

**Village of Scottsville ZONING BOARD OF APPEALS Meeting**

**Thursday March 10, 2022 at 7:00 pm**

**Wheatland Municipal Building**

**22 Main Street**

**AGENDA**

**Virtual meeting due to Covid 19**

**To join dial 585-532-5318, when prompted enter 52875188#**

**Planning Board Members:**

Kevin Marks, Chairman  
Steve Cullum  
Patti Brandes Absent  
David Domina  
Mark Smith

**Call to Order:**

**Appeals at**                      **pm on**  
**NY 14546**

called to order the regular meeting of the Village of Scottsville **Zoning Board of**  
in the Wheatland Municipal Building, 22 Main Street, Scottsville,

**Pledge of Allegiance:**

**Roll Call:**

Kevin Marks  
Steve Cullum  
Patti Brandes  
David Domina  
Mark Smith

Also Present: Ginny Winter  
Nikki Whitmarsh

**Approval of Minutes:**

**Motion:** made by                      and seconded by                      to approve minutes of the                      Zoning Board  
Meeting as submitted.

**Vote:**                      *carries (-)*

Kevin Marks    Steve Cullum  
Patti Brandes    David Domina  
Mark Smith

**New Business:**

Application for subdivision of 385 Scottsville Mumford Rd- Schultz Associates

**ADJOURNMENT:**

**Motion:** Made by                      and seconded by                      to adjourn the meeting at                      p.m.

**VOTE:**                      *carries (-)*

Kevin Marks    Steve Cullum  
Patti Brandes    David Domina  
Mark Smith



ENGINEERS & LAND SURVEYORS. P.C.

129 SOUTH UNION STREET  
PO BOX 89  
SPENCERPORT, NY 14559  
OFFICE: (585) 349-3750  
FAX: (585) 349-3751  
www.schultzassociatespc.com

RECEIVED  
FEB 10 2022

February 2, 2022

**Doug Barber**  
Village of Scottsville, Building Department  
22 Main Street, Suite 3  
Scottsville, NY 14559

**RE: Proposed Subdivision – 585 Scottsville-Mumford Road – Wheatland-Scottsville Joint Fire District**

Dear Mr. Barber:

On behalf of our client, the Wheatland-Scottsville Joint Fire District, we are submitting to you this Letter of Intent, Short EAF, and Conceptual Subdivision Map.

**Proposed Project:**

The Wheatland-Scottsville Joint Fire District has been in negotiations with the Village of Scottsville for the purchase of a portion of the parcel that the current fire stations lies on, as a part of these talks we have prepared a proposed subdivision showing the new parcel configuration along with a proposed lease parcel for the boards consideration.

The current parcel falls within a zoning district that is labeled as unzoned.

We are requesting that we be placed on the agenda for the February 10<sup>th</sup> planning / zoning meeting.

We look forward to working with you and the Board Members on this project. Please do not hesitate to contact me should you have any questions regarding this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert B. Hatch', with a long horizontal flourish extending to the right.

Robert B. Hatch, L.S.

## Short Environmental Assessment Form

### Part 1 - Project Information

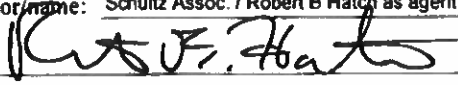
#### Instructions for Completing

**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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Scottsville-Mumford Joint Fire Distract Subdivision			
Project Location (describe, and attach a location map): 585 Scottsville-Mumford Road			
Brief Description of Proposed Action: The Wheatland-Scottsville Joint Fire District is planning on purchasing a portion of the Village property that the current fire station sits on, along with the existing out building and they also plan on leasing the are on the extling ball field. No new development is proposed as a part of this application.			
Name of Applicant or Sponsor: Wheatland-Scottsville Joint Fire District		Telephone: (585) 889-1900 E-Mail: Jay.Coates@scottsvillefiredept.org	
Address: 385 Scottsville-Mumford Road			
City/PO: Scottsville		State: NY	Zip Code: 14559
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.		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Village Planning Board Approval		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 11.292 acres	
b. Total acreage to be physically disturbed?		_____ 0 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 47 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____ _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:</b> <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
<b>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?</b>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>16. Is the project site located in the 100-year flood plan?</b>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>17. Will the proposed action create storm water discharge, either from point or non-point sources?</b> If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
<b>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)?</b> If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</b> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</b> If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: <u>Schultz Assoc. / Robert B Hatch as agent for Whealland-Scottsville JFD</u> Date: <u>2/2/2022</u>		
Signature: <u></u> Title: <u>Project Manager</u>		

**PRINT FORM**

**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Map data provided by: Garmin, USGS, Intermap, INCREMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

- Part 1 / Question 7 [Critical Environmental Area] No
- Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] Yes
- Part 1 / Question 12b [Archeological Sites] Yes
- Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook
- Part 1 / Question 15 [Threatened or Endangered Animal] No
- Part 1 / Question 16 [100 Year Flood Plain] No
- Part 1 / Question 20 [Remediation Site] No



**VILLAGE OF SCOTTSVILLE ZONING BOARD OF APPEALS  
APPLICATION FOR VARIANCE**

Please fill out the entire application. Your application must include a complete project description, building plans or diagrams, an instrument survey or a plot plan. All maps and plans must include such items as buildings, roads, driveways, porches, swimming pools, sheds and existing easements along with dimensions and distances. You may also include any additional sheets needed for answering questions. Incomplete applications and/or missing information will not be accepted for processing and therefore would postpone the Board's review.

Name: Robert B. Hatch, LS       Owner     Agent      Date: 2-21-2022  
Address: 129 South Union Street Spencerport, NY 14559  
Property Address: 385 Scottsville-Mumford Road  
Property Owners Name: Village of Scottsville  
Daytime Telephone: 585-349-3750      Night Telephone: 585-410-9507

**Please describe the details for the variance you are requesting:**

The Fire District and the Village have been negotiating the sale of the existing firehouse and associated improvements. The parcel falls in an area that is classified as unzoned. This application is being provided to start the conversation for the subdivision of this parcel.

**What created the condition for which you are applying for a variance?**

The proposed new lot would be the condition that would create the need for a variance, if one is needed at all.

**What will be the effect of this proposed variance on the character of the neighborhood or to nearby properties?**

The character of the neighborhood will not be changing and will not have an affect on neighboring properties.

**What will be the effect of this proposed variance on the environment?**

**There is no new construction being proposed so this application will not have any effect on the environment.**

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(The next two questions are for **USE variances only**)

**Can this property realize a reasonable return as is: if the answer is NO, then provide proof that it can not.**

n/a

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**What is the hardship relating to this property, and is it unique to this property? Please describe your answer in detail.**

n/a

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(The next question is for **AREA variances only.**)

**Can the benefit sought by you be achieved by some other method, feasible for you to pursue, other than an area variance. Please provide details to substantiate your answer.**

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**Is there any additional information that you wish the Board to consider?**

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Date: 2-21-2022

Signed: 



**For Office Use Only**

Application Received: \_\_\_\_\_ Complete Fee: \_\_\_\_\_

Applicable Town Code Sections \_\_\_\_\_

**Building Inspectors**

Recommendation: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Public Hearing Date: \_\_\_\_\_ Board Action Date: \_\_\_\_\_

**Board Action:** \_\_\_ Approve as requested \_\_\_ Approve with conditions  
\_\_\_ Denied

Conditions: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Zoning Board Chairman: \_\_\_\_\_ Building Permit Issued: \_\_\_\_\_

Permit Expiration Date: \_\_\_\_\_ Building Inspector: \_\_\_\_\_