

TOWN OF ROCHESTER

50 Scenic Drive • P.O. Box 65 • Accord, NY 12404
Area Code 845

Town Clerk 626-7384
Supervisor 626-3043
Highway Dept 626-7221
Assessor 626-0920
Transfer Station 626-5273



Code Enforcement 626-2433
Planning Board 626-2434
Zoning Board 626-2434
Court House 626-2522
Youth Commission 626-2115

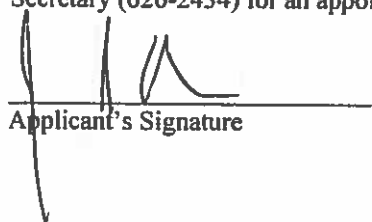
ZBA Application Packet for Area Variance/ Use Variance/ Appeal of CEO determination/ Interpretation

I acknowledge receipt of the requirements for granting an Area and Use Variance.


Applicant's Signature


Date

I understand that I have the right to view the ZBA's File on my Application by telephoning the Board's Secretary (626-2434) for an appointment, one week prior to the scheduled Public Hearing.


Applicant's Signature


Date

**TOWN OF ROCHESTER, ULSTER COUNTY, NEW YORK
APPLICATION TO ZONING BOARD OF APPEALS**

FOR

**ZONING VARIANCE: Area (X) Use () Interpretation ()
Appeal of Determination of Code Enforcement Officer ()**

APPLICATION #: _____

DATE FILED: _____

FEE PAID: \$ _____

1) Name JAMES O'SHEA BQ FARMS INC
Address 3 North St #4
Beacon, NY 12508
Telephone () _____ Cell (917) 690-8864 E-mail jamie@bjingon.com

2) Site Location: Public Road 10 Queens Hwy
Tax Map Section 76.2 Block 2 Lot 6.211

3) Acreage of property +/- 1 acre(s) Zoning District COM 1

4) Existing Use Cabinet Shop

5) Proposed Use _____

6) Reason(s) for Appeal (use separate sheet if necessary) (USE IF APPEALING CEO)

7) Explain Informal Interpretation requested (USE IF REQUESTING INTERPRETATION)

8) FOR USE/AREA VARIANCE:

(FOR USE VARIANCE) On a separate sheet explain how the strict application of the Zoning Law would produce unnecessary hardship.

(FOR AREA VARIANCE) On a separate sheet explain how the strict application of the Zoning law would produce practical difficulties to achieve goal. (Must relate to property, not personal problems)

9) The hardship is unique to this property in this District because Pre-existing subdivision cannot be achieved with proper setbacks due to existing structures, preventing

gate and use of cabinet shop
10) The Variance/ Interpretation/ Appeal would observe the spirit of the Town of Rochester Land Use and Control Law and would not change the character of the District because No changes to structures are proposed

11) Has a previous appeal been requested with respect to this project? Yes
If yes, when? 2002

12) Deponent, being duly sworn, states that he/she is the owner or authorized agent of the owner for the foregoing variance or appeal requested, and that he/she is duly authorized to submit such application and that all work will be performed in accordance with all applicable State, County and Local Ordinances.

Sworn by me this 21 day of December, 20 16

Signature of Applicant or Property Owner if other than Applicant

Witnessed by _____

12-21-16
Date

NOTE:

SUBMIT A MAP TO SCALE OF THE SITE WITH THIS APPLICATION

Map should show buildings, setbacks from property lines, any proposed changes pertaining to this application and adjoining property owners.

* Type of appeal: "USE" VARIANCE is a change of use, "AREA" VARIANCE appeals land restrictions (setbacks, acreage requirements, etc)

617.20
Appendix B
Short Environmental Assessment Form

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		Telephone:	
		E-Mail:	
Address:			
City/PO:		State:	Zip Code:
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 type="checkbox"/>
			YES <input type="checkbox"/>
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action? _____ acres b. Total acreage to be physically disturbed? _____ acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

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 <input type="checkbox"/>	YES <input type="checkbox"/>
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 <input type="checkbox"/>	YES <input type="checkbox"/>
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 <input type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>