	**John Marchioni & Joe Cucit**
Referral Type	**Special Use Permit**
Variance(s)	
Description:	**Special Use Permit to convert a ground floor commercial space into three apartments in an existing mixed-use building.**
Location	**83 S. Lake Ave. (NYS Rt. 19), Bergen**
Zoning District	**Commercial (C-1) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

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

Felice A. Altman

Director

September 10, 2020

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-02-BER-9-20

RECEIVED
Genesee County
Dept. of Planning
8/28/2020

* GENESEE COUNTY * PLANNING BOARD REFERRAL

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) Planning Board
Address PO Box 100 - 11 N Lake Ave
City, State, Zip Bergen, NY 14416
Phone (585) 494-1513 Ext.

2. APPLICANT INFORMATION

Name John Marchioni / Joe Cucit
Address 6 N Main Street
City, State, Zip Fairport NY 14450
Phone ( ) - Ext. Email

MUNICIPALITY: ☐ City ☐ Town ☒ Village of Bergen

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

- ☐ Area Variance
- ☐ Use Variance
- ☒ Special Use Permit
- ☒ Site Plan Review
- ☐ Zoning Map Change
- ☐ Zoning Text Amendments
- ☐ Comprehensive Plan/Update
- ☐ Other:

Subdivision Proposal
- ☐ Preliminary
- ☐ Final

4. LOCATION OF THE REAL PROPERTY PERTAINING TO THIS REFERRAL:

A. Full Address 83 South Lake Avenue
B. Nearest intersecting road Rt 19
C. Tax Map Parcel Number 4. -1-48.2
D. Total area of the property .75 acres Area of property to be disturbed approx +50%
E. Present zoning district(s) C-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
Section 310, page 52 - Residential Use

C. Please describe the nature of this request Special Use Permit to build 3 apartments in the space previously occupied by a commercial business.

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

- ☐ Local application
- ☒ Site plan
- ☐ Subdivision plot plans
- ☐ SEQR forms
- ☐ Zoning text/map amendments
- ☐ Location map or tax maps
- ☐ Elevation drawings
- ☐ Agricultural data statement
- ☐ New or updated comprehensive plan
- ☒ Photos
- ☐ Other:

7. CONTACT INFORMATION of the person representing the community in filling out this form (required information)

Name René Vurraro Title Chairperson Phone 585 494 1513 Ext.
Address, City, State, Zip PO Box 100 Bergen, NY 14416 Email rvurraro@villageofbergen.com

Village of Bergen
Application to the
Planning Board
Special Use Permit

RECEIVED AUG 2020 BY

Special Use Number: 03-2020

Date: 8-4-20

PAID AUG 17 2020

1. Request to the Planning Board to overturn the Zoning Enforcement Officer's decision to Deny ☐ Grant ☐ an application for a Zoning Permit application Number _____ Dated _____

2. APPLICATION FOR: Special Use Permit ☑

Other ☐ Please Specify _____

3. Address of Project Site: 83. S. LAKE AVE BERGEN, NY 14416
Tax Map Number: 4.-1-48.2 Zoning District: C-1

4. Has a previous appeal been filed pertaining to this parcel: No ☑ Yes ☐
if yes list Appeal No. _____ Date _____ Purpose of Request: _____

5. Justification for request: General Response PROPOSE TO COVERT THE EXISTING COMMERCIAL USE INTO 3 APARTMENTS. THE ADJACENT USE IS EXISTING MULTI-FAMILY RESIDENTIAL

A more SPECIFIC RESPONSE should accompany this application on separate sheet(s) of paper. Address each of the statements listed on the back of this sheet which pertain to you specific appeal.

The Applicant shall submit with this request, appropriate supporting materials including, but not limited to, site plans, elevation, traffic circulation diagrams, neighborhood land use maps and any other materials that will assist the Board in making a determination regarding this request.

CERTIFICATION: I hereby certify that I have read and examined this application and supporting attachments and know the same to be true and correct. All provisions of laws and ordinances covering this type of work or use will be complied with whether specified herein or not. The granting of an appeal does not presume to give authority to violate or cancel the provisions of any other state or local ordinance or law regulating or performance of construction and/or use.

[signature] 8/4/20 _____ _____
Applicant's Signature Date Owner's Signature (if other than applicant) Date

Office Use Only

Provisions of Zoning Law for Special Use:

☐ Article _____ Section _____
Subsection _____ Paragraph _____
State Reason: _____

Fee Collected Check# _____

Special Use Fee $ 200.00 CC
Public Hearing Fee $ _____
Total Fee $ 200.00

_____
Signature – Zoning Enforcement Officer

APPLICATION FOR SITE PLAN REVIEW

VILLAGE OF BERGEN
PO BOX 100 – 11 NORTH LAKE AVENUE
BERGEN, NEW YORK 14416

Village of Bergen Office
585-494-1513
585-494-1730 Fax

RECEIVED
AUG 0 4 2020
BY: RV

03-2020

Date: 7/21/20

Name of Proposed Development

Name of Applicant: JOE CUCIT	DESIGN WORKS ARCHITECTURE
Phone: (585) 330-7080	Phone: (617) 875-9881
Address: 83 S. LAKE AVE	Address: 6 N. MAIN ST. / SUITE 104
City: BERGEN	City: FAIRPORT
State: NY Zip: 14416	State: NY Zip: 14450
Name of Owner (if not applicant): JOHN MARCHIONI	Ownership intentions (ie., purchase options)
Phone: (585) 727-7870	
Address: 2024 W. HENRIETTA RD. SUITE 3G	
City: ROCHESTER State: NY Zip: 14623	

Proposed Zoning R-2

Describe proposed use (include primary and secondary uses; ground floor ear; height; and number of stories for each building):

For residential buildings include: number of dwelling units by size (efficiency, one-bedroom, two-bedroom, three or more bedrooms) and number of parking spaces to be provided;

For non-residential buildings include: total floor area and total sales area; number of automobile and truck parking spaces;

Other proposal structures (Use separate sheet if needed):

CONVERT EXISTING COMMERCIAL USE INTO 3 SEPARATE APARTMENTS.
APT #1 = 590SF (ONE BEDROOM), APT #2 1015 SF (TWO BEDROOM),
APT #3 = 1030 SF (TWO BEDROOM). EXISTING PARKING TO REMAIN.

Tax Map Identification	4.-1-48.2	Address: 83 S. LAKE AVE (ROUTE 19) BERGEN, NY 14416
Total site area (sq feet or acres)	.75 ACRE	
Current Zoning	C-1	

Current land use (agricultural, commercial, undeveloped etc) COMMERCIAL & RESIDENTIAL

Current condition (buildings, brush, etc)

Surrounding land character (urban, wetlands, etc)

Anticipated construction time:	Application submitted by: Joe Cucit
Will development be staged?	Date received:
Estimated cost of improvement:	
Anticipated increase in number of residents, shoppers, employees, etc:	☐ Site Plan Review fee $200

Paid Special Use permit

83

83

83

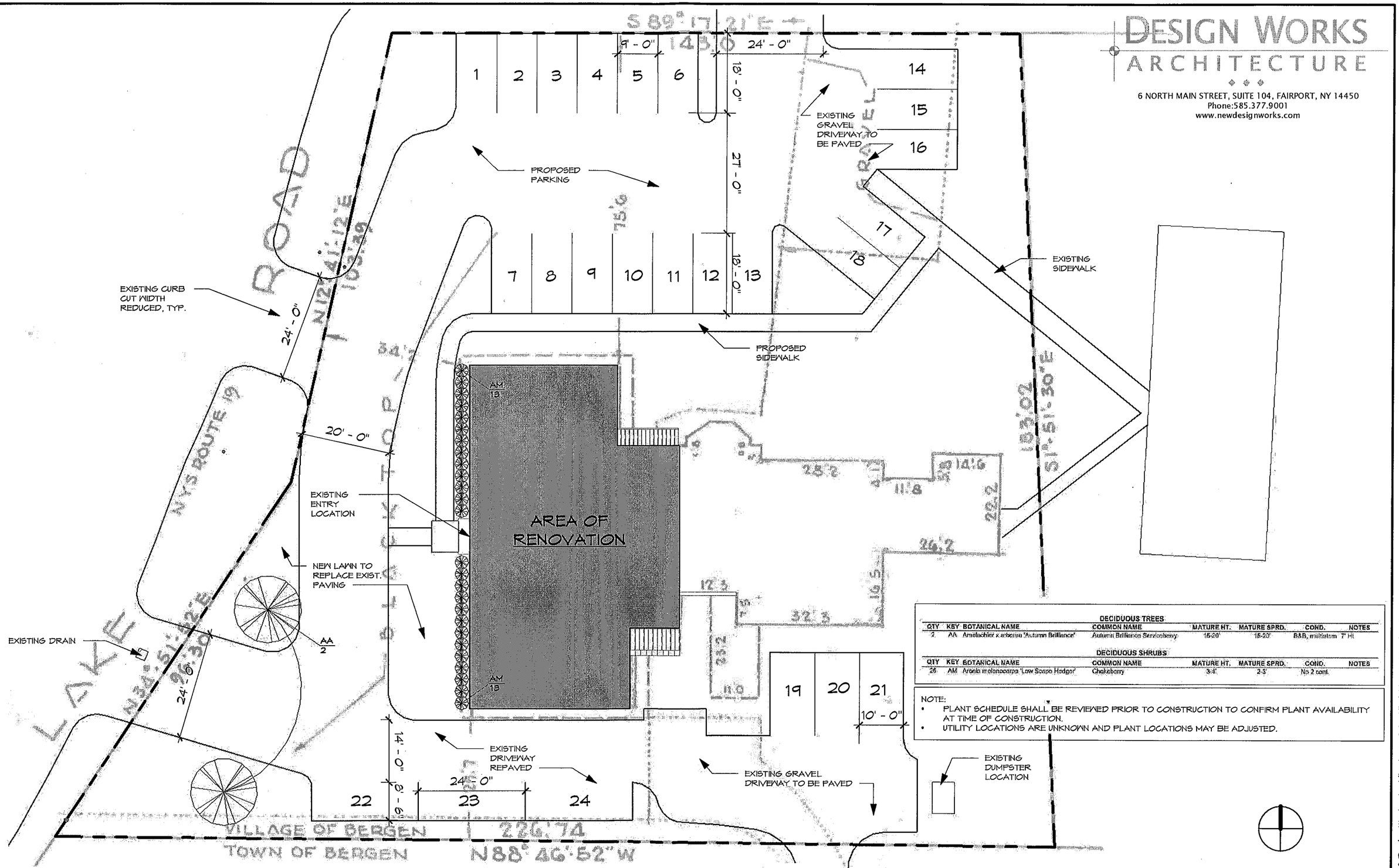
30

83 So. Lake St. Locust Lawn Farm House built 1882 by John Spencer Wilcox. Boyhood home of Judge Gilbert Blue. Now Bergen Country Square apartments.

February 1985

N MON TUE WED THU FRI SAT

DESIGN WORKS
ARCHITECTURE
6 NORTH MAIN STREET, SUITE 104, FAIRPORT, NY 14450
Phone:585.377.9001
www.newdesignworks.com



DECIDUOUS TREES

QTY	KEY	BOTANICAL NAME	COMMON NAME	MATURE HT.	MATURE SPRD.	COND.	NOTES
2	AA	Amelanchier x arborea 'Autumn Brilliance'	Autumn Brilliance Serviceberry	15-20'	15-20'	B&B, multistem 7' Ht.	

DECIDUOUS SHRUBS

QTY	KEY	BOTANICAL NAME	COMMON NAME	MATURE HT.	MATURE SPRD.	COND.	NOTES
26	AM	Aronia melanocarpa 'Low Scape Hedger'	Chokeberry	3-4'	2-3'	No 2 cont.	

NOTE:
- PLANT SCHEDULE SHALL BE REVIEWED PRIOR TO CONSTRUCTION TO CONFIRM PLANT AVAILABILITY AT TIME OF CONSTRUCTION.
- UTILITY LOCATIONS ARE UNKNOWN AND PLANT LOCATIONS MAY BE ADJUSTED.

Lake Ave. Apartments

08/14/20

Site Plan

Scale: As indicated

Westmarsh Properties LLC

83 S. Lake Ave, Bergen, NY

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NOTE: SEPARATE METERS FOR EACH UNIT TO KEEP UTILITIES SEPARATE

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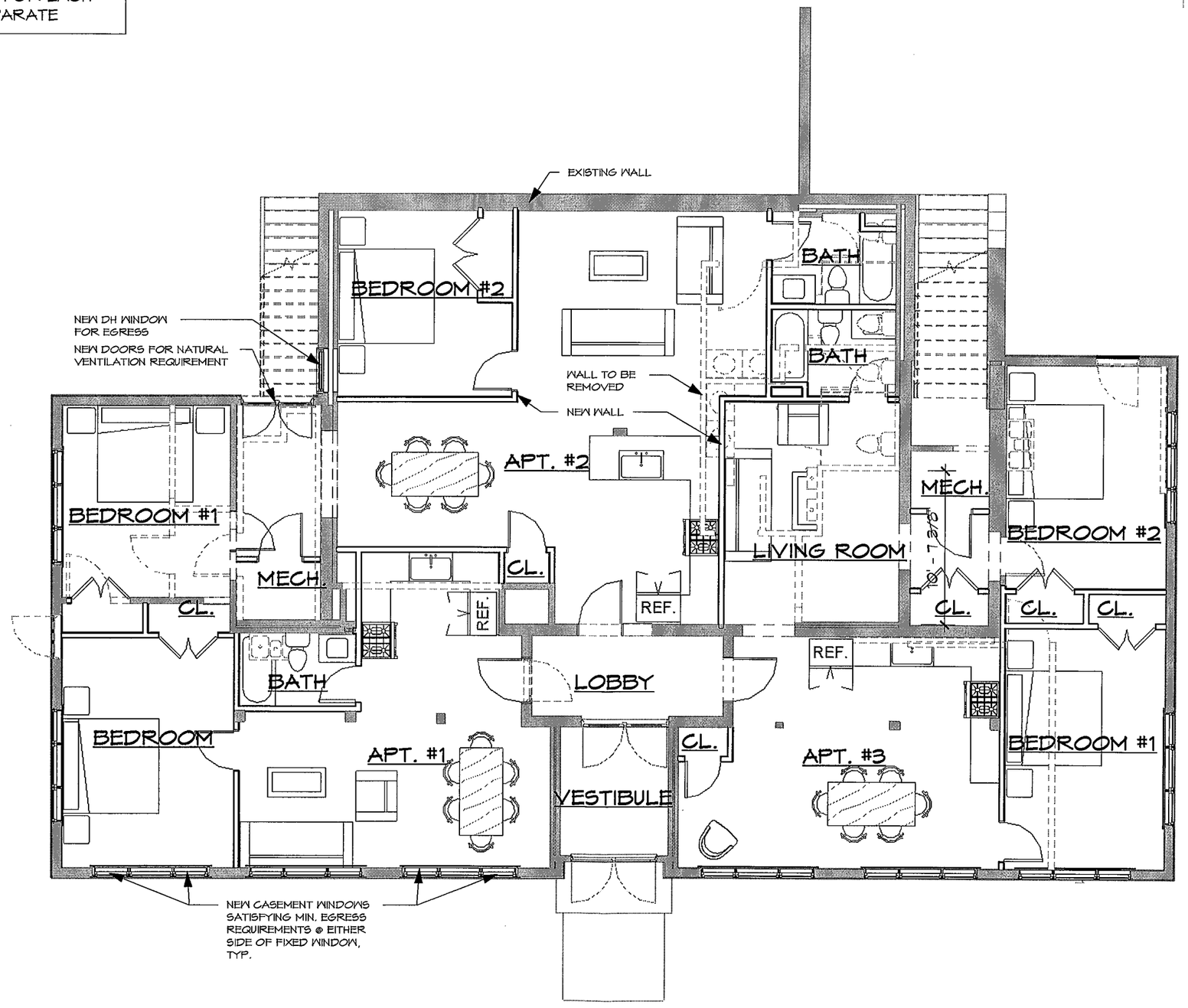

Lake Ave. Apartments

08/14/20

Floor Plan

Scale: 1/8" = 1'-0"

Westmarsh Properties LLC

83 S. Lake Ave, Bergen, NY

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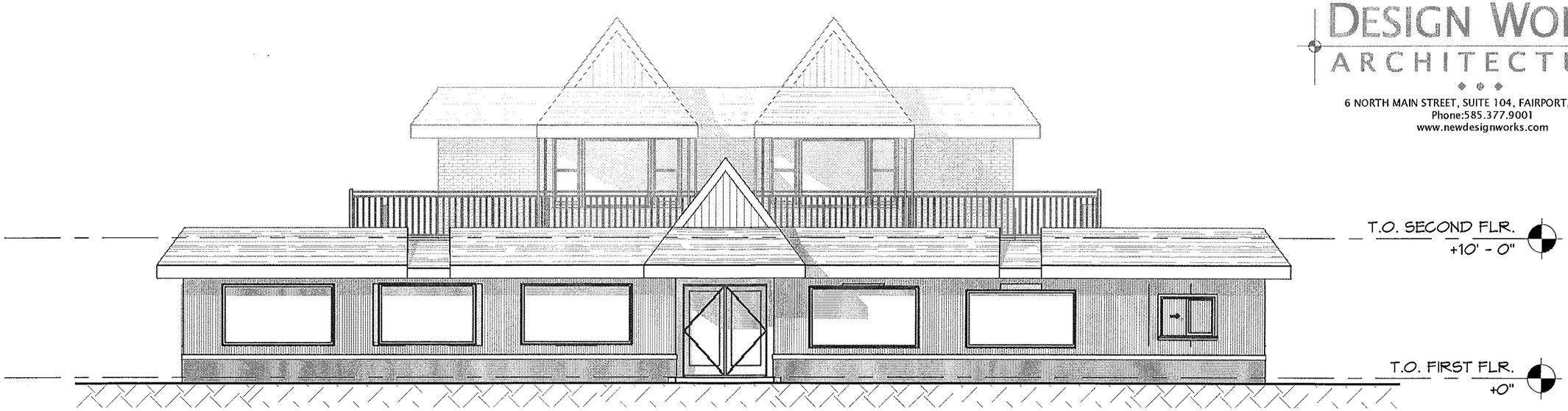

2 / A-4b

Existing West Elevation

1/8" = 1'-0"

1 / A-4b

Proposed West Elevation

1/8" = 1'-0"

Lake Ave. Apartments
08/14/20

Elevations

Scale: 1/8" = 1'-0"

Westmarsh Properties LLC
83 S. Lake Ave, Bergen, NY

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V-02-BER-9-20

Appletree Road
South Lake Street (NY 19)
04/22/2018
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