



GENESEE COUNTY PLANNING BOARD REFERRALS NOTICE OF FINAL ACTION

GCDP Referral ID

V-01-COR-02-25

Review Date

2/13/2025

Municipality

CORFU, V.

Board Name

PLANNING BOARD

Applicant's Name

Thomas Sargent

Referral Type

Special Use Permit

Variance(s)

Description:

Special Use Permit and Site Plan Review to convert an existing building into a police station.

Location

81 E. Main St. (NYS Rt. 33), Corfu

Zoning District

Neighborhood Business (NB) District

PLANNING BOARD RECOMMENDS:

APPROVAL

EXPLANATION:

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

Director

February 13, 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



*** GENESEE COUNTY ***
PLANNING BOARD REFERRAL

DEPARTMENT USE ONLY:
GCDP Referral # V-01-COR-02-25

RECEIVED
Genesee County
Dept. of Planning
02/06/2024 2:50 PM

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 Corfu
Address 116 East Main St
City, State, Zip Corfu NY 14036
Phone (585) 599-3327 Ext. 100

2. APPLICANT INFORMATION

Name Thomas Sargent
Address 116 East Main St
City, State, Zip Corfu NY 14036
Phone (941) 932-3678 Ext. Email TSargent@corfuny.gov

MUNICIPALITY: ☐ City ☐ Town ☒ Village of Corfu

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

- | | | |
|--|--|---|
| ☐ Area Variance | ☐ Zoning Map Change | ☐ Subdivision Proposal |
| ☐ Use Variance | ☐ Zoning Text Amendments | ☐ Preliminary |
| ☒ Special Use Permit | ☐ Comprehensive Plan/Update | ☐ Final |
| ☒ Site Plan Review | ☐ Other: <u></u> | |

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

A. Full Address 81 East Main St. Corfu NY 14036
B. Nearest intersecting road Mc Thompson Drive
C. Tax Map Parcel Number 1.-1-37 SWIS: 184201
D. Total area of the property 19 acres Area of property to be disturbed 0
E. Present zoning district(s) Neighborhood business district

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 The Village is looking to change the use of the structure from a bar to a police station.

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

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

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

Name Thomas Sargent Title Mayor Phone (941) 932-3678 Ext.
Address, City, State, Zip 116 E. Main St Corfu NY 14036 Email TSargent@corfuny.gov

VILLAGE OF CORFU

SPECIAL USE PERMIT APPLICATION

1.) PROPERTY OWNER Name: Village of Corfu
Address: 116 East main st
Telephone No. 585-599-3327

APPLICANT Name: Thomas Sargent (village mayor)
(if other than owner) Address: 116 East main st
Telephone No. 941-932-3678

2.) LOCATION OF PROPERTY: Street and Number: 81 E main st corfu NY 14036
Zoning District: Neighborhood business
Tax Map Parcel No.: 1-1-37

3.) PROVISION OF ZONING LAW INVOLVED:
Article: _____ Section: 403-A
Subsection: _____ Paragraph: J

4.) PURPOSE OF REQUEST: Village is looking to change the use of the structure from a bar to a police station.

5.) JUSTIFICATION OF REQUEST: General Response police station is a governmental use of the property. Village law requires a special use permit

The applicant shall submit with this form appropriate supporting materials including site plans, elevations, landscaping diagrams, traffic circulation diagrams, neighborhood land use maps and any other materials that will assist the Board in understanding this request.

CERTIFICATION:

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 specific 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 ordinance regulating construction or performance of construction.

SIGNATURE OF PROPERTY OWNER: [Signature] DATE 1/30/25
(Only applications signed by the property owner may be considered.)

SIGNATURE OF APPLICANT: _____ DATE _____
(If other than owner.)

OFFICE USE ONLY:

DATE RECEIVED 1-22-24 APPLICATION No. _____
DATE OF FIRST MEETING 1-23-24 FEE PAID \$ No Fee
DATE OF PUBLIC HEARING 2-27-24 ACTION: Application (approved) (rejected)
DATE OF SUBSEQUENT MEETINGS _____ BY _____
PLANNING BOARD CHAIRPERSON

Copies: Z.E.O. Clerk Planning Board Village Board Applicant

SITE PLAN REVIEW APPLICATION

APPLICATION page 1

Address of Proposed development: 83 East Main St.

Tax Map ID: Section _____ Block _____ Lot _____

Current Zoning: _____

Current Land use and existing

Structures: Structure is currently vacant but was previously a bar

Applicant Name: Thomas Sargent Phone: 941 932-3678

Email: tsargent@corfu.gov Address: 116 East Main St.

Proposed Site Use (s): Include primary and secondary uses if necessary. Include details of all proposed buildings, number of units, parking spaces, loading zones

etc. The main purpose of the building will be as a police department. Used for day to day operations of the Corfu Police Dept.

Construction Information:

Anticipated construction time: The remodel should take 6-9 months

Staged development details: _____

Estimated cost of improvements: 15-20k

Estimated number of residents, shoppers, employees,

etc. There will be 11-14 employees that will be using the structure.

Site Development: (As required) Layout sketch, Landscaping, grading, buffer zones, architectural drawings, floor plans, elevations, sections, open space, engineering plans, engineering feasibility study, street improvements, storm drainage, water supply, sanitary sewer facilities, fire protection, traffic circulation, parking, loading, walkways, environmental, wetlands, signs (dimensions). See Corfu Law Section 708.

Additional Forms: (As required)

SEQR form _____

County Referral form _____

Special use Permit _____

D.O.T. actions _____

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: <i>Corfu Police Station</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>The Village of Corfu would like to turn an old bar (Stanley Red Lounge) into a Police Station. We would be updating plumbing fixtures, repairing and installing new flooring, updating electrical service, repositioning the bar and creating office space for the Police Dept.</i>			
Name of Applicant or Sponsor: <i>Thomas C. Sargent Mayor</i>		Telephone: <i>941-932-3678</i>	
Address: <i>116 East Main St</i>		E-Mail: <i>TSargent@corfu.gov</i>	
City/PO: <i>Corfu</i>		State: <i>NY</i>	Zip Code: <i>14036</i>
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 governmental Agency? If Yes, list agency(s) name and permit or approval:		NO	YES
<i>Village of Corfu Code Enforcement Officer</i>		☐	☒
3.a. Total acreage of the site of the proposed action?		<i>19</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>0</i> 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO ☒	YES ☐	N/A ☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
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?	NO ☒	YES ☐	
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: _____	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: _____	NO ☐	YES ☒	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO ☒	YES ☐	
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?	NO ☐	YES ☒	
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?	NO ☒	YES ☐	
16. Is the project site located in the 100 year flood plain?	NO ☒	YES ☐	
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: _____	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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Thomas C Sargent</u>	Date: <u>1/21/25</u>	
Signature: <u>Thomas C Sargent</u>		

PRINT FORM

new door

window

main entryway to Police Dept

window

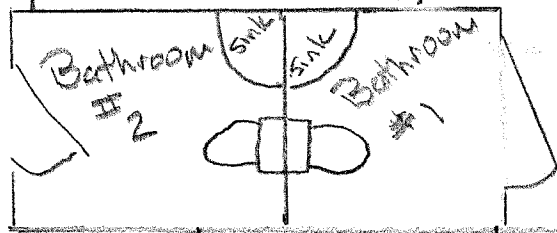
main desk

window

Training Area

old entrance

Cabinet TV monitor



U. cabinets
straight 'n'

Administrative Office

Office area

Window

Window

Window

Window

East main street

V-01-COR-02-25

