GENESEE COUNTY PLANNING BOARD
ZONING REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID	**V-07-OAK-7-15**
Review Date	**7/9/2015**
Municipality	**OAKFIELD, V.**
Board Name	**PLANNING BOARD**
Applicant's Name	**Ognibene Associates, LLC**
Referral Type	**Site Plan Review**
Variance(s)	
Description:	**Site Plan Review to operate a music instruction and teaching business.**
Location	**60 Main St. (NYS Rt. 63), Oakfield**
Zoning District	**Central Commercial (C-2) District**

PLANNING BOARD DECISION

APPROVAL

EXPLANATION:

Given that the previous uses of the space gym/health and wellness facility are no more intense than the proposed use, the music instruction and teaching business should pose no significant county-wide or inter-community impact.

Felix A. [illegible]

Director

July 9, 2015

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, N.Y. 14020-9404
Phone: (585) 344-2580 Ext. 5467

DEPARTMENT USE ONLY:
G.C.D.P. Referral # V-07-OAK-7-15
Date Received 7-1-15

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) Village of Oakfield
Address 37 Main Street
Oakfield, NY 14125

2. APPLICANT INFORMATION

Name Ognibene Associates, LLC
Address P.O. Box 395, Elba, NY 14058
Phone _____ Email _____

MUNICIPALITY: ☐ City ☐ Town ☒ Village of Oakfield

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

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

A. Address 60 Main Street
B. Nearest intersecting road Forest Avenue
C. Tax Map Parcel Number 1.-2-76
D. Total area of the property 0.114 acres Area of property to be disturbed _____
E. Present zoning district(s) C-2

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 Site Plan Review for a Music Instruction and Teaching 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
- ☐ Other: _____

***** If possible, please provide a reduced version or digital copy of any supporting documentation larger that 11 x 17 in. Digital copies may be sent via email to planning@co.genesee.ny.us *****

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

Name Andrew Maguire Title Clerk Treasurer Phone 585-948-5862
Address 37 Main Street, Oakfield, NY 14125 Email ivillage@rochester.rr.com

APPLICATION NUMBER: 14-15

APPLICATION FOR ZONING ☐ AND/OR BUILDING ☐ PERMIT

APPLICATION DATE: 6/29/15

VILLAGE OF OAKFIELD, New York 14125

OWNER		APPLICANT (IF OTHER THAN OWNER)	
Name:	Ognibene Associates LLC	Name:	~~[illegible]~~ RMJ Productions
Address:	8 Main St	Address:	33 ELMERSTON RD.
	Oakfield, NY 14125		Rochester, NY 14620
Phone #:	585-343-3888	Phone #:	585-317-9320

PROJECT SITE LOCATION: 60 Main St. Rear   TAX MAP # (TMP) 1-2-76
Check with the local Assessor

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

1 Application for Use: RESIDENTIAL ☐ ; COMMERCIAL ☒ ; INDUSTRIAL ☐ ; RECREATIONAL ☐ ; SITE PLAN ☐

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: 50 x 100 and/or TOTAL PARCEL AREA (Acres) 1500 SQ. FT.

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 property subdivided? NO ☒ ; YES ☐, If yes, provide documentation.

9 Do you give the Village VALID CONSENT to do the required inspections? YES ☒ NO ☐, If no, what procedures?

10 Name of Architect/Engineer ______ Telephone # ______
Address ______

11 Name of Contractor(s) ______ Telephone # ______
Address ______

12 Estimates cost of the project? ______ [Substantiation may be required]

13 Total Dwelling units: ______

14

PROPOSED PROJECT	HEIGHT	LENGTH	WIDTH	SQ. FT.
HOUSE				
GARAGE				
ACCESSORY BUILDING				
SWIMMING POOL				
DECK				
COMMERCIAL/INDUSTRIAL				
OTHER				
		TOTAL SQ. FT.		

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15 Describe the proposed project and use:
Change in use to a Music Instruction and Teaching business
[Use additional sheet(s) for more information]

SIGNATURE BLOCK

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] Signature - OWNER   6/29/15 Date

[signature] Signature - APPLICANT (If different than owner)   6/29/15 Date

OFFICE USE ONLY

Action taken by Z.E.O./C.E.O.: Approved ☐ ; Denied ☐ ; Reason for denial; Schedule A ☐ ______

Article ______ Section ______ Subsection ______ Paragraph ______ *Briefly Describe:* ______ Zoning District ______

Z.E.O. Signature: ______
C.E.O. Signature: ______
Date of Action: ______

	YES	NO
Wetlands		
Flood Plain		

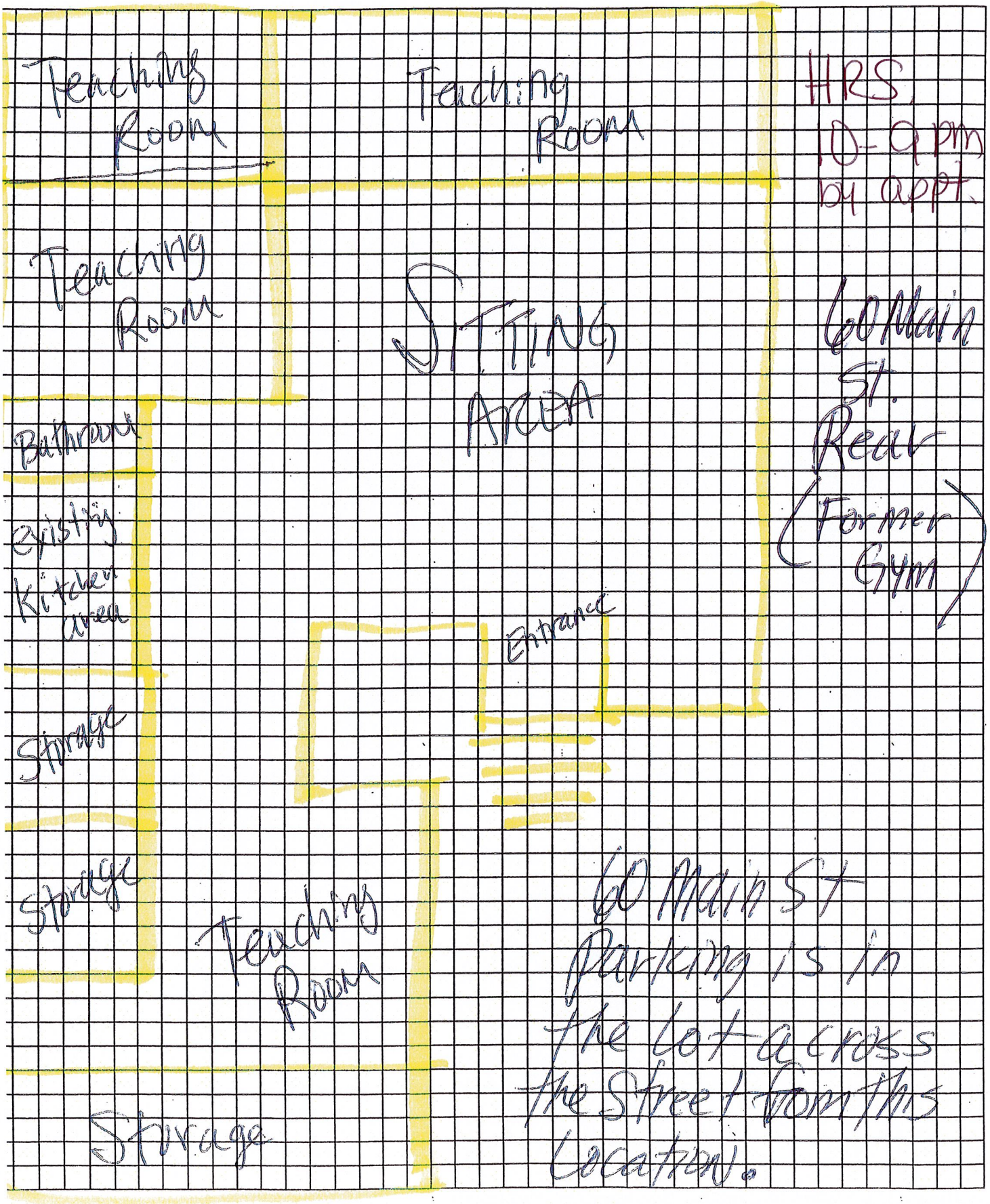
FEES: Cash ______ Check # ______ Receipt # ______

Special Use ______ Variance ______ Public Hearing ______ TOTAL ______

Zoning 150.00
Building ______
TOTAL 150.00

PLOT DIAGRAM INSTRUCTIONS

* The plot diagram must show all existing buildings and structures as well as proposed on the property.
* Show dimensions in feet from the Proposed building or structure to All lot lines. (Dimensions not needed for existing)
* Identify adjoining parcels, the owners of the parcels and clearly identify Street names and property lines.



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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		
RMJ Productions		
Name of Action or Project: Music Instruction		
Project Location (describe, and attach a location map): 60 Main St. Rear Oakfield, N.Y. 14125		
Brief Description of Proposed Action: Music Instruction and Teaching		
Name of Applicant or Sponsor: Rufus W. McGee	Telephone: 585-317-9326	
	E-Mail: rmjpro@gmail.com	
Address: 33 Elmerston Rd.		
City/PO: Rochester, N.Y. 14620	State:	Zip Code:

	NO	YES
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? 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.	☒	☐
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:	☒	☐

3.a. Total acreage of the site of the proposed action? _____ acres
b. Total acreage to be physically disturbed? _____ acres
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.
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☐ Residential (suburban)
☐ Forest ☐ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	☒	☐	
b. Are public transportation service(s) available at or near the site of the proposed action?	☒	☐	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	☒	☐	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	☐	☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	☐	☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	☒	☐	
b. Is the proposed action located in an archeological sensitive area?	☒	☐	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	☒	☐	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	☒	☐	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☐ Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	☒	☐	
16. Is the project site located in the 100 year flood plain?	☒	☐	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☐ NO ☐ YES	☒	☐	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☐ YES			

	NO	YES
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: _____	☒	☐
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: _____	☒	☐
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: _____	☒	☐

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

Applicant/sponsor name: Rufus W. McGee Date: 6/29/15

Signature: _____

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)?	☐	☐

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Modification Date: Apr 05, 2013 10:13

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