

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS**

January 7, 2025

6:00pm

CALL MEETING TO ORDER

AREA VARIANCE HEARING

Owner/Applicant: Thomas and Stephanie Alvord

Property Location: V/L Carmen Road (#50)

Application to consider an Area Variance of the Town Code to construct a single-family dwelling on said parcel within the Agricultural District, which said lot has 146' of lot frontage where the code requires a minimum of 200' of lot frontage in said district.

APPROVAL OF THE MINUTES

November 5, 2024

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Decision regarding Variance for V/L #50 Carmen Road

ADJOURNMENT



Date: _____

TO: ZONING BOARD, TOWN OF SOMERSET

Pursuant to Article _____ Section _____ of the Code of the Town of Somerset, application for a Variance is hereby made:

Size of Lot: 19 ACRES
(Include Site Plans showing frontage and setbacks and construction plans showing all facilities and proposed uses.)

Location: VL CARMEN ROAD #50 SBL # 293889-030-000-0001-050-00 ^{*30.00-1-50.1}

Use District: Agricultural

Owner: Tom + Stephanie Alvord Applicant: _____

Address: 8862 Ridge Rd Address: _____
Gasport NY 14067
(716) 990-7489

Site Plan

40x80 Building w/ liens on
Both sides.
575' from Road
20' off North Property line. 54' off South

→ SEE
Attached

Signed: Stephanie Alvord Date: 12/16/24

10:00

[Inbox](#)**Reception**

9:59 AM

To: Vampress10@m... >

Carmen Rd

Hi

Attached is a photo of the property lines

Have a great day,
Jen

575'



Short Environmental Assessment Form

Part 1 - Project Information

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: Primary Residence			
Project Location (describe, and attach a location map): VL Carmen Rd #50			
Brief Description of Proposed Action: 40x80 Building for residential purposes. 2 attached leans. 575' from the Road (Carmen)			
Name of Applicant or Sponsor: Tom + Stephanie Alvord		Telephone: 716 990-7489	
Address: 8862 Ridge Road		E-Mail: vampstress10@me.com	
City/PO: Gaspport		State: NY	Zip Code: 14067
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?		1.9 acres	
b. Total acreage to be physically disturbed?		1.5 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 checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>Septic</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	<input type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	<input type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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, dike)? If Yes, explain purpose and size: _____	NO <input checked="" 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 checked="" 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: <u>Thomas + Stephanie Alvord</u> <u>12/17/24</u> Signature: <u>Stephanie Alvord</u> <u>Thomas Alvord</u>		

PRINT FORM

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
November 5, 2024
6:00pm**

Present	Scott Ecker, Chairman Larry Dent Kent Wakefield Abe Platt, Attorney Eric Chludzinski, Applicant Public in Attendance - 1
Absent	Amos Andrews, Zoning Board Member Joe Provencher, Zoning Board Member

AREA VARIANCE HEARING

The hearing opened at 6:00pm.

Owner/Applicant: Eric Chludzinski

Property Location: 8719 Lake Road

Application for a Special Use Permit and Site Plan Approval to allow construction of a pond on said property.

The applicant submitted the following regarding 8719 Lake Road:

- Application for Pond Variance, dated October 16, 2024
- Short Environmental Assessment Form, dated October 16, 2024
- Two aerial maps and one DEM map, dated 2019
- Niagara County Soil & Water Conservation District Pond Site Evaluation report, dated October 15, 2024

E. Chludzinski explained the project as follows:

- Acreage of site - 16 acres
- Pond is for aesthetic purposes and fishing
- Contractor, Dennis Weeks will do digging
- 120 yards off the road
- Soil left on property; will be used for grading of yard

With no further discussion, at 6:03pm S. Ecker closed the public hearing.

Zoning Board
Page 2
November 5, 2024

APPROVAL OF THE MINUTES

On a motion by K. Wakefield, seconded by L. Dent to approve the Minutes from September 3, 2024, the following resolution was

ADOPTED	Ayes	3	Dent, Ecker, Wakefield
	Nays	0	

Resolution: The Minutes from September 3, 2024, were accepted as submitted.

COMMUNICATIONS

There were no communications

OLD BUSINESS

There was no old business

NEW BUSINESS

Decision: 8719 Lake Road

Atty. Platt explained that this is an unlisted action under SEQR which will result in no or little impact.

On a motion by K. Wakefield, seconded by L. Dent to approve a negative SEQR, the following resolution was

ADOPTED	Ayes	3	Dent, Ecker, Wakefield
	Nays	0	

Resolution: A negative SEQR was approved for 8719 Lake Road.

On a motion by L. Dent, seconded by K. Wakefield to approve a Pond Variance for 8719 Lake Road with the condition that all excavated soils remain on site/premises, the following resolution was

ADOPTED	Ayes	3	Dent, Ecker, Wakefield
	Nays	0	

Resolution: A Special Use Permit for construction of a pond located at 8719 Lake Road as set forth in the application was granted.

ADJOURNMENT

There being no further business, at 6:10pm S. Ecker made a motion, seconded by K. Wakefield to close the meeting. Carried unanimously.

Respectfully submitted

Sandra Lewis
Zoning Board Secretary