GENESEE COUNTY PLANNING BOARD REFERRALS
NOTICE OF FINAL ACTION

GCDP Referral ID	**T-05-BER-12-18**
Review Date	**12/13/2018**

Municipality	**BERGEN, T.**
Board Name	**PLANNING BOARD**
Applicant's Name	**Donald Cunningham**
Referral Type	**Special Use Permit**
Variance(s)	
Description:	**Special Use Permit to construct a living area above an existing attached garage.**
Location	**7220 Warboys Rd., Bergen**
Zoning District	**Residential-Agricultural (RA-40) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed accessory dwelling unit should pose no significant county-wide or inter-community impact.

Felix A. [illegible]

Director

December 13, 2018

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 # T-05-BER-12-18

RECEIVED
Genesee County
Dept. of Planning
12/5/2018

* 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 10 Hunter St.
City, State, Zip Bergen, NY 14416
Phone ( ) - Ext.

2. APPLICANT INFORMATION

Name Donald Cunningham
Address 7220 Warboys Rd
City, State, Zip Bergen, NY 14416
Phone (739-8416 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 7220 Warboys Road
B. Nearest intersecting road Cook Road
C. Tax Map Parcel Number
D. Total area of the property 10.5 acres Area of property to be disturbed 1,000 square feet
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 Addition above the existing garage - 20 x 50. (1,000 square feet) - will include kitchenette

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 Laura Smith Title Secretary Phone (943-6742 Ext.
Address, City, State, Zip Bergen, NY 14416 Email secretary@bergenny.org

APPLICATION FOR ZONING ☐ and/or BUILDING ☑ PERMIT

TOWN OF BERGEN, N. Y. 14416

APPLICATION NUMBER: _____

APPLICATION DATE: 11-8-18

OWNER

Name: Donald Cunningham
Address: 7220 Warboys Rd
Bergen, N.Y. 14416
Phone #: 739-8416

APPLICANT (IF OTHER THAN OWNER)

Name: _____
Address: _____
_____
Phone #: _____

MUST BE FILLED IN ▶▶▶▶▶▶▶▶▶▶▶▶

PROJECT SITE LOCATION: 7220 WARBOYS RD **Tax Map # (TMP)** _____ *Check w/ local Assessor or Tax Bill*

INSTRUCTIONS: *Using a ball point pen please fill out this application as completely as possible. Submit additional Attachment(s) [listed on the back of the Gold sheet] and the completed application to the Zoning Enforcement Officer (Z.E.O.). This application is NON-TRANSFERRABLE and is NOT a permit to commence work.*

1. Application for Use: RESIDENTIAL ☒; COMMERCIAL ☐ ; INDUSTRIAL ☐ ; RECREATIONAL ☐ ; SITE PLAN ☐ ; AG. ☐
2. Permit for: NEW CONSTRUCTION ☐ ; ADDITION ☐ ; ALTERATION ☐ ; REPAIR ☐ ; CHANGE IN USE ☐
3. Is this parcel? ; A corner lot: YES ☐ NO ☒ ; In a Sewer District? YES ☐ NO ☒ ; In a Water District? YES ☐ NO ☒
4. List the DIMENSIONS of the parcel: _____ _____ and/or TOTAL PARCEL AREA (Acres) 10.5
5. What are the parcel setbacks [Ft.] from the project. FRONT _____ ; REAR _____ & SIDE yards (a) _____ (b) _____.
6. Total % of coverage of ALL buildings on the parcel (including the proposed project): _____ TOTAL %
7. Does this project require County Health Department approval? NO ☒ YES ☐ , If yes, submit attachment F.
8. Is this parcel properly subdivided? NO ☐ YES ☒ , If yes, provide approved survey map.
9. Do you give the Town VALID CONSENT to do the required inspections? YES ☒ NO ☐ , If no, what procedures?
10. Name of Architect/Engineer On exsisting print Telephone # _____
    Address _____
11. Name of Contractor(s) Rob Rowland Telephone # 409-7423
    Address 8376 Merriman Rd Bergen
12. Estimated cost of the project? _____ *[Substantiation may be required]*
13.

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE (1st. floor)				
OTHER (or 2nd floor)	8'	20	50	
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL				
TOTAL SQ. FT.				1000

14. Total Dwelling units: _____
15. Will electric be installed? Yes ☐ No ☐
16. Descibe the proposed project and use:
existing Living Space above garage, game room kitchenette,

[Use additional sheet(s) for more information]

I hereby certify that I have read the instructions 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 a permit does not presume to give authority to violate or cancel provisions of any other state or local law or ordinance regulating construction or performance of construction.

_____ *Signature – OWNER*
11-8-18 *Date*

_____ *Signature – APPLICANT (if different than owner)*
_____ *Date*

OFFICE USE ONLY

Action taken by Zoning Enforcement Officer : APPROVED ☐ DENIED ☐ , Action necessary: SPECIAL USE: ☒ SITE PLAN: ☐ SCHEDULE A: ☐ VARIANCE: Area ☐ Use ☐

Article ____ Section ____ Subsection ____ Paragraph ____ *Briefly Describe:* Previous public Hearing

Zoning District: _____

Attachments Required: _____

Z.E.O. _____ *Signature*

Date of Action: _____

	YES	NO
Wetlands	☐	☐
Flood Plain	☐	☐

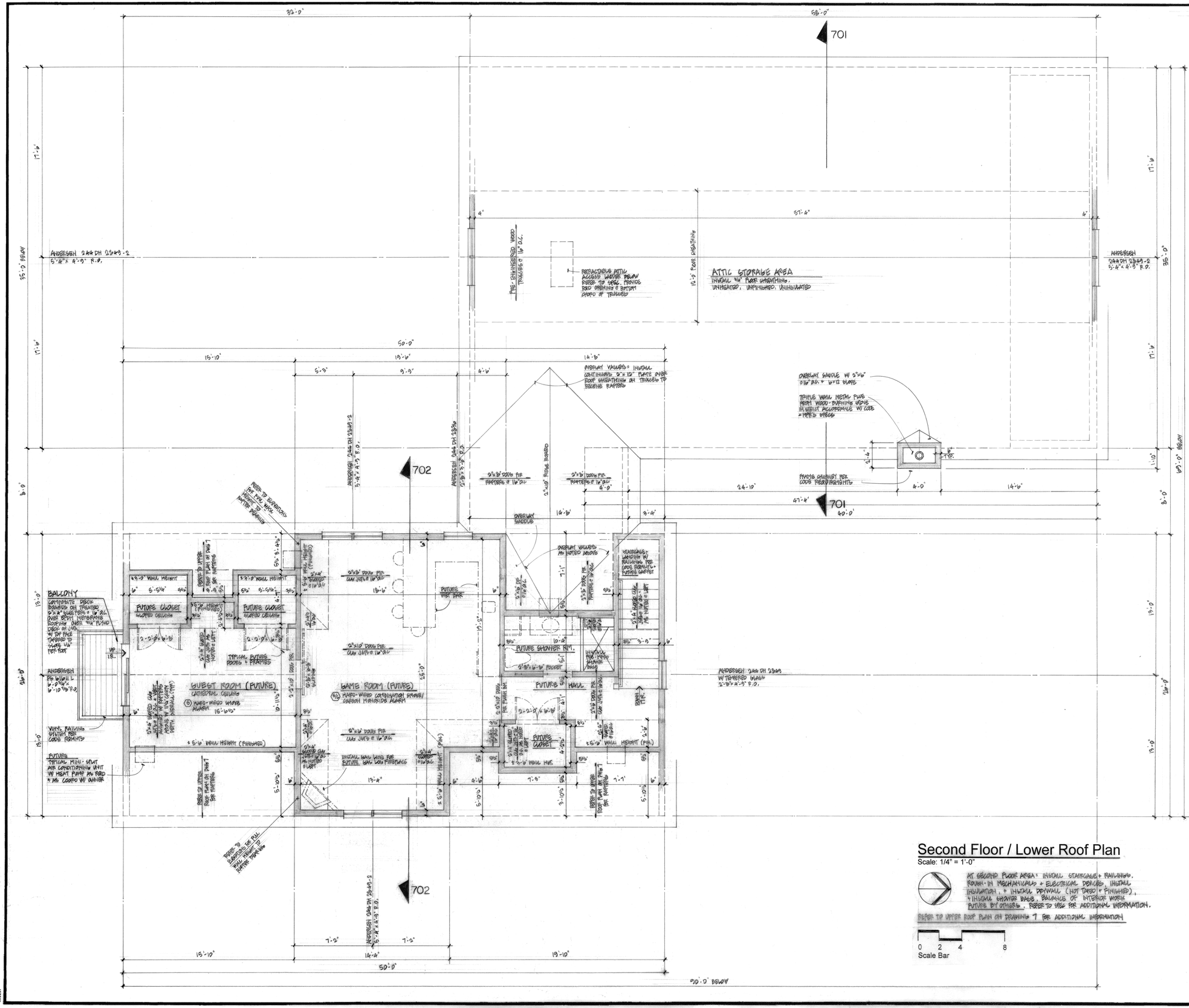
FEES

Zoning $	
Building $	
Electric $	
Late $	100
TOTAL $	

Cash : _____
Check # : 1230
Receipt # : 1723

COPY DISTRIBUTION : White - Z.E.O. Canary - CLERK Pink - C.E.O. Gold - APPLICANT

Patterson '09



Second Floor / Lower Roof Plan

Scale: 1/4" = 1'-0"

AT SECOND FLOOR AREA: INSTALL STAIRCASE + RAILINGS. ROUGH-IN MECHANICALS + ELECTRICAL DEVICES. INSTALL INSULATION, + INSTALL DRYWALL (NOT TAPED + FINISHED). + INSTALL SHOWER BASE. BALANCE OF INTERIOR WORK FUTURE BY OTHERS. REFER TO SPEC FOR ADDITIONAL INFORMATION.

REFER TO UPPER ROOF PLAN ON DRAWING 7 FOR ADDITIONAL INFORMATION

0 2 4 8
Scale Bar

SPECIFICATION & GENERAL NOTES CONTINUED FROM DWG 3

2. Floors exposed to ambient: R-38 glass fiber, kraft faced.
3. Frame exterior walls & walls exposed to ambient: R-21, unfaced glass fiber.
4. Roof/Ceiling - horizontal: R-49 glass fiber, kraft faced.
5. Roof/Ceiling - sloped: R-38 "Dense Batt" glass fiber, kraft faced.
6. Refer to Division 3 for rigid foundation wall insulation.

C. Vapor Barrier: Install 6 mil polyethylene vapor barrier to interior face of exterior wall framing. **Tape all seams, & continue at backside of electrical device boxes.**

D. Install non-expanding type foam insulation in shim space at door & window openings.

E. Install baffles where required to prevent constriction of clear attic ventilation area.

F. Attic access hatches to be insulated & weatherstripped per code requirements.

7.05 Acoustic Insulation: Install 3-1/2" "Sound Batt" acoustical insulation in wall cavities at Bath/Shower Room & Lavatory locations and cavities containing plumbing supply & waste lines.

7.06 Infiltration Barrier: Install DuPont Tyvek "Housewrap" to face of all exterior wall sheathing in accordance with manufacturer's specifications & code requirements, **including flashing tape over door & window nailing flanges and head & subsill flashings.**

7.07 Caulking & Sealing:
A. **Apply backer rod & sealant at all exterior window & door frames per window/door manufacturers' details** with a Silicone Latex, paintable-type sealant, GE or equivalent.

B. Caulk, gasket or weatherstrip rim joist junctions; joints between walls & roofs/ceilings; openings at utility penetrations; & openings through wall plates, floors & ceilings at areas exposed to ambient; attic access openings; and other joints, seams & penetrations as required by Chapter 11 – Energy Efficiency of the 2015 International Residential Code as amended by New York State.

C. Install foam sill sealer where wood sill plates bear on foundation walls.

D. Caulk electrical/mechanical openings in plates & floor/ceiling decks with a fire-resistant caulk as required by Code.

7.08 Flashing: The Contractor shall supply & install all flashing required for the completion of this project. This shall include, but not be limited to, drip caps over doors & windows, & stepped flashings where roofs meet chimneys or walls**. Flash infiltration barrier over door & window nailing flanges per manufacturer's details**.

7.09 **Energy conservation certifications, tests & inspections:**
A. **Contractor complete & post New York Energy Conservation Construction Code Certificate at main power panel in accordance with code requirements.**

B. **Air Sealing & Insulation: Provide blower air testing per N1102.4.1.2 to verify air leakage of less than 3 air changes per hour per the 2015 International Residential Code as amended by New York State & as coordinated with building official.**

DIVISION 8: DOORS & WINDOWS

8.01 Doors:
A. Exterior Doors:
1. Entrance Doors & French In-Swing Door: Therma-Tru insulated fiberglass or approved equivalent, as selected by Owner. Furnish with tempered insulating glass lites & sidelites where indicated as coordinated with Owner.

2. Sliding Glass Door: **Andersen "200 Series"** vinyl clad wood with Low-E, Argon-filled tempered insulating glass; of size & operation as indicated on Drawings. Furnish with between-the-glass muntins, jamb extensions & insect screen. Exterior color: White; hardware finish: White.

3. House/Garage Door: Therma-Tru three-panel (one horizontal over two vertical) insulated metal with closer; door, frame & hardware shall have a 20-minute fire-rating.

4. Overhead Garage Doors: Haas "American Tradition Series - 920 Plain"; furnish with flush panels,1/2" tempered insulating glass , perimeter weatherstripping, electric operators & one exterior keypad operator (to operate both doors).

B. Interior Doors:
1. 1-3/8" thick Masonite solid core three-panel (one horizontal over two vertical), unless noted otherwise; refer to Drawings for widths. BASE BID heights 6'-8".

2. Door Hardware: Locksets shall be Emtek levers as selected by Owner; install three hinges per leaf; Nickel finish (verify) as approved by Owner.

8.02 Windows: **Andersen "200 Series"** with Low-E, Argon-filled insulating glass; of sizes, types & operation as indicated on Drawings. Furnish with between-the-glass muntins, jamb extensions & insect screens. Glass shall be tempered where required by Code or where indicated on Drawings. Exterior color: White; hardware finish; White.

DIVISION 9: FINISHES

9.01 Drywall shall be 1/2" thick, unless noted otherwise, taped & finished with three coats. Install moisture resistant drywall at Bathroom/Shower Room locations (except shower compartment walls to receive ceramic tile). Install 5/8" & 1/2" Type-X drywall as required for House/Garage fire-rated wall & ceiling/floor separations. Drywall installation shall be with screws, per manufacturer's specifications & code requirements.

9.02 Install 1/2" fiberglass-reinforced cement boards ("Wonderboard" or equivalent) to shower compartment walls to receive ceramic tile.

9.03 Painting & Finishing: Paints & finishes shall be top of the line as manufactured by Benjamin Moore or an approved equivalent, unless noted otherwise. Apply per manufacturer's instructions regarding substrate conditions.

A. Interior Painting & Finishing:
1. Paint: Drywall walls & ceilings shall receive one coat of latex primer & two coats of latex paint. Colors & lustres as selected by Owner.

2. Paint: Interior trim; staircase stringers, risers & balusters; & doors & frames shall receive two coats of latex paint. Colors & lustres as selected by Owner.

3. Finish: Staircase treads, newel posts & railings shall receive sealer, stain & three coat oil-based polyurethane finish; tints & lustre as selected by Owner.

B. Furnish Owner with extra paint for future service.

9.04 Finished Flooring:
A. Carpet & Pad as selected by Owner per allowance; refer to Drawings for locations.

B. Composite Flooring as selected by Owner per allowance; refer to Drawings for locations.

C. Ceramic Tile:
1. Shall be as selected by Owner per allowance; refer to Drawings for locations.

2. Floor tile shall be "thin set" Epoxy Mortar & Grout per TCA F143 on wooden subfloors, unless required otherwise by manufacturer.

4. Provide 4 s.f. of spare material of each tile type for Owner's future use.

9.05 Wall Tile:
A. Shall be as selected by Owner per allowance; refer to Drawings for locations.

B. Wall tile at shower compartments: "Thin-set" over cementitious backer units ("Wonderboard" or equivalent) per Installation Method W244 as published by the Tile Council of America Inc (TCA).

C. Install Kitchen backsplashes, full height from countertops to under-side of wall cabinets, & MBR Bathroom/Shower Room wainscot; "thin set" per TCA W243.

DIVISION 10: SPECIALTIES

10.01 Wood-Burning Stove & Gas Log Fireplace:
A. Wood-Burning Stove: Vermont Castings as coordinated with Owner, including accessories/options as coordinated with Owner, & required flue/installation components.

C. Installation shall be in strict accordance with the **2015 International Residential Code as amended by of New York State** & manufacturers' specifications & details. Firestop & maintain required clearances to combustibles.

DIVISION 11: EQUIPMENT

11.01 Cabinets as selected by Owner per allowance.

11.02 Appliances furnished by Owner & installed by Contractor.

11.03 Bathroom/Shower Rooms/Lavatory Accessories as furnished by Owner & installed by Contractor.

11.04 Retractable attic access ladder as manufactured by Precision Ladders, LLC or approved equivalent, of heavy-duty aluminum construction with insulated door with weatherstripping.

DIVISION 12: FURNISHINGS **(NOT APPLICABLE)**

DIVISION 13: SPECIAL CONSTRUCTION **(NOT APPLICABLE)**

DIVISION 14: CONVEYING SYSTEMS **(NOT APPLICABLE)**

DIVISION 15: MECHANICAL

15.01 General HVAC Description:
A. The HVAC Subcontractor shall provide system design per the **2015 International Residential Code as amended by New York State**, and:

1. Install a forced air heating system with air conditioning & media type air cleaner to serve First Floor area.

2. **Install power for future Install Mini-Split air conditioning system with heat pump to serve the Second Floor area.**

CONTINUED ON DRAWING 5

The Cunningham Residence

7220 Warboys Road
Bergen, New York

Gerald Shaffer, Architect
5095 Old Goodrich Road
Clarence, New York 14031
716 741 8384

Warning: Alterations to this document not conforming to Section 7209, Subdivision 2, N.Y. State Education Law, are prohibited.
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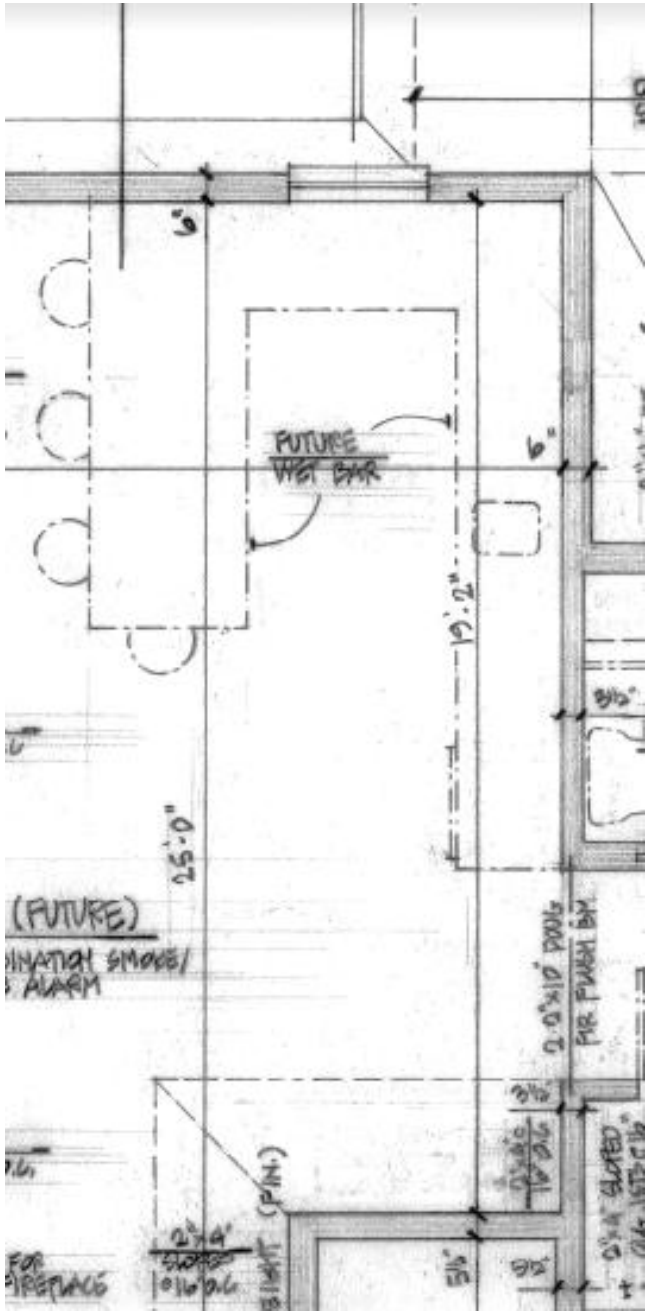
Drawing Title: SECOND FLOOR / LOWER ROOF PLAN

Date: 27 MAR 18
Scale: 1/4" = 1'-0"

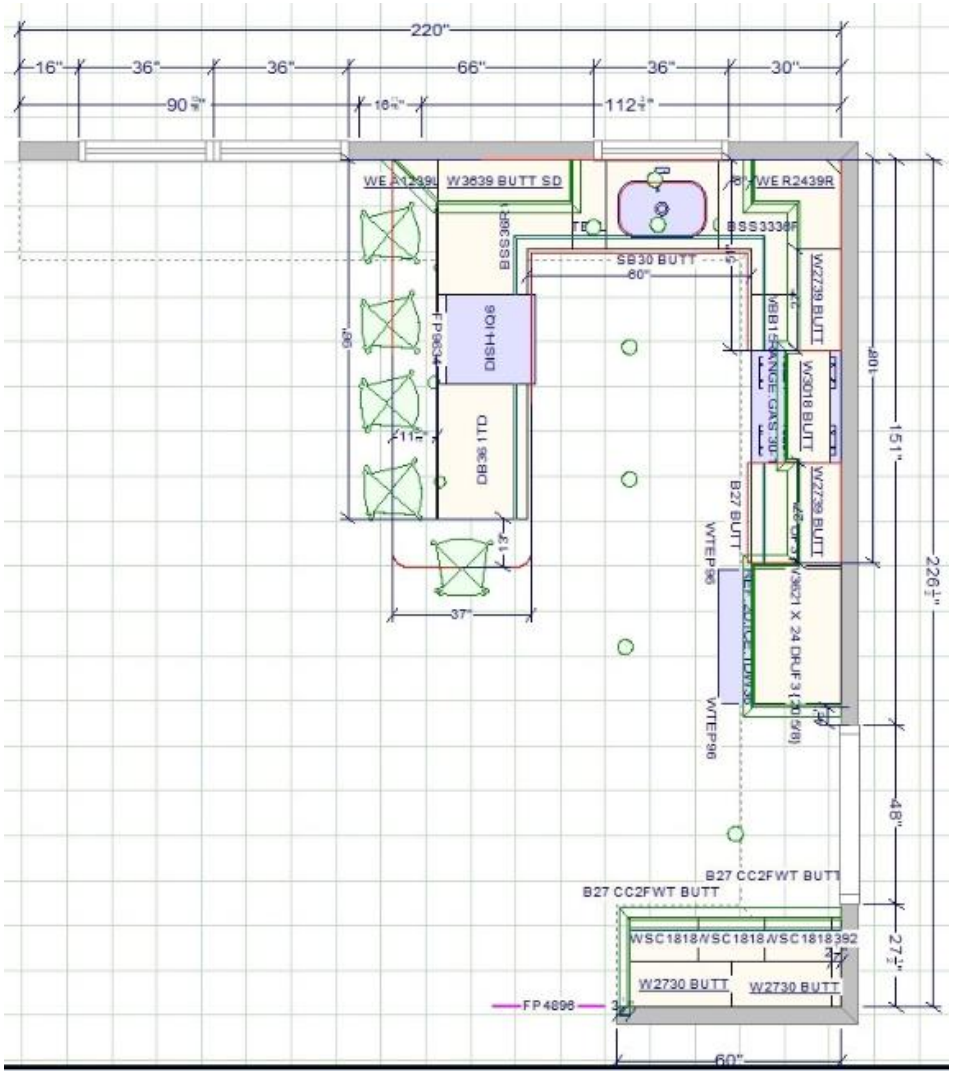
Drawing Number: 4

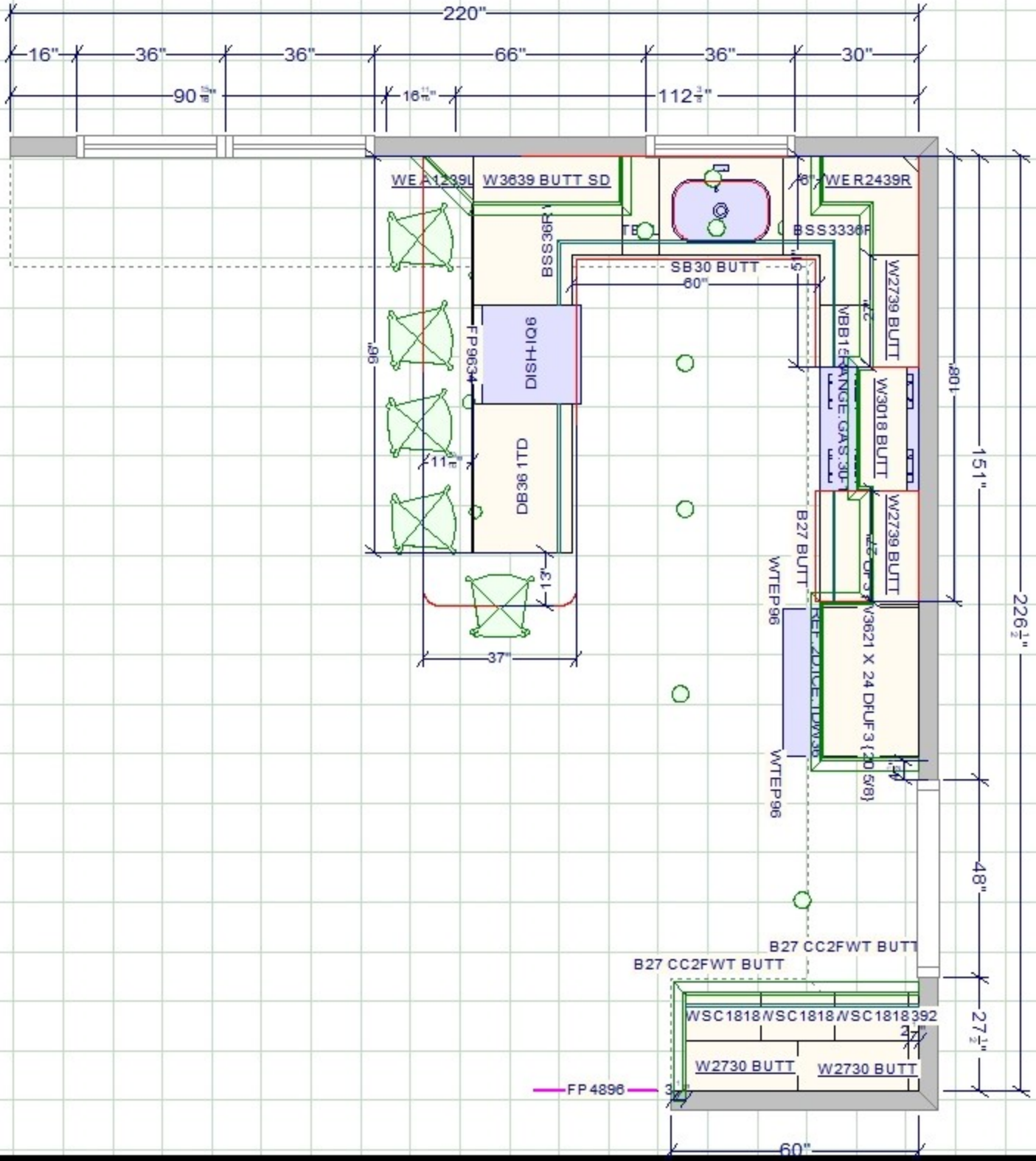
635397

Kitchen layout per architectural plan



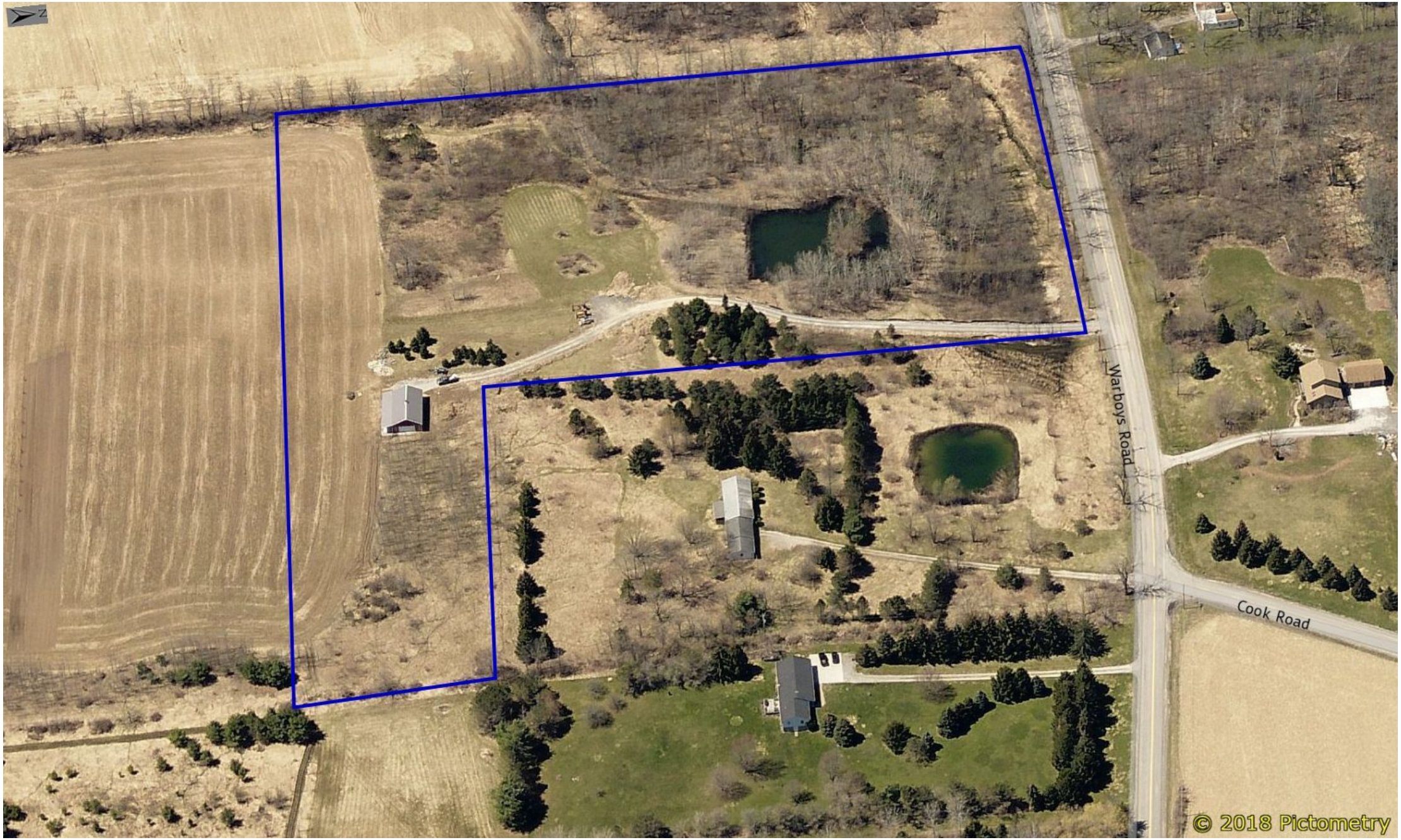
Kitchen design detail for completion





220"
16"
36"
36"
66"
36"
30"
90 15/16"
16 11/16"
112 3/8"
WEA1239L
W3639 BUTT SD
WER2439R
BSS36R
BSS3336R
SB30 BUTT
60"
W2739 BUTT
FP9634
DISH-IQ6
DB36 1TD
96"
11 5/16"
13"
37"
W3018 BUTT
W2739 BUTT
B27 BUTT
WTEP96
W3621 X 24 DFUF3 (20 5/8)
WTEP96
108"
151"
226 1/2"
48"
27 1/2"
B27 CC2FWT BUTT
B27 CC2FWT BUTT
WSC1818
WSC1818
WSC1818392
W2730 BUTT
W2730 BUTT
FP4896
60"

T-05-BER-12-18



04/23/2018

12/6/2018