

APPLICATION TO VILLAGE OF FAIRPORT ZONING BOARD OF APPEALS

550 SCHEDULE 1 - MAX LOT COVERAGE
550 ATTACHMENT #1 MIN. FRONT YARD
550 ATTACHMENT #1 MIN NORTH PROPERTY LINE

Application for:

- ☒ Variance from Section 550-29 B LOT 10,180 ACTUAL 17,500 REQ
☐ Special Use Permit under Section
☐ Interpretation of Zoning Ordinance

Area ☒ Use ☐

Applicant: JEFFREY SEIDER Phone 585-738-5838

Address: 54 HULBURT AVE - FAIRPORT NY 14450

ADDRESS OF PROPERTY INVOLVED 6 PERRIN STREET - FAIRPORT

Owner of Property involved (if different from applicant) N/A

Zoning: RE Tax map no. 152-160.03.051 Corner lot Yes ☒ No

Request: ☒ NORTH SIDE SET BACK TO 5' FROM ALLOWABLE 10'
☒ EAST SIDE (FRONT) SET BACK TO 18' FROM ALLOWABLE 30' THIS

550 ATTACHMENT #1
LOT COVERAGE OF 44% FROM ALLOWABLE 20%
550-29 B 3500 DWELLING 10,180 ACTUAL 17,500 REQUIRED

WOULD MATCH EXISTING SET BACK.

LOT COVERAGE OF 44% FROM ALLOWABLE 20%

550-29 B 3500 DWELLING 10,180 ACTUAL 17,500 REQUIRED

Cost of Project: \$ 680,000.00

Area Variance: Application must show why a building conforming to the regulations cannot be built
TO COMPLY WITH MAXIMUM LOT COVERAGE AND FRONT SETBACK THE APARTMENT HOUSE
COULD BE 3 STORIES WITH FLAT ROOF - NOT AS APPEALING. COMPLYING WITH 30' FRONT
SETBACK WOULD LOOK OUT OF NORM FOR THIS STREET.

Area Variance - My situation is unique and is not shared by all properties alike in the immediate vicinity of this property because:

THIS PROPERTY IS ACROSS FROM B-1 ZONING, GIVEN RELATIVELY LARGE SCALE OF
NEIGHBORING VILLAGE LANDING, AND PARKING LOT. THE SIZE OF PROPOSED APARTMENT
HOUSE IS APPROPRIATE.

The requested Area/Use variance would not change the character of the neighborhood because:

THE REQUESTED VARIANCE WOULD ALLOW APARTMENT HOUSE TO BLEND WITH
ADJACENT HOMES WITH SIMILAR ROOF LINES, PORCHES, SIDING, WINDOWS AND TRIM. SIZE IS
IN-BETWEEN NEIGHBORING BUILDINGS - CLOSER IN SIZE TO RESIDENTIAL THAN COMMERCIAL NEIGHBORING BUILDINGS

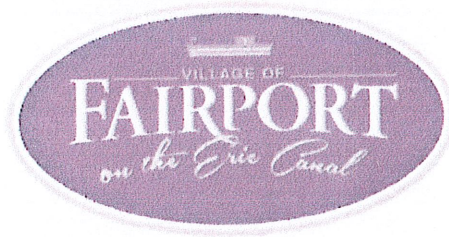
Use Variance - show why the property cannot yield a reasonable return if used only for a purpose allowed in that zone.

N/A

SIGNATURE OF APPLICANT

PRINT NAME: JEFFREY SEIDER

DATE 1/10/2020



I, JEFFREY SEIDER (owner of property),

Located at 6 Perrin St hereby grant

Permission to members of the Fairport Planning Board, Zoning Board of Appeals, Historic Preservation Commission and Village Staff to enter upon and review my premises in connection with my application for a:

(Variance, Subdivision, Site Plan or Certificate of Appropriateness)

Property Owner hereby agrees that they shall be responsible for all consulting fees during the review of this application including legal, engineering, or other outside consultants.

Date: 1/10/2020

Signature: 

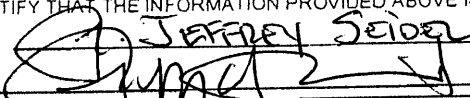
Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)

1. APPLICANT/SPONSOR JEFFREY SEIDER	2. PROJECT NAME 6 PERRIN STREET
3. PROJECT LOCATION: Municipality VILLAGE OF FAIRPORT County MONROE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) 6 PERRIN STREET - FAIRPORT NY 14450	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: CONSTRUCT A NEW 5 FAMILY APARTMENT HOUSE	
7. AMOUNT OF LAND AFFECTED: Initially 2337 acres Ultimately 2337 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: JEFFREY SEIDER Date: 1/16/2020 Signature: 	

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment

PART II - IMPACT ASSESSMENT (To be completed by Lead Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.4? If yes, coordinate the review process and use the FULL EAF.
☐ Yes ☒ No

B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.
☐ Yes ☒ No

C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING. (Answers may be handwritten, if legible)

C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic pattern, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:

No

C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:

No

C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:

No

C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:

No

C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:

No

C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:

No

C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:

No

D. WILL THE PROJECT HAVE AN IMPACT ON THE ENVIRONMENTAL CHARACTERISTICS THAT CAUSED THE ESTABLISHMENT OF A CRITICAL ENVIRONMENTAL AREA (CEA)?

☐ Yes ☒ No If Yes, explain briefly:

E. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?

☐ Yes ☒ No If Yes, explain briefly:

PART III - DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed. If question D of Part II was checked yes, the determination of significance must evaluate the potential impact of the proposed action on the environmental characteristics of the CEA.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide, on attachments as necessary, the reasons supporting this determination.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency


Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Reset



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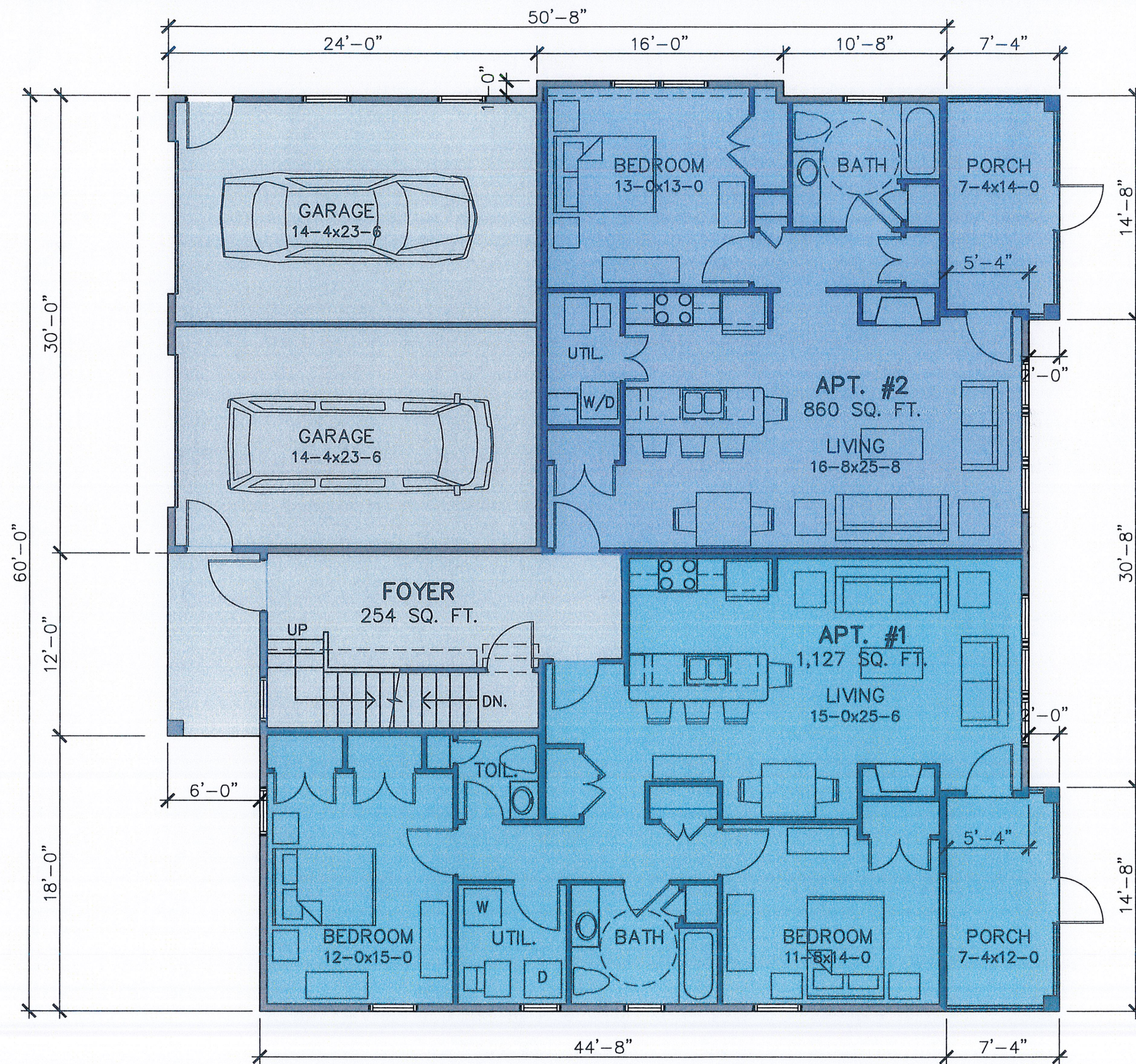
PROPOSED APARTMENT BUILDING
AT 6 PERRIN ST.
VILLAGE OF FAIRPORT, NEW YORK
FOR: JEFFREY SEIDEL

PROJECT NO. _____
DRAWN BY: SCP
CHECKED BY: SCP

DATE:
2020-01-06
REVISIONS:
2020-01-16

SHEET NAME:
FRONT ELEVATION

DRAWING NO.
A-4



FIRST FLOOR PLAN

1/8" = 1'-0"

FIRST FLOOR GROSS AREA = 2,334 SQ. FT.
(NOT INCLUDING PORCHES OR GARAGE)



PROPOSED APARTMENT BUILDING
AT 6 PERRIN ST.
VILLAGE OF FAIRPORT, NEW YORK

FOR: JEFFREY SEIDEL
PROJECT NO. _____
DRAWN BY: SCP
CHECKED BY: SCP

DATE:
2020-01-02
REVISIONS:
2020-01-06

SHEET NAME:
FIRST FLOOR PLAN

DRAWING NO.
A-1

