GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID	**T-04-PAV-8-16**
Review Date	**8/11/2016**
Municipality	**PAVILION, T.**
Board Name	**PLANNING BOARD**
Applicant's Name	**Jessie Coots**
Referral Type	**Special Use Permit**
Variance(s)	
Description:	**Special Use Permit to construct a pond.**
Location	**Linwood Rd., Pavilion**
Zoning District	**Agricultural-Residential-1 (A-R-1) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

The proposed pond appears to meet the provisions of the Town of Pavilion Zoning Ordinance, including all property line setbacks and documentation from the Genesee County Soil and Water Conservation District Office. It is in keeping with the rural character of the area and should pose no significant county-wide or inter-community impact.

Felix A. [illegible]

Director

August 11, 2016

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-04-PAV-8-16

RECEIVED
Genesee County
Dept. of Planning
8/3/2016

* 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) Town of Pavilion Planning Board
Address One Woodrow Dr
City, State, Zip Pavilion, NY 14525
Phone (585) 343-1729 Ext. 238

2. APPLICANT INFORMATION

Name Jessie Coots
Address 9787 Linwood Rd
City, State, Zip Leroy, NY 14525
Phone (585) 813-7549 Ext. Email

MUNICIPALITY: ☐ City ☒ Town ☐ Village of Pavilion

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 Linwood Rd Pavilion, NY 14525
B. Nearest intersecting road Black St
C. Tax Map Parcel Number 4.-1-11.113
D. Total area of the property 5.4 Acres Area of property to be disturbed < 1 Acre
E. Present zoning district(s) AR-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 620 (Ponds) Town of Pavilion Zoning Code

C. Please describe the nature of this request Applicant requesting a Special Use Permit and Site Plan Review to dig a pond on a vacant parcel

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

TOWN VILLAGE CITY OF Pavilion Application #_____
(circle one)

Agricultural Data Statement

Date 08/03/2016

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Jessie Coots Address: 9787 Linwood Rd Leroy, NY 14482	Name: Address:

1. Type of Application: ☑ Special Use Permit; ☑ Site Plan Approval ; ☐ Use Variance; ☐ Subdivision Approval
   (circle one or more)

2. Description of proposed project: Applicant requesting a Special Use Permit and Site Plan Approval to dig a pond on a vacant parcel

3. Location of project: Address: Linwood Rd Leroy, NY 14482
   Tax Map Number (TMP) 4.-1-11.113

4. Is this parcel within an Agricultural District? ☑ NO ☐ YES (Check with your local assessor if
5. If YES, Agricultural District Number_____ you do not know)
6. Is this parcel actively farmed? ☑ NO ☐ YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: Cindy Wood Address: 9836 Linwood RD Leroy, Ny 14482 Is this parcel actively farmed? ☐ NO ☑ YES	Name: M A Lindsley Address: 7616 Brookview Ct Brighton, MI 48116 Is this parcel actively farmed? ☐ NO ☑ YES
Name: Sharon Sherman Address: 8081 Black St Leroy, NY 14482 Is this parcel actively farmed? ☐ NO ☑ YES	Name: Karen Milligan Address: 1088 Peoria Rd Pavilion, NY 14525 Is this parcel actively farmed? ☐ NO ☑ YES

_____ _____
Signature of Applicant Signature of Owner (if other than applicant)

Reviewed by: _____ 8-3-16
Signature of Municipal Official Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

TOWN VILLAGE CITY OF Pavilion Application #_____
(circle one)

Agricultural Data Statement

Date 08/03/2016

Instructions: This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: Jessie Coots Address: 9787 Linwood Rd Leroy, NY 14482	Name: Address:

1. Type of Application: ☑ Special Use Permit; ☑ Site Plan Approval ; ☐ Use Variance; ☐ Subdivision Approval
   (circle one or more)

2. Description of proposed project: Applicant requesting a Special Use Permit and Site Plan Approval to dig a pond on a vacant parcel

3. Location of project: Address: Linwood Rd Leroy, NY 14482
   Tax Map Number (TMP) 4.-1-11.113

4. Is this parcel within an Agricultural District? ☑ NO ☐ YES (Check with your local assessor if
5. If YES, Agricultural District Number_____ you do not know)
6. Is this parcel actively farmed? ☑ NO ☐ YES
7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: Judith Ridley Address: 7965 Black St Leroy, Ny 14482 Is this parcel actively farmed? ☐ NO ☑ YES	Name: Address: Is this parcel actively farmed? ☐ NO ☐ YES
Name: Address: Is this parcel actively farmed? ☐ NO ☐ YES	Name: Address: Is this parcel actively farmed? ☐ NO ☐ YES

Signature of Applicant

Signature of Owner (if other than applicant)

Reviewed by: _____ 8-3-16
Signature of Municipal Official — Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.

Building and Zoning Application Permit No. TOP16-27

Town of Pavilion PO Box 126 Pavilion, NY 14525 ph. (585)584-3850 fax (585)584-8533

Date 7 / 19 / 16 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. 4.-1-11.113

Owners Name JESSE D. COOTS Phone No. (585) 813-7549

Address 9787 LINWOOD rd LEROY NY Project Road Width _____ft

Applicants Name JESSE D COOTS Project Address_____

E Mail Address JesseCoots@yahoo.com Phone No (585) 813-7549

Description of Project: POND

Existing Use Vacant brush Land Proposed Use

Estimated Cost Building $3000 Plumbing Ø Mechanical Ø

Miscellaneous Ø

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 PAVILION 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, JESSE Coots, 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.

Jesse Coots

Signature of Owner or Authorized Agent Date 7/19/16

Construction Attachment:

Permit No.

_____

Type of Construction

Agriculture ☐ Commercial ☐ Industrial ☐ Residential ☐ Miscellaneous ☑ POND

Contractors

General Contactors Name _____ Address_____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

Certificate of Workers Compensation: Yes ☐ No ☐ Expiration Date __/__/__

Liability Insurance: Yes ☐ No ☐ Expiration Date __/__/__

APPLICANT SHALL PROVIDE A COPY OF ALL INSURANCE AND WORKERS COMP. WITH THIS APPLICATION

- **Masonry** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

- **Electrical** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

- **Plumbing** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

- **Alarms / Sprinklers** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

- **HVAC** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

- **Landscape / Site** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

- **Miscellaneous** _____ Phone (__)_____

Office Phone (__)_____ Cell Phone(__)_____ Fax No. (__)_____ E-Mail _____

Signature of Owner or Authorized Agent *X* _____ Date _____

GENESEE COUNTY
SOIL & WATER CONSERVATION DISTRICT
USDA Center, 29 Liberty Street, Suite 3, Batavia, NY 14020-3247
OFFICE (585) 343-2362 FAX (585) 345-1815

July 13, 2016

Jesse Coots
9787 Linwood Rd
LeRoy, NY 14482

Jesse:

I recently looked at a potential pond location with you on your property.

The area we discussed seems like a good site for a pond

In locating your pond site, keep in mind that normally it is recommended that the pond not cross or enter into the actual drainage pattern where water is flowing. The reason is to keep out as much as possible the trash and debris which naturally flows with the water and will settle into the pond if water is directly flowing in. I suggest a slight crown or berm around the edge of the pond. It doesn't need to be real high maybe a foot or foot and a half and wide enough to walk and mow if desired. This helps keeps out the normal trash which could flow in. Bear in mind that leaves and twigs will still be blown into the pond from the neighboring trees. Also during times of extreme wetness, floods may overtop the berm and can then dump trash into the pond.

A recommended depth of water is normally 8 feet. This gives some protection from freezing in the winter and depth enough for cool bottom water in the summer.

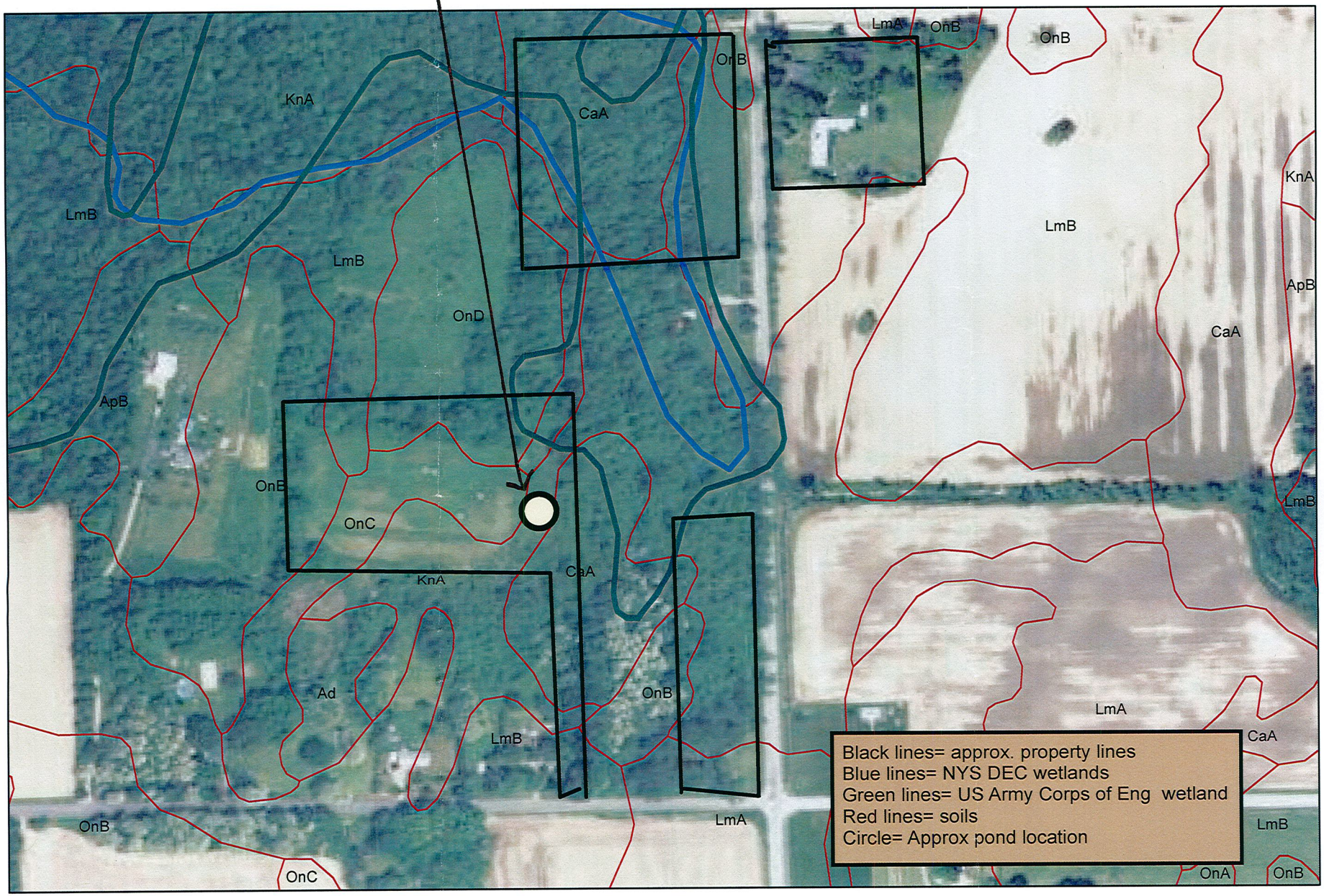
This letter can be used as part of your application for a pond construction permit from the Town. Remember, you have to follow Town zoning requirements for pond construction.

Any other questions- feel free to call.

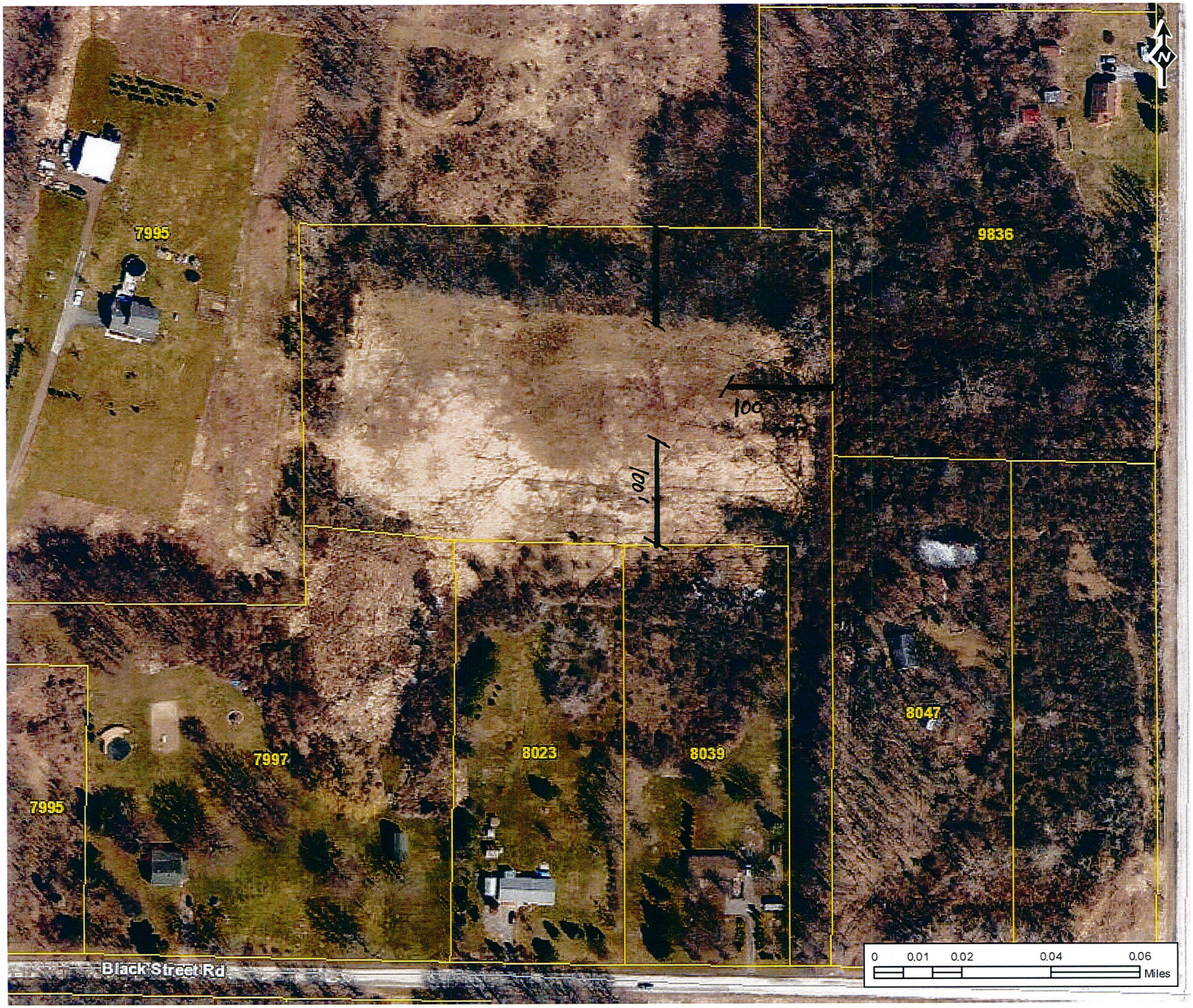
Bob Berkemeier, Technician

APPROXIMATELY 100 × 200' POND

Jesse Coots



Town of Batavia GIS Web Map



LEGEND

- Water Tank
- Pump Station

Hydrant

- Draining
- Nondraining

Fittings

- Type Not Specified
- Bend
- Cap
- Casing
- Cross
- Elbow
- MJ Adapter
- Reducer
- Sleeve
- Tee
- Other

Meters

- Unknown
- Master Meter
- Meter

wendel
wendelcompanies.com

Harasbury LLC
10018 Asbury Rd
Le Roy, NY 14482

M A Lindsley FARMED
7616 Brookview Ct
Brighton, MI 48116

Karen C Milligan FARMED
1088 Peoria Rd
Pavilion, NY 14525

James R Bolton NOT FARMED
7995 Black St Rd
Le Roy, NY 14482

Jesse D Coots
9787 Linwood Rd
LeRoy, NY 14482

Harasbury LLC FARMED
10018 Asbury Rd
Le Roy, NY 14482

Carla C Rodriguez NOT FARMED
9836 Linwood Rd
LeRoy, NY 14482

Russell S Peet NOT FARMED
PO BOX 341
LeRoy, NY 14482

Janet M Williams NOT FARMED
8039 Black St Rd
LeRoy, NY 14482

Cindy M Wood FARMED
8090 Black St Rd
LeRoy, NY 14482

Jesse D Coots
9787 Linwood Rd
LeRoy, NY 14482

Judith M Ridley FARMED
7965 Black St Rd
LeRoy, NY 14482

Jesse D Coots
9787 Linwood Rd
LeRoy, NY 14482

Sharon Sherman FARMED
8081 Black St Rd
LeRoy, NY 14482

Colin C Coots NOT FARMED
8047 Black St Rd
LeRoy, NY 14482

Terry D Czworka NOT FARMED
7997 Black St Rd
LeRoy, NY 14482

Town of Batavia GIS Web Map

LEGEND

- Water Tank
- Pump Station

Hydrant

- Draining
- Nondraining

Fittings

- Type Not Specified
- Bend
- Cap
- Casing
- Cross
- Elbow
- MJ Adapter
- Reducer
- Sleeve
- Tee
- Other

Meters

- Unknown
- Master Meter
- Meter

wendel
wendelcompanies.com

T-04-PAV-8-16