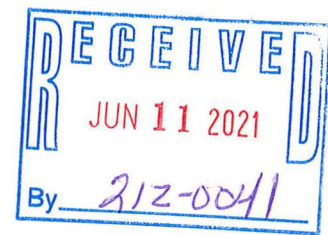


ZONING BOARD OF APPEALS AGENDA

Public Hearing Application # 8

Application # 21Z-0041
Elisabeth Vella
44, 50, & 56 Wilbur Tract

See Pages to Follow



Letter of Intent

44 & 50 & 56 Wilbur Tract

Seeking a "Use Variance"

We are looking for a "Use Variance" Permit from the Zoning Board for a Commercial Office/Supply Storage and Tenant Parking.

This space would be used for the Corporate Office of J&J Fiber Communications, LLC.

It is a +/- 5,440 square foot Building on 3 Tax Parcels that total 4.1 Acres.

These 3 properties have been and will continue to be Owned by Elisabeth Vella.

Existing property was built as a commercial building with the exterior pavement for parking and storage. For many years, consistently this project has been used as a facility to house equipment storage and material storage for commercial type businesses. When Lasalle's Landing District was put in place this property was changed to a residential Zone. We are looking to maintain the use of the building and property as it has been in the past and continue with that use by obtaining a "Use Variance" by the Zoning Board so that we have the accurate Use Variance in place for years to come on these properties.

The building will be the Corporate Office for J&J Fiber Communications, LLC. They are a Fiber Network Company and Install Lines for Greenlight, Spectrum and Frontier to name a few companies that they work for. They have completed many jobs within the Town of Penfield and continue to work on the increase marketplace of networking fiber. The building will be used for Material Storage for the Company. In the day the parking areas will be used for employee's car parking and in the evening when the employees return their company trucks, the company trucks will remain on the site. The office will be used for communications for job requirements but will not create customer traffic to the building.

Hours of Operation: General Daily Hours to service the employee to and from the job site. Hours are different daily.

There will be a total of 1 employee servicing the General Office Space.

The Customers like Greenlight or Spectrum will not be meeting at Wilbur Tract.

The Tenant plans to renovate the space to be conducive with their business, as well as general cleanup of the existing site.



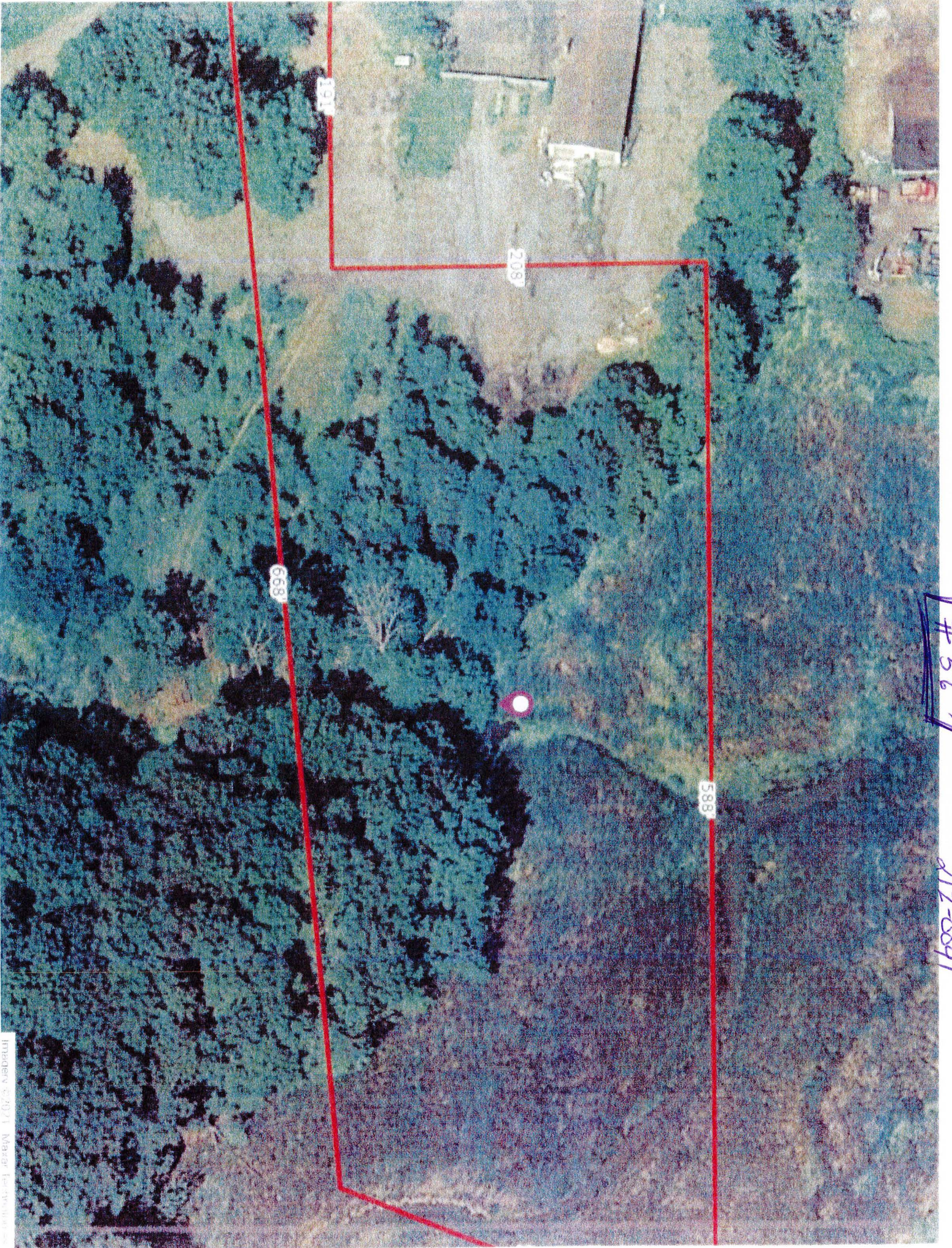
212-0041



Subject Properties

56

Wilbur Tract



#56.1

212-0041

56 Wilbur Tract Rd, Rochester, NY 14609, Monroe County

	Beds N/A	Bldg Sq Ft N/A	Lot Sq Ft 136,778	Sale Price N/A
	Baths N/A	Yr Built N/A	Type RES ACG	Sale Date N/A

OWNER INFORMATION			
Owner Name	Vella Elisabeth	Tax Billing Address	570 Culver Pkwy
Owner Name 2		Tax Billing City & State	Rochester, NY
Do Not Mail		Tax Billing Zip	14609
Owner Occupied	No	Tax Billing Zip+4	4566

LOCATION INFORMATION			
School District	264201	Zoning	R-1-20
School District Name	Penfield	Assessment District	Suburban-2
Subdivision		Location Influence	
Township	Penfield	Flood Zone Code	A
Census Tract	115.03	Flood Zone Date	08/28/2008
Carrier Route	C003	Flood Zone Panel	36055C0217G

TAX INFORMATION			
Tax ID	264200-108-100-0001-001-112	% Improved	
Alt. Tax ID	264200A1081000001001112	SWIS Code	264200
Lot #	1	Tax Appraisal Area	4200
Block #	1		
Legal Description			

ASSESSMENT & TAX			
Assessment Year	2019	2018	2017
Assessed Value - Total	\$60,100	\$60,100	\$60,100
Assessed Value - Land	\$60,100	\$60,100	\$60,100
Assessed Value - Improved			
YOY Assessed Change (\$)	\$0	\$0	
YOY Assessed Change (%)	0%	0%	
Market Value - Total	\$66,778	\$63,300	\$60,100
Market Value - Land			\$60,100
Market Value - Improved			
Exempt Building Value			
Exempt Land Value			
Exempt Total Value			

CHARACTERISTICS			
Land Use - State	Vacant Resid	Half Baths	
Land Use - CoreLogic	Residential Acreage	Total Rooms	
Lot Acres	3.14	Basement Type	
Lot Sq Ft	136,778	Basement Sq Ft	
Lot Frontage		Finished Basement Sq Ft	
Lot Depth		Fireplaces	
# of Buildings		Heat Type	
Building Type		Heat Fuel Type	
Parking Type		Cooling Type	
No. Parking Spaces		Electric Service Type	Type Unknown
Garage Type		Other Rooms	
Garage Capacity		Exterior	
Garage Sq Ft		Condition	
Style		Quality	
Stories	MI S: 2	Patio Type	

Effective Year Built		Patio/Deck 2 Sq Ft	
Building Sq Ft		Porch	
Above Grade Sq Ft		Porch Sq Ft	
Ground Floor Sq Ft		Pool	
Second Floor Sq Ft		Pool Size	
Gross Sq Ft	MLS: 5,500	Water	Commercial
Bedrooms		Sewer	Commercial
Total Baths		Total Units	
Full Baths			

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built

Feature Type			Value		
Building Description			Building Size		

SELL SCORE	
Rating	Value As Of
Sell Score	

ESTIMATED VALUE	
RealAVM™	Confidence Score
RealAVM™ Range	Forecast Standard Deviation
Value As Of	02/01/2021

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing #	R1009095	MLS Orig. List Price	\$450,000
MLS Status	X-Expired	MLS Contingency Date	
MLS Area	PENFIELD-264200	MLS Pending Date	
MLS D.O.M	41	MLS Sale Date	
MLS Status Change Date	03/01/2017	MLS Sale Price	
MLS Listing Date	10/19/2016	MLS Withdrawn Date	
MLS Current List Price	\$450,000		

MLS Listing #	R257533
MLS Status	S-Closed/Rented
MLS Listing Date	09/09/2014
MLS Listing Price	\$3,600
MLS Orig Listing Price	\$3,800
MLS Sale Date	01/01/2015
MLS Sale Price	\$3,600
MLS Expiration Date	04/30/2015
MLS Withdrawn Date	

LAST MARKET SALE & SALES HISTORY	
Recording Date	Owner Name 2
Sale Date	Seller
Sale Price	Document Number
Price Per Square Feet	Deed Type
Owner Name	Vella Elisabeth

Sale Price

Nominal

Buyer Name

Buyer Name 2

Seller Name

Document Number

Document Type

MORTGAGE HISTORY

Mortgage Date

Mortgage Amount

Mortgage Lender

Mortgage Type

FORECLOSURE HISTORY

Document Type

Default Date

Foreclosure Filing Date

Recording Date

Document Number

Book Number

Page Number

Default Amount

Final Judgment Amount

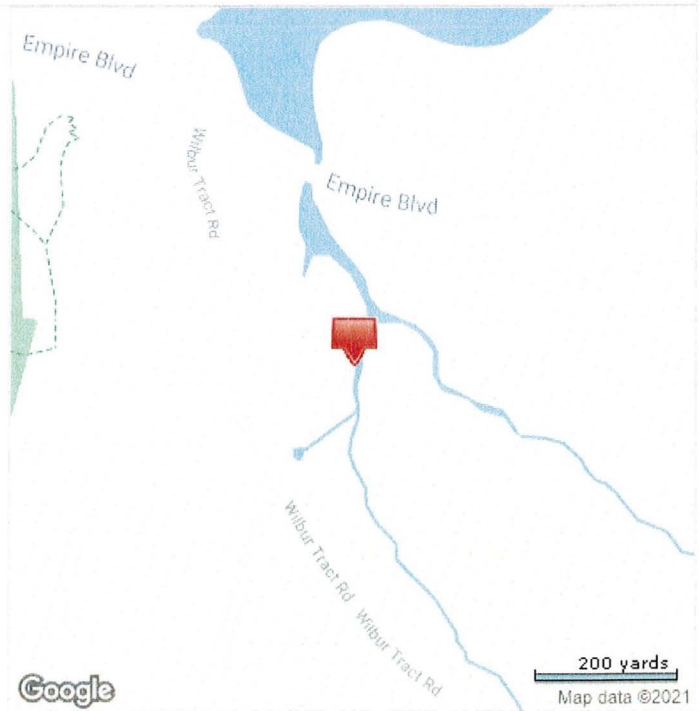
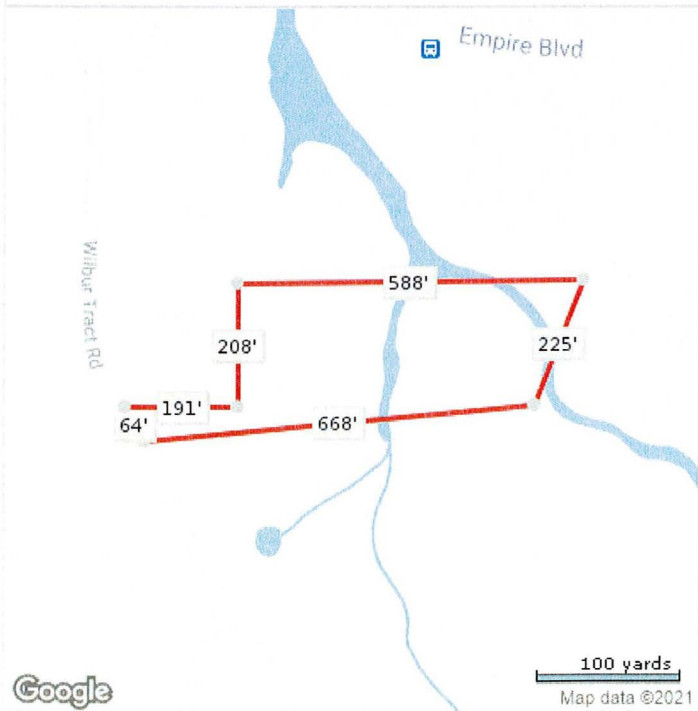
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PROPERTY MAP



Google
*Lot Dimensions are Estimated

Google
Map data ©2021



PROPERTY REPORT

56 Wilbur Tract Rd, Rochester, NY 14609



Presented by

John Antetomaso | REALTOR® | GRI, CRS

New York Real Estate License: 49AN1151017



Work: (585) 787-8888 | Fax: (585) 279-8171

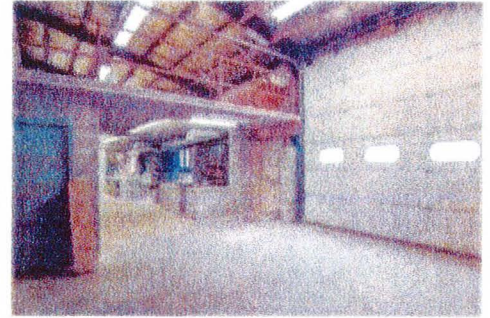
Main: johnantetomaso@remax.net

RE/MAX Plus
2171 Monroe Avenue
Rochester, NY 14618

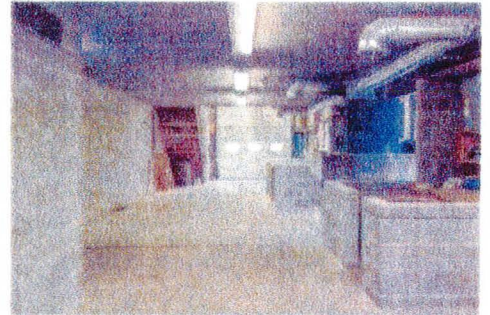
Property Photos



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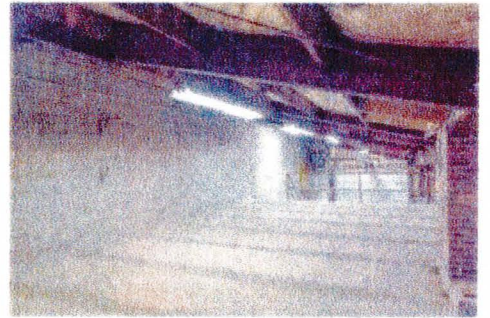
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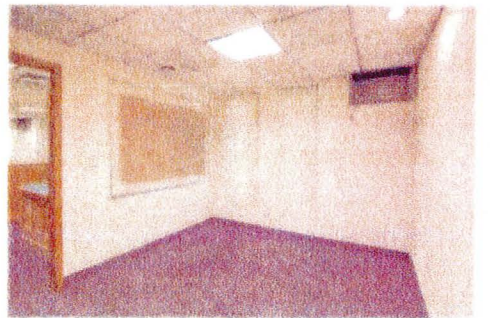
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Historical Photos



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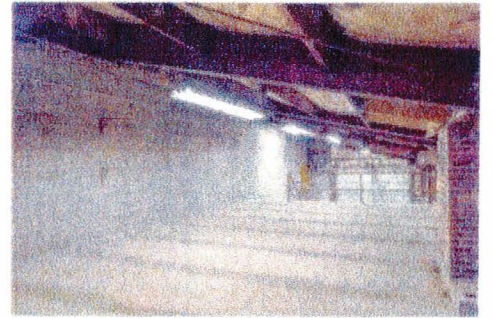
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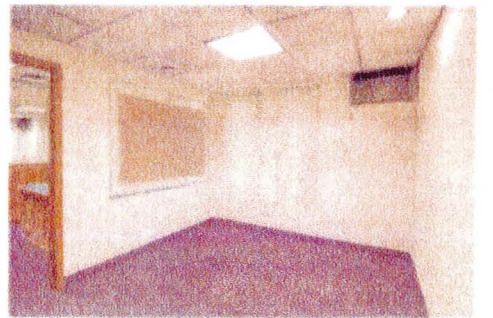
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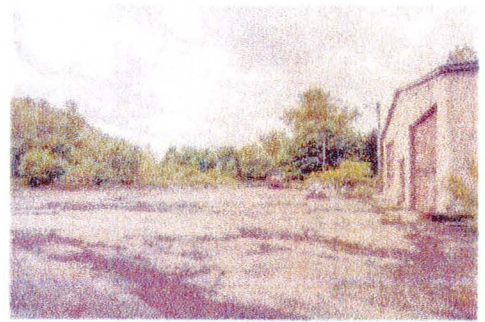
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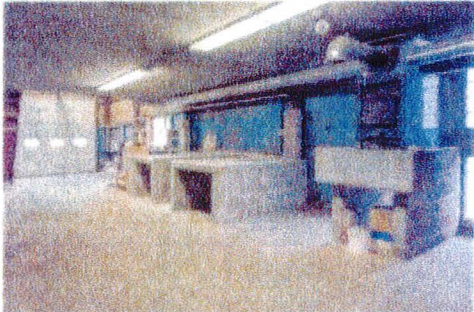
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