Yates County Planning Board Referral Form

Referral # County Use Only 2106-45

Date Received 09/15/2016

Revised 9/2016

Municipality and Referring Agency Town of Jerusalem Zoning Board of Appeals

Project Address 1139 West Lake Rd. Branchport, NY 14418 Project Tax Map # 95.42-1-13

Zoning District Lake Residential (R1)

Applicant (**Name & MAILING**) James Jameson

1139 West Lake Rd, Branchport, NY 14418 Email Phone (315-270-2528)

Property Owner (**Name & MAILING**) Nancy Jameson

1139 West Lake Rd. Branchport, NY 14418 Email Phone (315-536-9105)

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) within 500 ft. of NYS Rte 54A, aka West Lake Rd. Branchport, NY 14418

Application Type

- Area Variance ☒
- Use Variance ☐
- Special Use Permit ☐
- Site Plan ☐
- Subdivision ☐
- Text Amendment ☐
- Map Amendment ☐
- Other ☐ _____

Project Description

Area Variance application for a rear yard setback from State Rte 54A. House location is pre-existing zoning in its present location with a 13 ft. rear yard setback. 20 ft. is required., proposed additions will come .4 ft.closer to the lot line than the existing 13 ft.

Supporting Documents Required (IF N/A, include explanation)

- Municipal Application ☐
- Tax Map or Plat ☒
- SEQR ☐
- Site Plan * ☐
- Variance Criteria ** ☒
- Subdivision Plat ☐ For Subdivision Referrals Only
- Other ☒ survey map

Article VI, Section 160-30 A (4)

*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

All Variance referrals (Area/Use) **MUST include detailed justifications associated with reason/s for appeal.

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

Elaine Neubert / ZBA Secretary, Referring Official

Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

Submit To: **Yates County Planning Department, tcutler@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527**

APPLICATION

TOWN OF JERUSALEM – PLANNING BOARD AND/OR ZONING BOARD OF APPEALS

Date 9.8.16 **Fee** $100 **Application No.** 1079

The undersigned, being the Applicant(s) hereby petitions the Zoning Board of Appeals for

(/) Area Variance ( ) Appeal of a Decision by Building Inspector
( ) Use Variance ( ) Interpretation ( ) Special Use ( ) Site Plan

according to the provisions of the Ordinance, Local Laws, Rules and Regulations constituting the Zoning and Planning Ordinances and Regulations of the Town of Jerusalem.

Location of Property 1139 West Lake Rd.

Tax Map No. 95.42-1-13 Zone District R 1

Description of proposed request Rear yard set Back of 7'
New proposed additions will be 6.6 ft. from property line at the closest pt.

Building permit application denied by Building Inspector because Proposed project does not meet local zoning laws for rear setback.
Article VI 1600-30(A)4(a)

Date 9/8/16 Building Inspector Jac Decker

() Use Not Allowed; () Doesn't meet front yd. setback; () Doesn't meet rear yard setback;
() Doesn't meet one or both side yard setback(s); () Exceeds allowable lot coverage; () Exceeds allowable height.

Attached to this application is the following documentation:
(X) Site Plan ( ) Construction Plans ( ) Other

Applicant James K Jameson
Address 1139 West Lk Rd
Telephone 315-270-2528 / 315-536-9105
Interest in Property owner
Property Owner, if other than applicant Nancy W. Jameson
Owner's Signature James K Jameson
Owner's Address SAME
Owner's Telephone SAME

NOTE: As a result of your filing this application, notification is given to the Planning Board and/or Zoning Board who will then visit the property siteprior to their review of this application. Your permission for this visit is implied by the filing of this application.

APPLICATION FOR AN AREA VARIANCE

To enable the Zoning Board of Appeals to grant an area variance, the applicant should address the five factors listed below. Attach additional sheets if necessary. The Zoning Board of Appeals will consider these five factors when balancing two elements: (1) the benefit to the applicant from the variance and (2) the detriment to the health, safety and welfare of the community or neighborhood that would occur if the variance were to be granted.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the grant of the variance.

2. Whether the benefit sought by the applicant can be achieved by some feasible method other than an Area Variance.

3. Whether the requested variance is substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or the district.

5. Whether the alleged difficulty was self-created.

Applicant Signature: _____ Date: _____

Application For a Use Variance

To enable the Zoning Board of Appeals to grant a use variance. The applicant must demonstrate to the Zoning Board of Appeals that the zoning has caused unnecessary hardship, which is defined to require a showing that the following four items are true. Attach additional sheets if necessary.

1. That under the applicable zoning regulations, the applicant is deprived of all econon use or benefit from the property. (the applicant must provide "dollars and cents pro

2. That the hardship is unique, and does not apply to a substantial portion of the distric neighborhood.

3. That the variance will not alter the essential character of the neighborhood.

4. That the hardship is not self created.

Applicant Signature _____ Dated _____

TOWN OF JERUSALEM
3816 Italy Hill Road
Branchport, New York 14418
Phone: (315) 595-2284
Fax: (315) 595-2558

No. _____
Tax Map # 95.42-1-3
Lot Size _____
Date _____

James K Jameson (Owner Name)
1139 WLR (Address)
Branchport (Telephone #)
536-9105

BUILDING PERMIT APPLICATION

1. Nature of work (check): Single family home [X] Seasonal home [ ] Multiple dwelling [ ]

Renovation [ ] Garage [ ] Addition [ ] Farm Related [ ] Other [ ] _____

2. Street address or road _____

3. Change of use or occupancy [ ] If business, commercial, or mixed occupancy, state nature and extent of use. _____

4. Describe project in full Porch & Mudroom & Cover patio with Bathroom

5. Square footage – 1st flr. 534 2nd flr. _____ 3rd flr. _____ Total _____ Basement _____

6. Name and address of Contractor & Telephone Number D J Builders

7. Estimated cost of construction $ 70,000

[X] **PLOT PLAN** (160-65) A dimensioned plan to scale, indicating the shape, size, height and location in exact relation to all property lines and to street or road lines of all buildings or structures to be erected, altered or moved and of any building or structure already on the lot. A current survey may be required.

[ ] **APPROVED SET OF BUILDING PLANS** – Any plans for a Home or an addition over 1500 sq. ft. & All Commercial Buildings will require a Stamp and Certification by a NYS Licensed Engineer or Architect. Any addition costing more than ($20,000) will also require Stamped & Certified Plans by a NYS Licensed Engineer or Architect.

[ ] **WASTE WATER PLANS** – will require a permit to hook-up to [ ] Municipal Sewer [ ] Septic Construction Permit Or [ ] Review of Existing System

** Affirmation: I hereby affirm under the penalties of perjury that the information contained on this application is true and complete.

James K Jameson
Signature of Owner or Agent of Owner

Upon issuance of a building permit, work may proceed as set forth in the specifications, plans or statements as filed with the Code Enforcement Officer. Any amendments made to the original plans and specifications must first be submitted for approval. Building permits shall become void six (6) months from the date of issuance unless substantial progress has been made and may be renewed for an additional six (6) months, upon request, without the payment of an additional fee. Bldg. Permits may be renewed for 1 year upon request and for a fee. Permit Fees are Non-refundable.

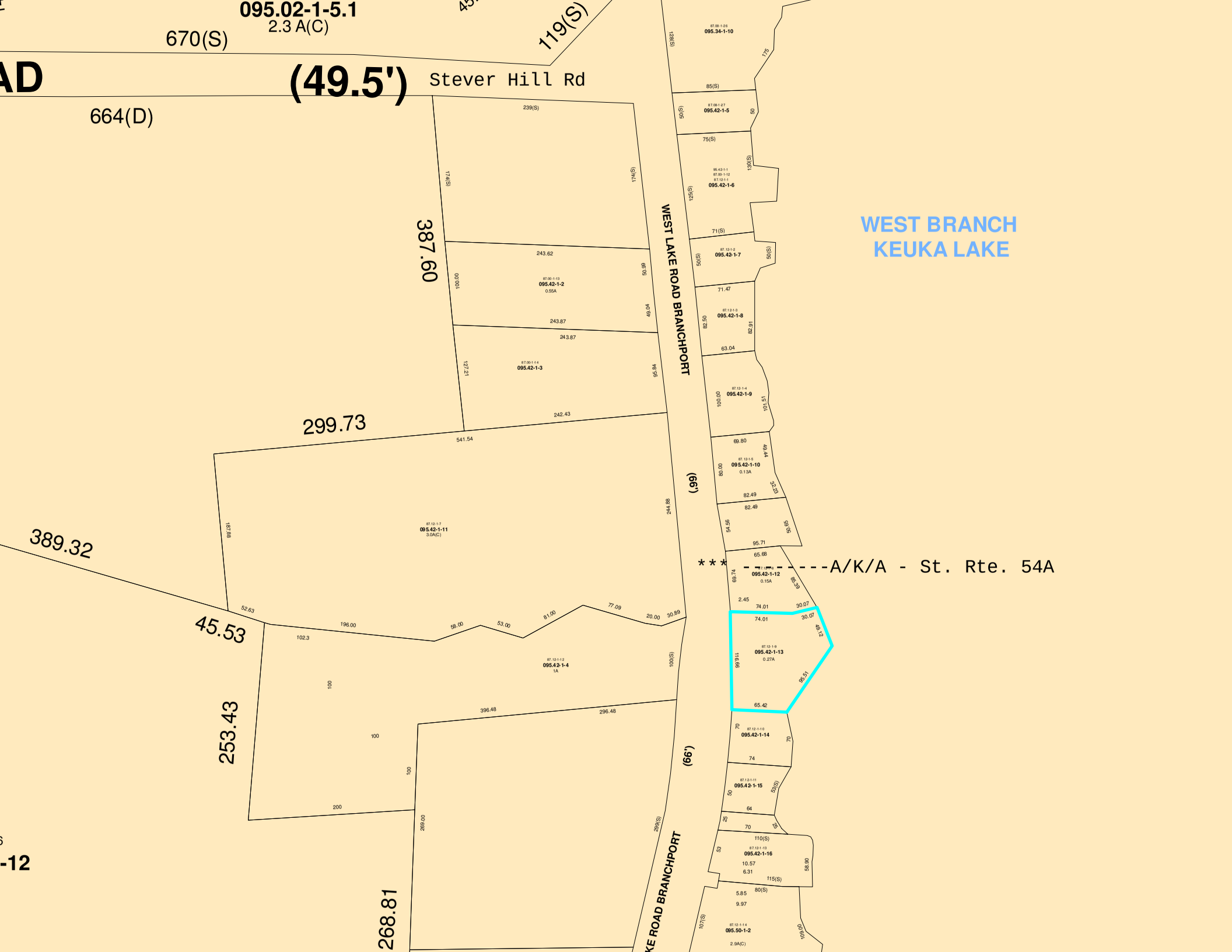
NOTE: As a result of the issuance of the Building Permit, the Town Assessor is notified. The assessor will visit the site periodically during construction to judge the percent of completion. This completed percentage is added to the roll annually, and the Owner of Record will be notified of any change each year until the project is judged complete.

Existing sq ft. = 16783.4
- Less ROW = 2876

Lot Area = 13907.4

Existing Bldg. = 1466.4 10.54 %

Prop. Bldg total = 1980.5 14.24 %


095.02-1-5.1
2.3 A(C)
670(S)
119(S)
AD
(49.5')
Stever Hill Rd
664(D)
387.60
299.73
389.32
45.53
253.43
268.81
WEST LAKE ROAD BRANCHPORT
(66')
WEST BRANCH
KEUKA LAKE
***----------A/K/A - St. Rte. 54A
095.42-1-2
0.55A
095.42-1-3
095.42-1-11
3.0A(C)
095.42-1-4
1A
095.42-1-5
095.42-1-6
095.42-1-7
095.42-1-8
095.42-1-9
095.42-1-10
0.13A
095.42-1-12
0.15A
095.42-1-13
0.27A
095.42-1-14
095.42-1-15
095.42-1-16
095.50-1-2
2.9A(C)
-12

095.02-1-5.1
2.3 A(C)
670(S)
119(S)
AD
(49.5')
664(D)
387.60
299.73
389.32
45.53
253.43
268.81
-12
WEST LAKE ROAD BRANCHPORT
(66')
WEST BRANCH
KEUKA LAKE
095.34-1-10
095.42-1-5
095.42-1-6
095.42-1-7
095.42-1-8
095.42-1-9
095.42-1-10
095.42-1-11
095.42-1-12
095.42-1-13
095.42-1-14
095.42-1-15
095.42-1-16
095.42-1-2
095.42-1-3
095.42-1-4

095.42-1-12
095.42-1-13
095.42-1-14
095.42-1-15
095.42-1-16
095.42-1-4
87.12-1-8
87.12-1-9
87.12-1-10
87.12-1-12
87.12-1-13
0.15A
0.27A
1A
49.12
30.07
30.07
95.51
85.39
60.65
95.71
65.68
74.01
74.01
65.42
2.45
69.74
54.56
82.49
82.49
116.66
70
70
74
64
50
25
25
53
53(S)
110(S)
10.57
(66')
HPORT
244.88
30.89
20.00
100(S)
299(S)
77.09
296.48
81.00
53.00

Plot Plan

SURVEY OF LANDS

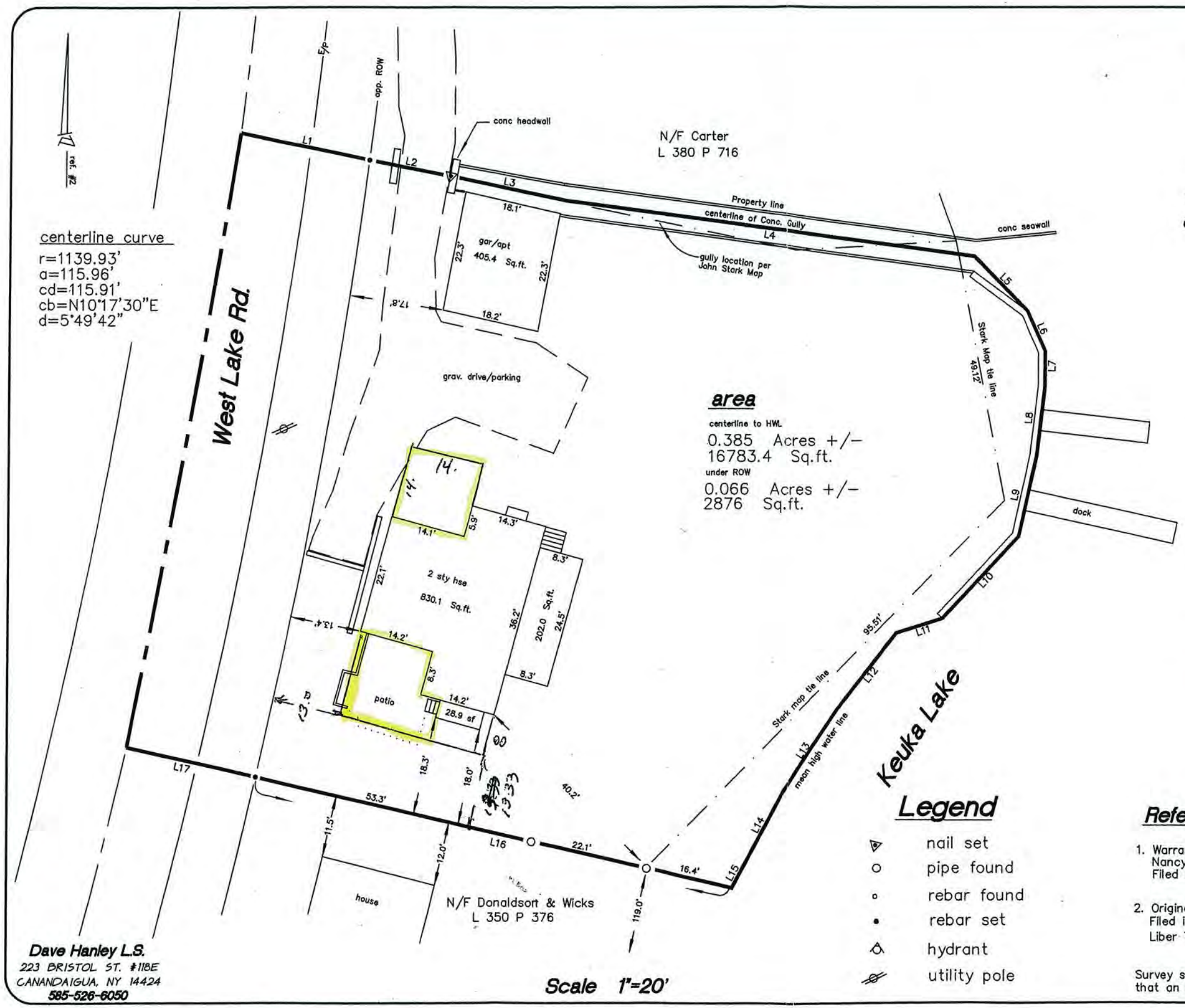
of

James + Nancy Jameson

known as #1139 West Lake Road
Branchport

Town of Jerusalem ***STATE OF NEW YORK***

County of Yates ***Tax ID 95.42-1-13***



Certification

I, David J. Hanley certify to :

1. James and Nancy Jameson;

That this survey was prepared on August 27, 2016 from the notes of an instrument survey completed by me on August 18, 2016 and from the reference documents noted hereon.

This title survey was prepared in accordance with the current existing Code of Practice for Land Surveys as adopted by the New York State Association of Professional Land Surveyors, Inc.

David J. Hanley
N.Y.S. Lic. # 050379

Aug. 27, 2016
Date

STATE OF NEW YORK
DAVID J. HANLEY
050379
LICENSED LAND SURVEYOR

Line table

NUM	BEARING	DISTANCE
L1	S78°15'30"E	24.82'
L2	S79°06'00"E	15.62'
L3	S78°17'30"E	22.12'
L4	S82°17'30"E	77.44'
L5	S44°22'00"E	14.27'
L6	S23°53'30"E	8.14'
L7	S0°28'30"W	6.70'
L8	S6°28'00"W	12.77'
L9	S12°27'00"W	15.40'
L10	S43°04'30"W	20.78'
L11	S72°55'00"W	9.04'
L12	S37°53'00"W	18.01'
L13	S34°00'30"W	18.34'
L14	S27°45'30"W	15.10'
L15	S28°40'00"W	5.09'
L16	N77°07'00"W	91.78'
L17	N77°07'00"W	24.75'

Legend

- nail set
- pipe found
- rebar found
- rebar set
- hydrant
- utility pole

Reference

1. Warranty Deed: Williams and Williams to Nancy Jameson Liber 657 of Deeds, page 12 Filed at the Yates County Clerks Office, rec'd April 22, 2013.

2. Original subdivision map By John V. Stark Filed in the Yates County Clerks Office at Liber 7 of Maps, page 117.

Survey subject to easements and agreements that an updated abstract might reveal

Dave Hanley L.S.
223 BRISTOL ST. #118E
CANANDAIGUA, NY 14424
585-526-6050

Scale 1"=20'