

Village of Scottsville
Zoning Board of Appeals Meeting
Thursday December 14th, 2023 at 7:00 pm
Wheatland Municipal Building

Zoning Board Members:

Kevin Marks, Chairman
Steve Cullum
Patti Brandes
Mark Smith
Rich Kegler

AGENDA

1. **Call to Order:** called to order the December 14th, 2023 meeting of the Village of Scottsville Zoning Board of Appeals at pm.

2. **Pledge of Allegiance:**

3. **Roll Call:**

4. **Approval of Minutes:**
Motion: made by and seconded by to approve the minutes of the Thursday, October 12th, 2023 Zoning Board of Appeals Meeting as submitted.
Vote: Carries (-)
Steve Cullum Patti Brandes
Kevin Marks Rich Kegler
Mark Smith

5. **Public Hearing:**

Chair reopened the public hearing at pm.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE The Village of Scottsville Zoning Board of Appeals has rescheduled the Public Hearing from September 14th, 2023 to October 12th, 2023 at 7:00 pm at the Wheatland Municipal Building, 22 Main Street, Scottsville, NY 14546 to review the proposed EAF, SEQRA, and Area Variance for the CooperVision building and property modifications.

All interested persons will be given an opportunity to speak for or against the above proposed building modifications at the time and location set herein. Comments may also be sent via email to villageclerk@scottsvilleny.org.

Public Comment opened at pm.

Public Comment:

Public Comment closed and Board Comment opened at pm.

Board Comment:



Public Hearing closed at _____ pm.

6. **Motion** made by _____ and seconded by _____ to accept the proposed Area Variance, EAF, and SEQRA for the CooperVision building modifications as stated.

Vote: Carries (-)

Steve Cullum
Kevin Marks
Mark Smith

Patti Brandes
Rick Kegler

7. **Noise Ordinance Review**

8. **Schedule a Public Hearing for 11 Rochester St chicken variance**

Motion: Made by _____ and seconded by _____ to schedule a public hearing on January 11, 2023 at 7:00 pm to be held at the Wheatland Municipal Building, 22 Main St, Scottsville, NY 14546 to grant a variance of the Village Code Chapter 54-26.

Vote: Carries (-)

Steve Cullum
Kevin Marks
Mark Smith

Patti Brandes
Rich Kegler

9. **Adjournment:**

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

Vote: Carries (-)

Steve Cullum
Kevin Marks
Mark Smith

Patti Brandes
Rich Kegler



For Office Use Only
Village Fee(s) \$ _____
Permit Number: _____

BUILDING PERMIT APPLICATION

TO VB
Full Review

Property where work will be performed:

Address: 11 Rochester St

Historic District: Yes No

Certificate of Appropriateness: Yes No

Owners Name: David + Charla Obinna

Owners Address: 11 Rochester St

Email Address: _____

Phone: _____

Contractor Information:

Name: _____ Email Address: _____

Address: _____ Phone: _____

Estimated Cost of Project: \$ 0

Square Footage: _____ Zoning District: _____

Project Description: Chicken Coop

Permit Type:

- | | | |
|--|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Commercial | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Industrial Use | <input type="checkbox"/> New Construction | <input type="checkbox"/> Generator |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Interior Renovation | <input type="checkbox"/> Roof Repair/Replace |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Demolition | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Shed | <input type="checkbox"/> New Swimming Pool |
| <input type="checkbox"/> Deck | <input type="checkbox"/> New Furnace | <input type="checkbox"/> In Ground Pool |
| <input type="checkbox"/> Fireplace Insert | <input type="checkbox"/> Wood/Pellet Stove | <input type="checkbox"/> Above Ground Pool |
| <input type="checkbox"/> Fence | <input type="checkbox"/> Porch | <input type="checkbox"/> Excavation/Fill/Site Work |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Sign/Awning | |
| <input type="checkbox"/> Other <u>Chicken Coop</u> | | |

63.11.A:

No person, firm or corporation shall commence erection, construction, enlargement, alteration, removal, improvement, demolition, conversion, or installation therein of any building or structure or change in use or occupancy of any building or structure without first obtaining appropriate required permits from the Building Inspector or Fire Marshal. No permit shall be required for construction work which is not structural in nature and does not entail installation of plumbing, electrical, heating or ventilation systems or components in addition to such systems already in use. No permit shall be required for work of an ordinary replacement or maintenance nature, except as otherwise stated in this article.

CERTIFICATION:

Application is hereby made to the Village of Scottsville for the issuance of a Building Permit, Pursuant to the Zoning Ordinance of the Village of Scottsville as herein described. I acknowledge that no construction activities shall be commenced prior to the issuance of a valid building permit. I affirm that I have read the instructions and that the application, plans and supporting documentation are true and a complete statement and description of the work proposed and that all work will be performed in accordance with the NYS Building Code, local laws and ordinances and with local zoning regulations whether specified herein or not. I authorize access to the Code Enforcement Officer or representative during all phases of construction for the purpose of inspections. I agree to prominently display on the premises the building permit issued and abide by all Planning Board and Zoning Board of Appeals approvals and all plan amendments made by the Building Department. I further acknowledge and agree that prior to occupying the facilities governed by this building permit, I or my agents will obtain a Certificate of Occupancy.

Make checks payable to:

Village of Scottsville

Mail or deliver to:

22 Main Street, Suite 3, Scottsville, NY 14546

Homeowners Signature:



Date: 10/23/23

Contractor Signature:



Date: _____

Code Enforcement Officer Signature:

Date: _____

Building Inspector Notes:

- needs V.B. Approval min lot size not met
per V.C. Code §4-26. min must be 1/2 acre SP



Village of Scottsville Building Permit

PLEASE REVIEW BUILDING PERMIT REQUIREMENTS:

1. The applicant shall notify the Code Enforcement Officer (CEO) of any changes in the information contained in the building permit application during the period for which the building permit is in effect.
2. A permit will be issued when the application has been determined to be complete and the proposed work is determined to be in compliance with all requirements of New York State Building Code.
3. A building permit may be revoked or suspended if it is determined that the work to which it pertains is not in accordance with the information contained in the building permit application; OR is not in conformance with the NYS Building Code; OR if there has been a misrepresentation or falsification of a material fact or condition connected with the application for a building permit.
4. Any deviation from the approved plans must be authorized by the licensed professional who affixed the NYS seal to the original plans prior to the issuance of a Certificate of Occupancy.
5. The applicant shall notify the CEO 24 hours in advance for all required inspections and receive approval before any building element, equipment or system is covered or enclosed.
6. Prior to the issuance of a Certificate of Occupancy, the licensed professional who affixed the NYS seal to the original plans must certify that the completed construction is in compliance with the plans and specifications as submitted for the building permit.
7. A building permit shall expire one (1) year from the date of issuance or upon the issuance of a Certificate of Occupancy whichever comes first. A building permit that has expired prior to the issuance of a Certificate of Occupancy shall require the issuance of a new building permit and the payment of all building permit fees. A building permit may, upon written request, be renewed for successive one-year periods provided that: the original permit has not been revoked or is suspended at the time of renewal request; and the information contained in the original application is relevant and correct; and the renewal fee is paid.
8. The undersigned assumes responsibility for the cleanup of all debris generated by construction activities and the removal of same to a legal off-site location.
9. By law, applicant or demolition contractor is required to contact Dig Safely New York 800-962-7962 prior to starting any digging. Allow two full working days for response.
10. All electrical work must be inspected by an authorized agent and produce a certificate of approval. The following are Village approved electrical inspectors: Commonwealth Electrical Inspection Service 585-624- 2380; New York Board of Underwriters 800-595-9600; Genesee Star Agency 585-768-6696; New York Atlantic- Inland 607-753-7118; Middle Department Inspection Agency 518-273-0861. It is the permit holder's responsibility to arrange for all required electrical inspections.
11. Any work located in the Village of Scottsville Right of Way (land located outside of property and adjacent to Public Street) must be issued a ROW Work Permit by the Village of Scottsville. Address questions to the Village Administrator.
12. Any third party contractor must show proof of Workers compensation, liability, and disability insurance in accordance with New York State Law.

RECEIVED

OCT 26 2023

Village of Scottsville

PROPERTY ADDRESS: _____ Email Address: _____

OWNER/BUSINESS NAME: _____ DATE: _____

INSTRUCTIONS FOR BUILDING PERMIT APPLICATIONS

1. Submit one plot plan (instrument survey) at original scale showing:

- All property lines with dimensions
- All existing and proposed structure(s) with dimensions
- Existing easements

2. Submit two sets of building plans complete with:

- Floor Plan (s)
- Foundation Plan
- Cross Sections
- All Elevations
- Truss Drawings (normally obtained from the truss manufacturer or where you are buying the trusses)

Registered Architect's or Engineer's stamp & signature required under any of the following conditions:

- Residential construction with cost exceeding \$20,000
- New residential single-family dwelling(s) that are 1,500 square feet or larger
- Any commercial construction

4. Submit one copy of NYS Energy Conservation Compliance Form and Inspector Form with professional stamp and signature. Contact: www.energycodes.gov for downloadable version of "Res-check" or "Mec-check". Most current version available to be submitted.

5. Submit proof of Contractor's valid Workers Compensation Insurance Policy must be submitted and approved or Form BP-1 stating that Workers Compensation is not required before issuance of any building permit.

6. Appropriate building permit fee with check made payable to Village of Scottsville.

7. A permit must be obtained prior to beginning any construction work. Application is subject to review before issuance of a valid permit for construction.

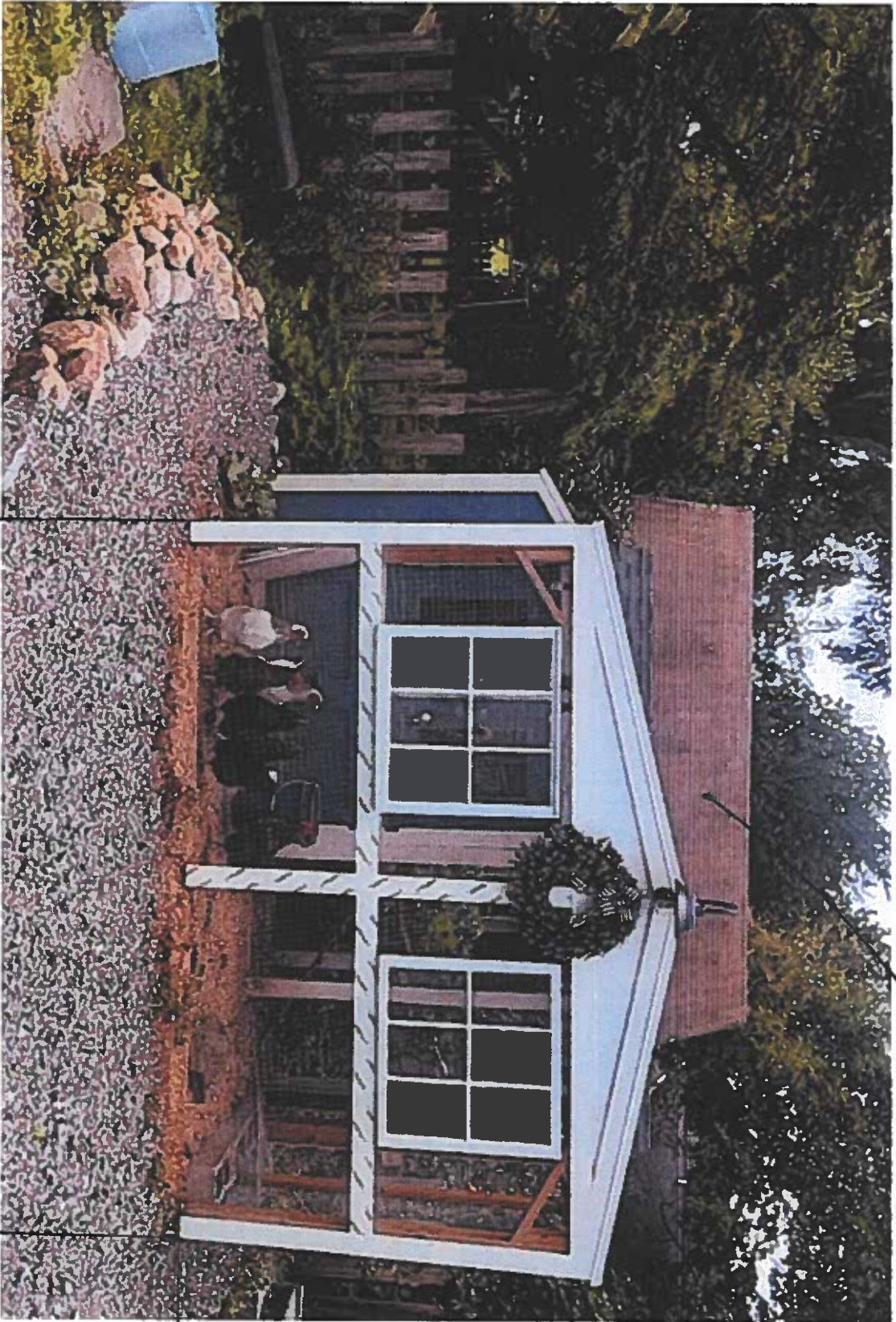
Supplemental Documents Submitted (check appropriate boxes):

- Construction Drawings (___ Elevations, ___ Plan View, ___ Sprinkler Plan, ___ # of copies)
- Instrument Survey
- Site Plan
- Board Approval (___ Planning, ___ Zoning, ___ Village)
- RES Check / COM Check
- Proof of Insurance (___ Liability, ___ Disability, ___ Workers Comp, ___ Exemption)
- Safeguards During Construction (___ Chapter 33 NYSBC, ___ Chapter 14 NYSFC)

Project Description:

Estimated Cost \$ _____

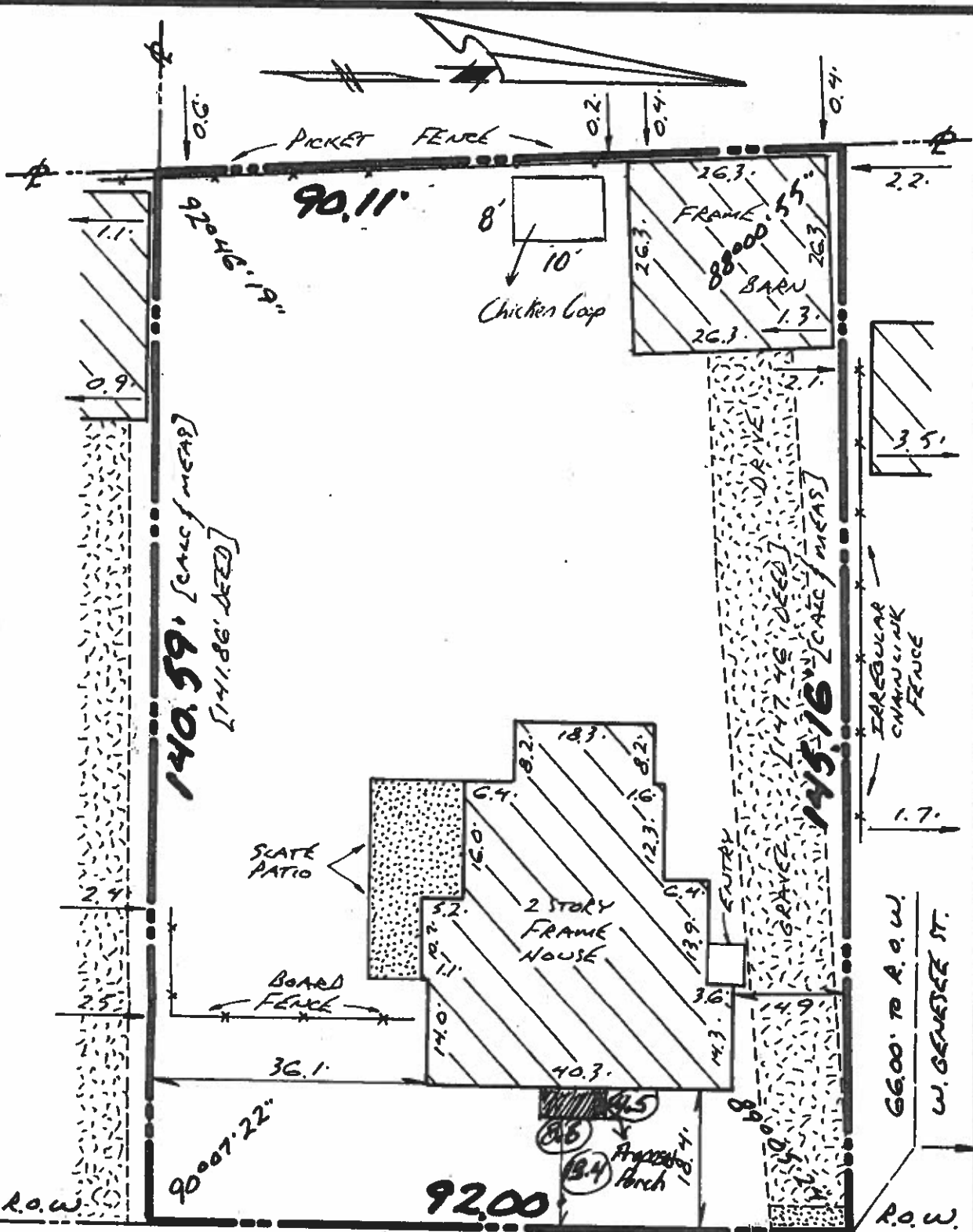




10'-0"

7'-0"

Neighbor's Shed



REFERENCES:

- 1) ABSTRACT OF TITLE NO. 12777R (STEWART - JAN 5, 2016)
- 2) LIBER 10261 OF DEEDS, PAGE 233
- 3) BOUNDARY LINE AGREEMENT - LIBER 9241 OF DEEDS, PAGE 615

ROCHESTER (66' R.O.W.) STREET

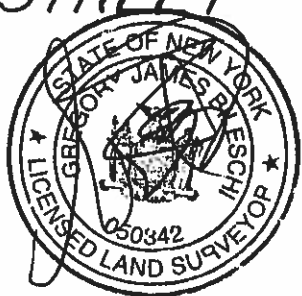
CERTIFICATION:

I hereby certify to:
 DAVID A. AND CHARLA M. DOMINA
 TONES VAISEY, PLLC
 STEWART TITLE INSURANCE COMPANY

that this map was made JAN 8 2016 from notes of an Instrument Survey completed JAN 6 2016 and from references listed hereon.

Gregory J. Bileschi
 GREGORY J. BILESCHI, N.Y.S.L.S. #50342

NOTE: Property owners should only be set by a licensed, registered land surveyor.



TITLE:
INSTRUMENT SURVEY MAP
11 ROCHESTER STREET
LOT 10, SECTION 3 - GEORGE STEVENS SURVEY
VILLAGE OF SCOTTSVILLE, MONROE COUNTY, NEW YORK

Tax Account No.
200.050-03-032

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyors seal is a violation of section 7206 Subdivision 2, of the New York State Education Law."
 "Only copies from the original of this survey marked with an original land surveyors seal shall be considered to be valid true copies."
 Certifications shall run only for the person for whom the survey is prepared, and on behalf of the title company insuring the fee, the governmental agency and lending institution listed hereon, and to the assignees of the lending institution. Certifications are not transferable to additional institutions or subsequent owners." This map is subject to any easements and/or encumbrances that an abstract of title may show. The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee expressed or implied. Location of subterranean improvements and those which are covered may be approximate or not shown hereon. Landscaping features are not shown hereon, unless otherwise specified.

BILESCHI LAND SURVEYING
 435 REYNOLDS ARCADE
 ROCHESTER, NEW YORK 14614
 (585) 454-6010 (phone)
 (585) 454-6015 (fax)

JAMES M. LEONI, L.S. OF CONSULT

DATE: JAN 6, 2016
FILE No.
OWNER: RUSSELL
SCALE: 1 INCH = 20 FEET

M.A.S. CONTACT SUPPLY, INC.