



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

T-01-ALA-01-25

Review Date

1/9/2025

Municipality

ALABAMA, T.

Board Name

ZONING BOARD OF APPEALS

Applicant's Name

Jhon Mayancela

Referral Type

Variance(s)

Description:

Area Variance(s)

Area Variances to demolish a single-family home and replace with a two-family home.

Side Yard Setback

Minimum required: 15 ft.; Existing: Approx. 6 ft.; Proposed: 12 ft.

Front Yard Setback

Minimum required: 40 ft.; Existing: Approx. 43 ft.; Proposed: 30 ft.

Lot Size

Minimum required: 20,000 sq. ft.; Existing: 9,625 sq. ft.; Proposed: 9,625 sq. ft.

Location

6448 Knowlesville Rd., Alabama

Zoning District

Agricultural-Residential (A-R) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

Given that there is an existing residence on this parcel, the proposed variances should pose no significant county-wide or inter-community impact.

Director

January 9, 2025

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-01-ALA-01-25



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

RECEIVED

By the Genesee County Dept. of Planning at 11:12 am, Dec 19, 2024

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) INFORMATIONBoard(s) Town of Alabama ZBAAddress 2218 Judge Rd.City, State, Zip Oakfield, NY 14125Phone (585) 948 - 9341 Ext. _____**2. APPLICANT INFORMATION**Name Jhon MayancelaAddress 5686 Bowmiller Rd.City, State, Zip Lockport, NY 14094Phone (716) 266 - 5789 Ext. _____ Email _____MUNICIPALITY: ☐ City ☒ Town ☐ Village of Alabama**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 6448 Knowlesville Rd., Oakfield, NY 14125B. Nearest intersecting road Lewiston RoadC. Tax Map Parcel Number 8.-1-72D. Total area of the property 9,625 sq ft Area of property to be disturbed _____E. Present zoning district(s) A/R**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

Article 3, Section 306, row AC. Please describe the nature of this request to place Duplex home 12 feet from side property line, 30 feet front setback and Lot size variance for 10,375 sq ft. Building new home on existing lot.**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: Zoning/Building Permit**7. CONTACT INFORMATION** of the person representing the community in filling out this form (required information)Name Drew Klotzbach Title ZBA Chairman Phone (716) 560 - 1979 Ext. _____Address, City, State, Zip 2218 Judge Rd., Oakfield, NY 14125 Email drewkalabama@gmail.com

Permit # _____
Zoning Permit Fee \$ _____
Building Permit Fee \$ _____
Fee Total \$ _____

Town of Alabama
Genesee County, New York

Application For Zoning/Building Permit

Fill out the application with a black or blue ballpoint pen. Return the completed application to the Town Clerk.
Once the application has been processed the CEO/ZEO will contact the applicant to inform them it is ready to be picked up and the cost of the permit. Permits must be picked up within two weeks from the date the town clerk notifies the applicant.
If applicant fails to pick up the permit within the time stated the application will be returned to the Zoning/Building Officer and Voided. A new application will need to be submitted for the project. Permits Expire one year from the date it is issued.

John Mayanella John dl 11/21/2024
Property Owners Name (Print) Property Owners Signature Date Submitted

Property Owners Mailing Address 5686 Bowmiller Rd Lockport NY 14094

Owners Home Phone: 716 266 5789 Owners Cell Phone: _____

Address of property where work will be done if different than mailing address 6448 Knowlesville Rd Arkville

Contractors Name Platinum LLC Contractors Phone Number 716 531 1176

*Contractors MUST provide proof of Workers Compensation Insurance before starting work.

Nature of work: ☒ New structure House/Duplex ☐ Addition to _____ ☐ Remodel _____
What is it? - is it Pre Fab or Stick built (What) (Number of rooms)
☐ Other (explain) _____

If a NEW dwelling: No. of Stories _____ No. of Families _____ Garage - Attached _____ Unattached _____ No. Cars _____

1. Solid Fuel Burring Units (what type) _____ Must provide MF installation manual

2. Remodeling _____ Total Sq. Ft. _____

3. Dimensions of addition _____ Ft. BY _____ Ft. Total Sq. Ft. _____

4. Dimensions of New structure 54.8 Ft By 24.5 Ft Total Sq Ft 1335

5. Pools, Spas & Hot tubs _____ Ft BY _____ Ft Depth _____
What is it? If a pool above or in-ground

6. Size and Area of the lot 55 Ft. BY 175 Ft. Total Sq. Ft. 9625
Width Depth (Lot size must be feet not Acres)

7. Zoning District in which property is located - ☒ Agricultural / Residential ☐ Residential ☐ Commercial ☐ Industrial
WNY Science & Technology Advanced Manufacturing Park - ☐ TD-1 ☐ TD-2 ☐ TD-3

8. Tax Map # 2-1-70 9. Estimated cost of project \$ 150,000 Lot creation date per Table 1 Row A
(This will be provided by ZEO)

DO NOT WRITE BELOW THIS LINE, FOR OFFICIAL USE ONLY

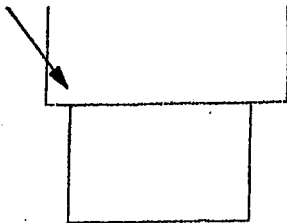
Does the proposed construction or use violate any Town Zoning Law, Ordinance, or Regulation? _____
If yes give details _____

☐ Approved Date / / Permit Expires / / ☐ Denied Date / /

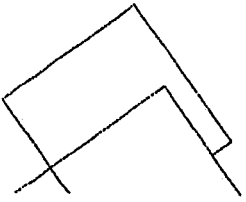
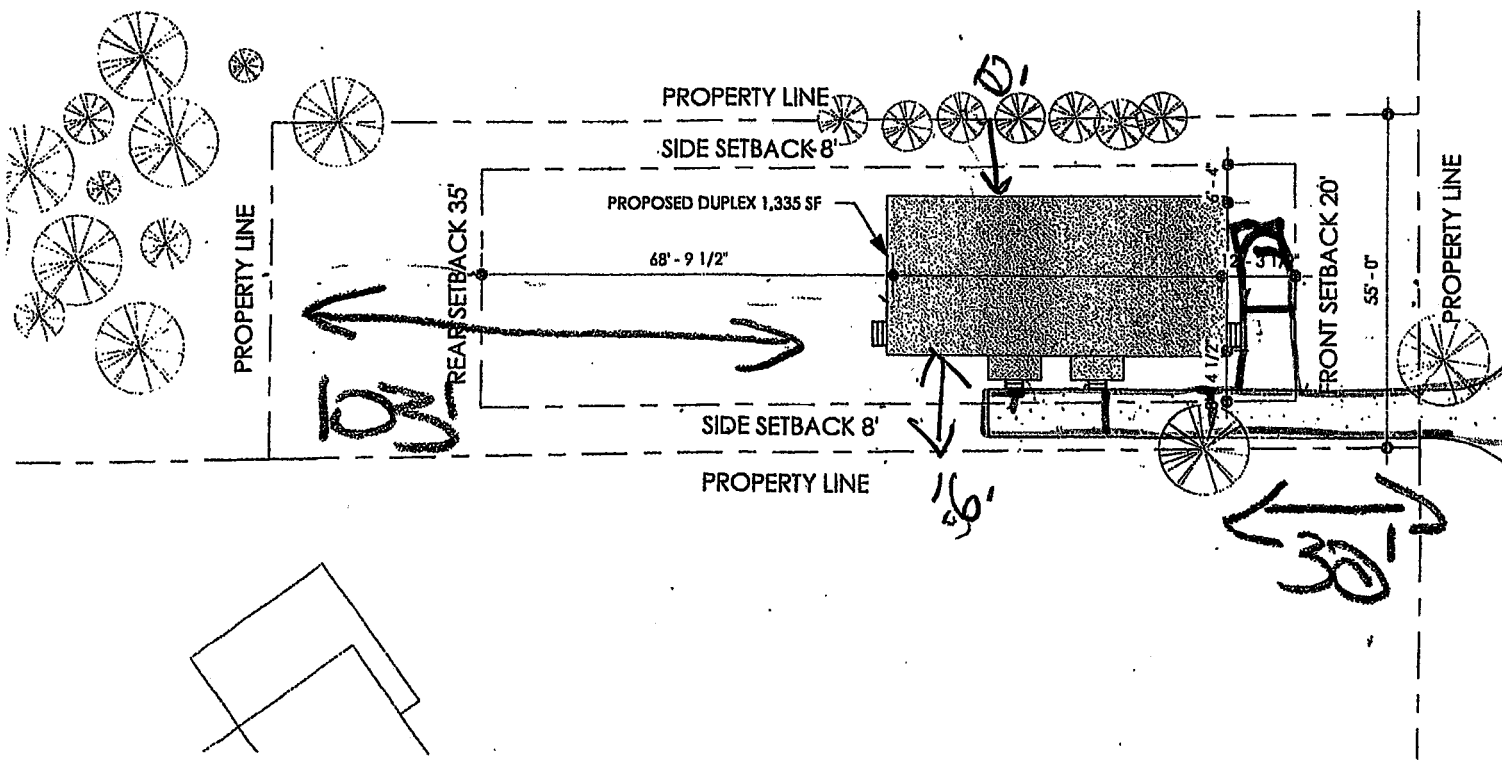
Reason Denied ☐ A is Variance required ☐ A Special Use Permit is required ☐ Other _____

Signature of Zoning Enforcement Officer

JS



6448 KNOWLESVILLE ROAD
0.20 ACRES



APPLICATION FOR AN AREA VARIANCE

PLEASE PRINT OR TYPE

Applicant's Signature

Revised 04/12/10

Short Environmental Assessment Form

Part 1 - Project Information

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			
Name of Action or Project: Duplex house			
Project Location (describe, and attach a location map): 6440 Knowlesville Rd oakfield NY 14125			
Brief Description of Proposed Action: Build a Duplex house on existing Lot 1335 sqft			
Name of Applicant or Sponsor:		Telephone: 716 266 5789	
Shon Mayancele		E-Mail: 716info@gmail.com	
Address: 5686 Bowmiller Rd			
City/PO: Lockport		State: NY	Zip Code: 14094
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.			☒ ☐
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO YES
If Yes, list agency(s) name and permit or approval:			☒ ☐
3. a. Total acreage of the site of the proposed action?		20.20 acres	
b. Total acreage to be physically disturbed?		0. acres 24.5 X 54.8	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.20 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

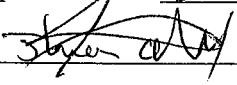
5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO ☐ ☐	YES ☒ ☒	N/A ☐ ☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO ☐	YES ☒	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO ☒	YES ☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO ☒ ☒ ☒	YES ☐ ☐ ☐	
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: _____ _____	NO ☐	YES ☒	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>septic system</u> _____	NO ☒	YES ☐	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO ☒ ☒	YES ☐ ☐	
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: _____ _____ _____	NO ☒ ☒	YES ☐ ☐	

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?	NO	YES
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	☒	☐
a. Will storm water discharges flow to adjacent properties?	☐	☐
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	☐	☐

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>John Mayancela</u> Date: <u>12-18-24</u> Signature: <u></u> Title: <u>owner</u>		

T-01-ALA-01-25



04/02/2023

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