

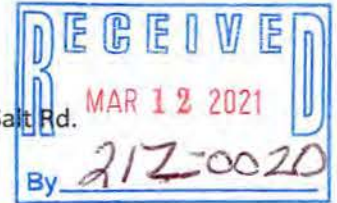
ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 9

Application # 21Z-0020
Brian Udovich
1677 Salt Road

See Pages to Follow

Intent 1677 Salt Rd



Requesting permission to build a 24x52 (15' sidewall height) 1248 sqft Pole Barn primarily for RV and Tow Vehicle Storage at 1677 Salt Rd.

Building Peak will be 20'

RA2 (Rural agricultural) zoned

794sqft allowable (1% of property square footage, 1.824 acre according to supplied map (150x529.6))

No deviations to set-back requirements

The proposed building will be 107' from rear (West) property line and 60' (North) and 66' (South) of side property lines. For reference, it will be 370' from front property line on Salt Rd

The barn would be primarily seasonal storage of RV (September - May) with access likely 2-4x a month likely during the camping season.

The goal for this barn is to be able to store the RV and tow vehicle inside, protecting these investments from the elements

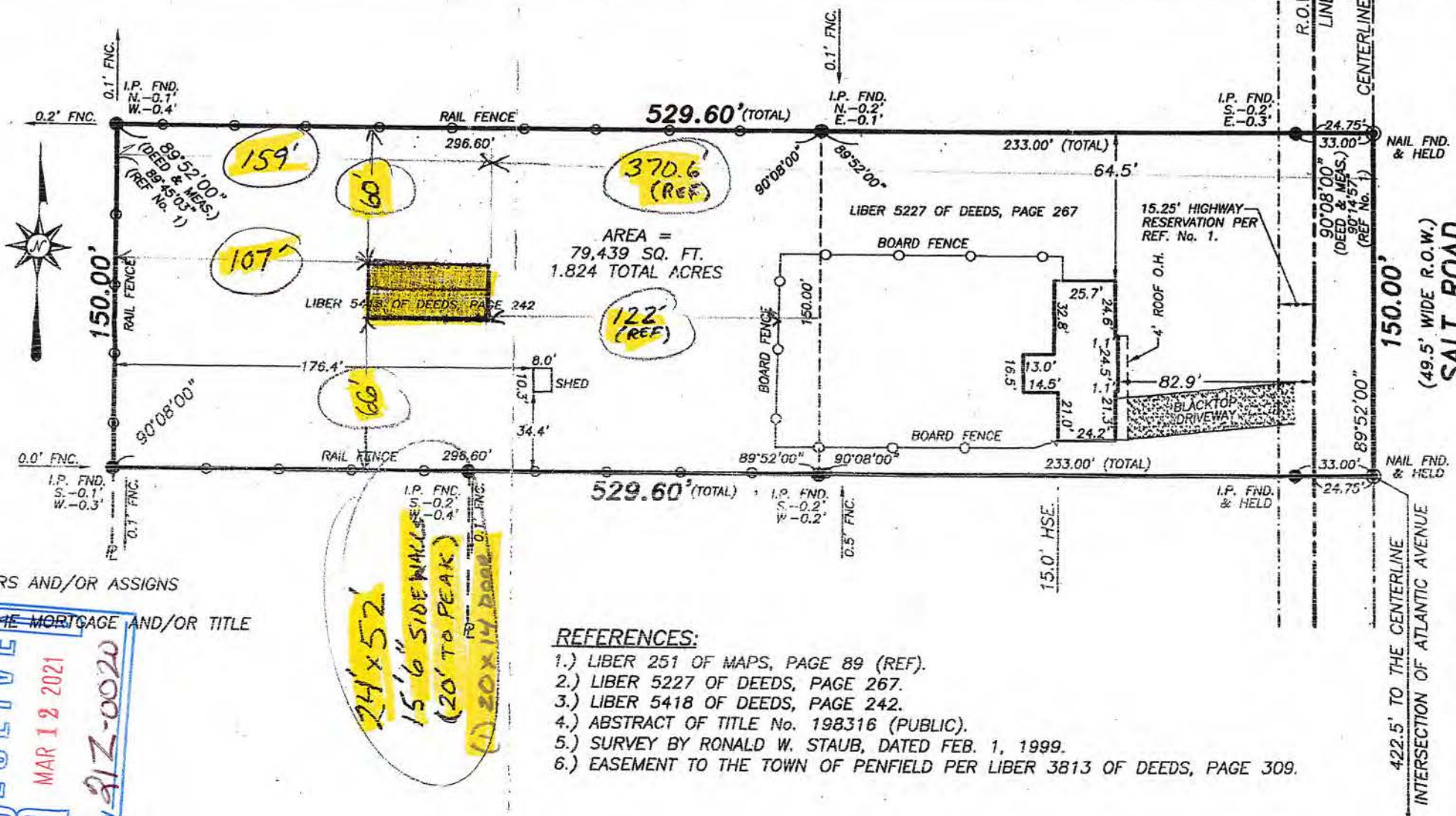
There are no plans for supplying the barn with power as it is not likely needed for storage.

The general area that this property resides is mostly large rural type properties, including horse farms, with lots of undeveloped land. 1677 Salt rd is within a somewhat unique cluster of 6 homes with 100-200' frontage and mostly 1-2 Acre properties on the NW corner of Atlantic and Salt road. It is the 3rd house north of the Intersection. Despite the relatively small properties for the area, many are heavily treed permitting some degree of privacy.

Other properties in the area with barns for comparison. Also see these properties identified on the attached map.

Address	Property Size (acre)	Home Size (sqfr)	Barn Size (sqft)
1685 Salt Rd	2.4	1846	1200
3576 Atlantic Ave	3.7	2358	est 1500
3624 Atlantic Ave	4.7	1408	est 3000+

I believe the proposed barn would not be obvious to most neighbors or those driving by. The plan is for the barn to be finished in Brown/Tan to best blend in with the treed lot. I believe it would fit in with the rural nature of the area.



AREA =
79,439 SQ. FT.
1.824 TOTAL ACRES

REFERENCES:

- 1.) LIBER 251 OF MAPS, PAGE 89 (REF).
- 2.) LIBER 5227 OF DEEDS, PAGE 267.
- 3.) LIBER 5418 OF DEEDS, PAGE 242.
- 4.) ABSTRACT OF TITLE No. 198316 (PUBLIC).
- 5.) SURVEY BY RONALD W. STAUB, DATED FEB. 1, 1999.
- 6.) EASEMENT TO THE TOWN OF PENFIELD PER LIBER 3813 OF DEEDS, PAGE 309.

NOTE: EASEMENT SHOWN HEREON PER REF. No. 5.

DO:
ASSORS AND/OR ASSIGNS
CH
IG THE MORTGAGE AND/OR TITLE

RECEIVED
MAR 12 2021
By 212-0020

SURVEY MAP
ALT ROAD
OF LAND SITUATED IN TOWN
SHIP 13, RANGE 4,
PENFIELD,
STATE OF NEW YORK

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW."
"ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S RED INK SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES."
"CERTIFICATIONS INDICATED HEREON SIGNIFY THAT THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS. SAID CERTIFICATIONS SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, 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."

TRI-COUNTY LAND SURVEYORS, LLC

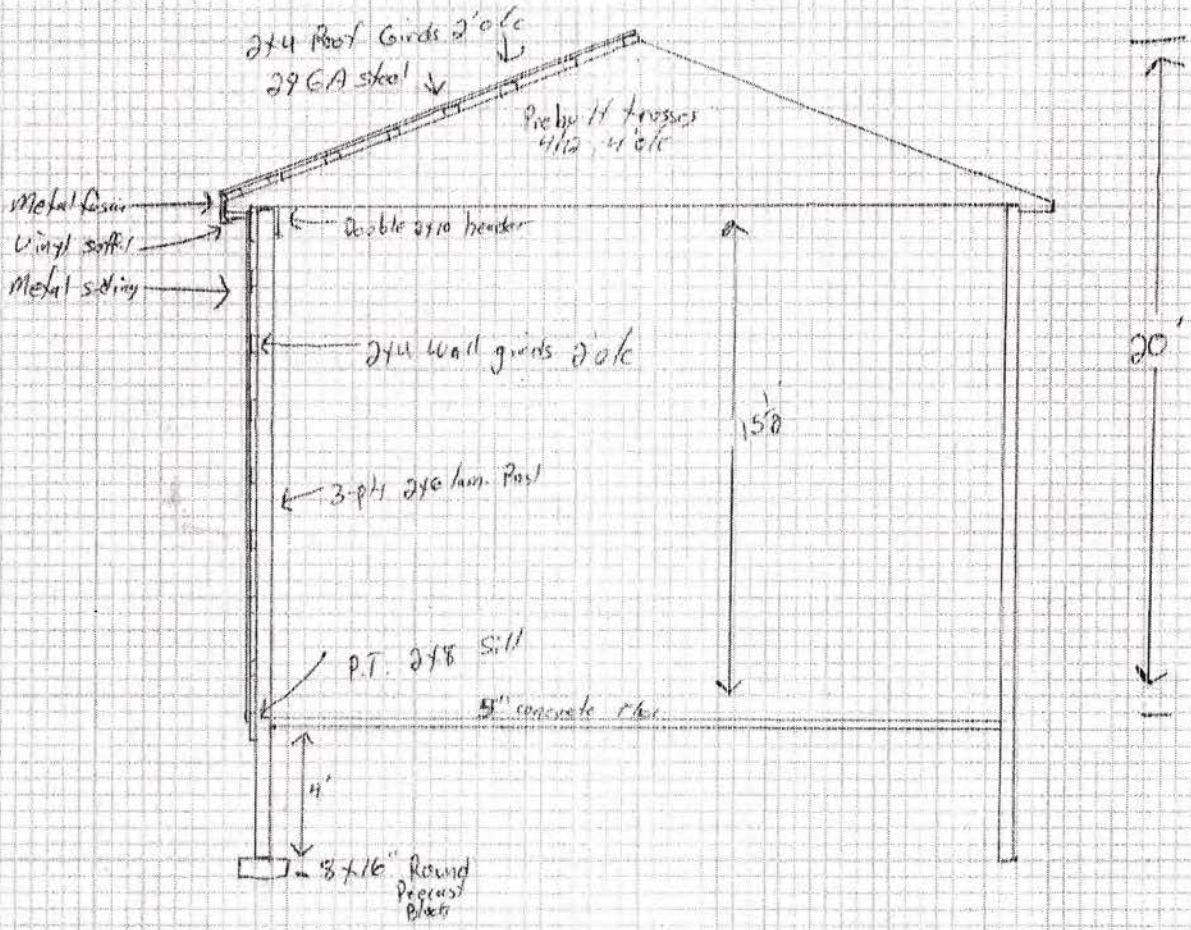
18 EAST MAIN STREET SUITE 320
ROCHESTER, NEW YORK 14614
Phone (585) 263-9950
Fax (585) 263-3591

SCALE: 1" = 60' TAX ACCOUNT: 110.04-1-033 JOB No. 0981-07 DATE: AUG. 14, 2007

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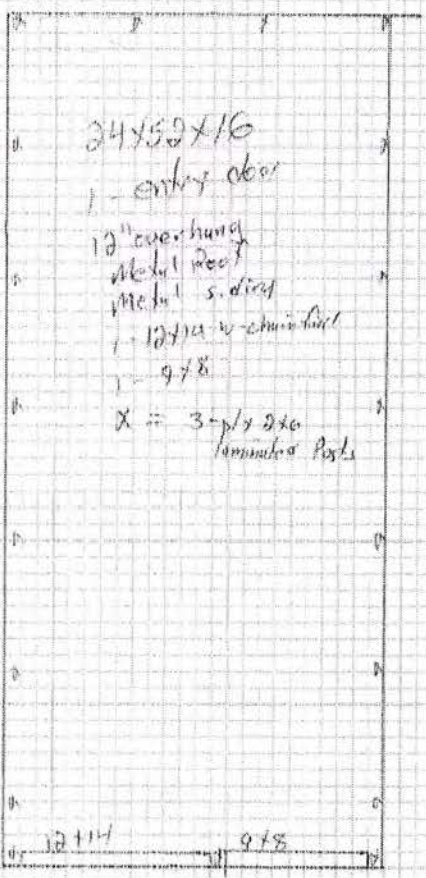
1677 SALTRD

24'



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1677 SALT RD

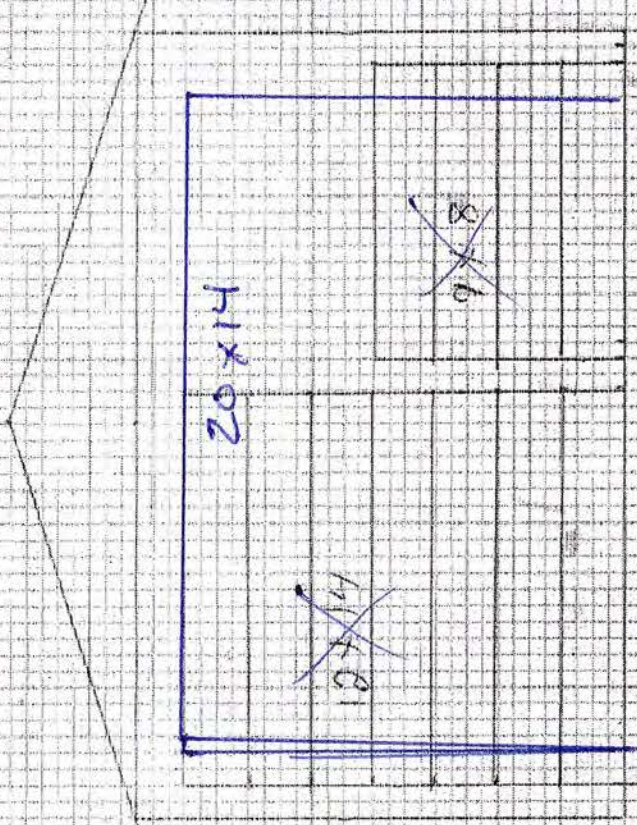


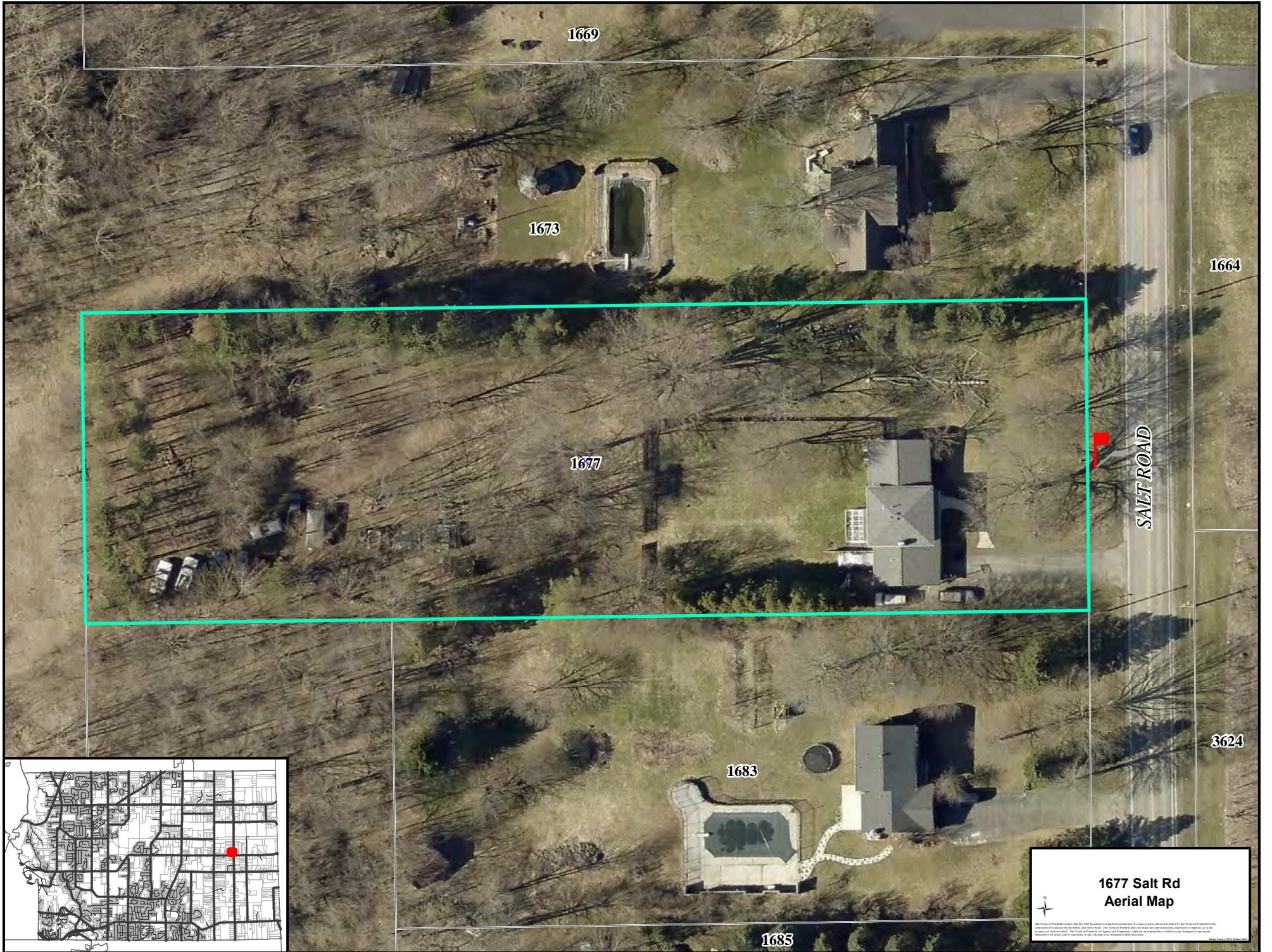
52

24

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1677 SALT RD





1669

1673

1664

1677

SALT ROAD

3624

1683

1685

1677 Salt Rd
Aerial Map



This is an aerial photograph of the property shown in the map. It is not a survey. The information shown on this map is for informational purposes only and should not be used as a basis for any legal action. The information shown on this map is not guaranteed to be accurate and is subject to change without notice. The information shown on this map is not intended to be used as a substitute for a professional survey. The information shown on this map is not intended to be used as a substitute for a professional survey.