



LIVINGSTON COUNTY PLANNING BOARD

Livingston County Government Center
6 Court Street, Room 305
Geneseo, New York 14454-1043
www.livingstoncounty.us

Telephone: (585) 243-7550 (585) 335-1734
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Email: LCPlanningBoard@co.livingston.ny.us

Referral Number

office use only

Date Received

ZONING REFERRAL FORM

Please complete all information on both pages

Date Form Completed: 10/20/24

REFERRING MUNICIPALITY: X Town _____ Village of York

Referring Official: Carl A. Peter Title: Code Enforcement Officer

Address: 2668 Main St PO Box 187 York, NY 14592-0187

Phone Number: (585)243-3128 Ext. 6

Municipal board with jurisdiction over application: Town of York Zoning Board of Appeals

Referring Board (check appropriate boxes): Legislative Board ZBA Planning Board

APPLICANT(S): WNY Property Rentals, LLC Phone: (585)413-1349

Applicant mailing address: 263 Central Ave. Rochester, NY 14605

Location of Property: 3462 Retsof Rd. Piffard, NY 14533

Tax Map # 61.-1-19.11 Current Zoning District Agricultural

PROPOSED ACTION (check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Area Variance | <input type="checkbox"/> Subdivision Review | <input type="checkbox"/> Moratorium |
| <input checked="" type="checkbox"/> Use Variance | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Comprehensive Plan Adoption/Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit | <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Zoning Map Amendment | _____ |

Description of the proposed action (attach detailed narrative): Applicant proposes to renovate first floor previously used as a restaurant into 2 residential apartments making a total of 4 apartments in the building. Agricultural Zones only allow single family residences.

Will the proposed connect to water and/or sewer facilities? Yes, Water Yes, Sewer
 Yes, Both No

Located in the Conesus Lake Watershed? Yes No

Is this action in compliance with the following?

- Existing municipal plans (Comprehensive Plan, Strategic Plan, Ag & Farmland Protection Plan, etc.) yes no n/a
- Local or State Subdivision regulations yes no n/a
- Uniform Fire Prevention & Building Code yes no n/a
- NYS Freshwater Wetlands Act yes no n/a
- Local Flood Damage Prevention Law yes no n/a
- Other federal, state, county, local laws yes no n/a

If non-compliance is identified, please describe. Multi-family residential buildings not allowed in Agricultural Zones.

Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior & future)
Town Board/Board of Trustees		
Zoning Board of Appeals	11/19/2024	10/15/24, 11/19/24
Planning Board		
Other:		

Action taken on this application (reviewed, approved, discussed, etc.) Reviewed and referred to County Planning Board.

“FULL STATEMENT” CHECKLIST

As defined in NYS General Municipal Law §239-m(1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate. **Failure to submit a “full statement” may result in a delay in County Planning Board review.**

For All Actions:

- County Planning Board Zoning Referral form
- All application materials required by local law/ordinance to be considered a “complete application” at the local level (digital preferred)
- Agricultural Data Statement (for Site Plan Review, Special/Conditional Use Permit, Use Variances, or Subdivision Review)
- Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.
- Municipal board meeting minutes on the proposed action (digital preferred)

For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

- Report /minutes from Town Board, Village Board of Trustees or Planning Board (digital preferred)
- Zoning map
- Complete text of proposed law, comprehensive plan, or ordinance (digital preferred)

Deadline: All completed referrals must be received by close of business on **Monday, TEN business days prior to the County Planning Board meeting.** County Planning Board meetings are held the second Thursday of each month.