

**TOWN OF SOMERSET
ZONING BOARD OF APPEALS
JANUARY 2, 2024
6:00 pm**

CALL MEETING TO ORDER

AREA VARIANCE HEARING

- Owner/Applicant: Todd Sukdolak
Property Location: v/l Huntington Beach Road
Project: To 1) construct a 1,920 square foot accessory structure (40' X 48') where the maximum square footage for an accessory structure is 900 square feet, and 2) to construct this accessory structure 82 feet back from the road right-of-way where a minimum of 100' back from the road right-of-way is required

APPROVAL OF MINUTES

October 17, 2023

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

Decision regarding application for variances for T. Sukdolak

ADJOURNMENT



Date: 12-6-23

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: 485 x 150

(Include Site Plans showing frontage and setbacks and construction plans showing all facilities and proposed uses.)

Location: Huntington Beach Rd SBL # 2.14-1-3

Use District: _____

Owner: Todd Sukdolak Applicant: _____

Address: 7812 W. Somerset Rd Address: _____
Appleton, N.Y. 14508

Site Plan

Attached

Signed: Todd Sukdolak Date: 12-6-23

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

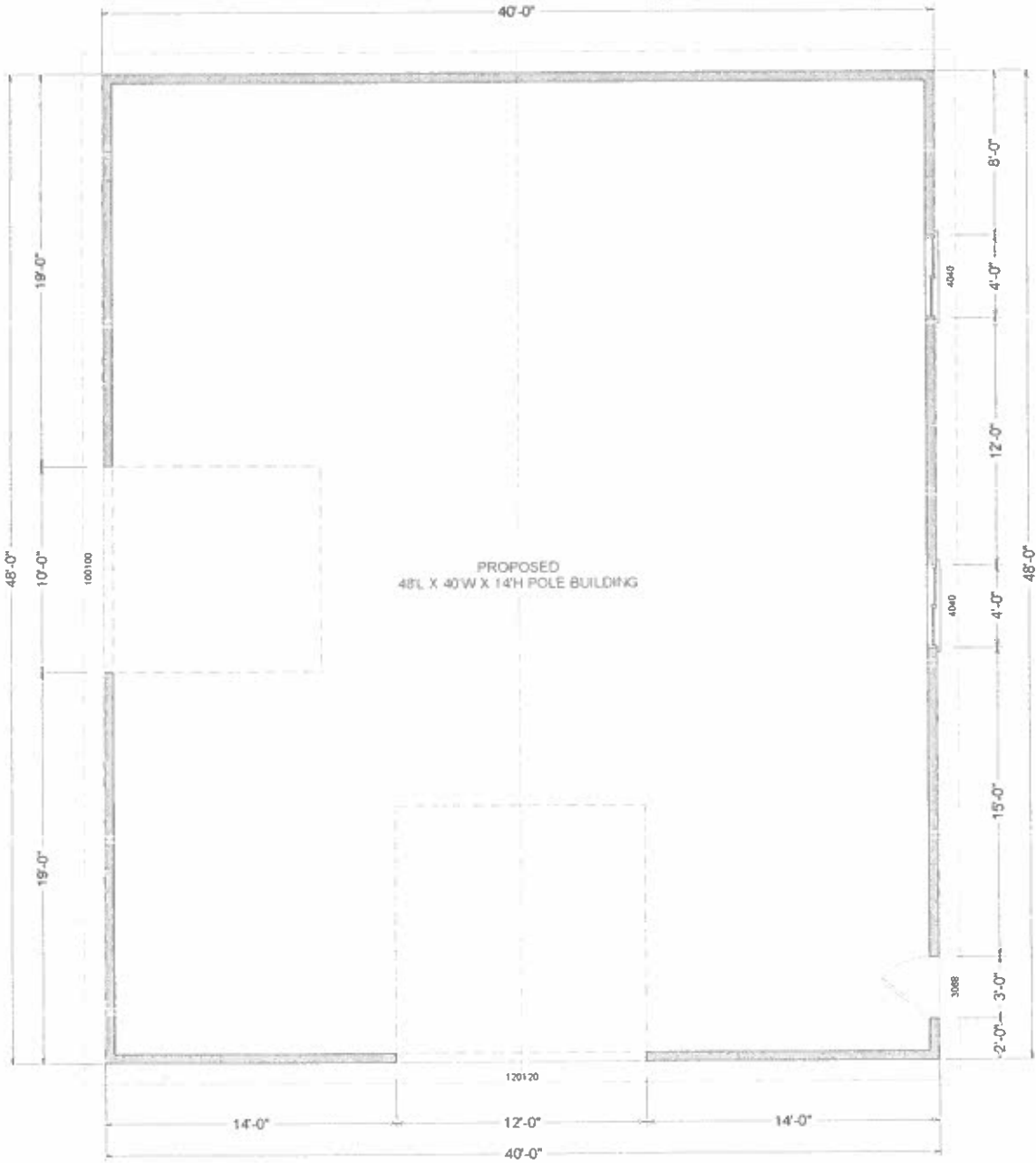
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

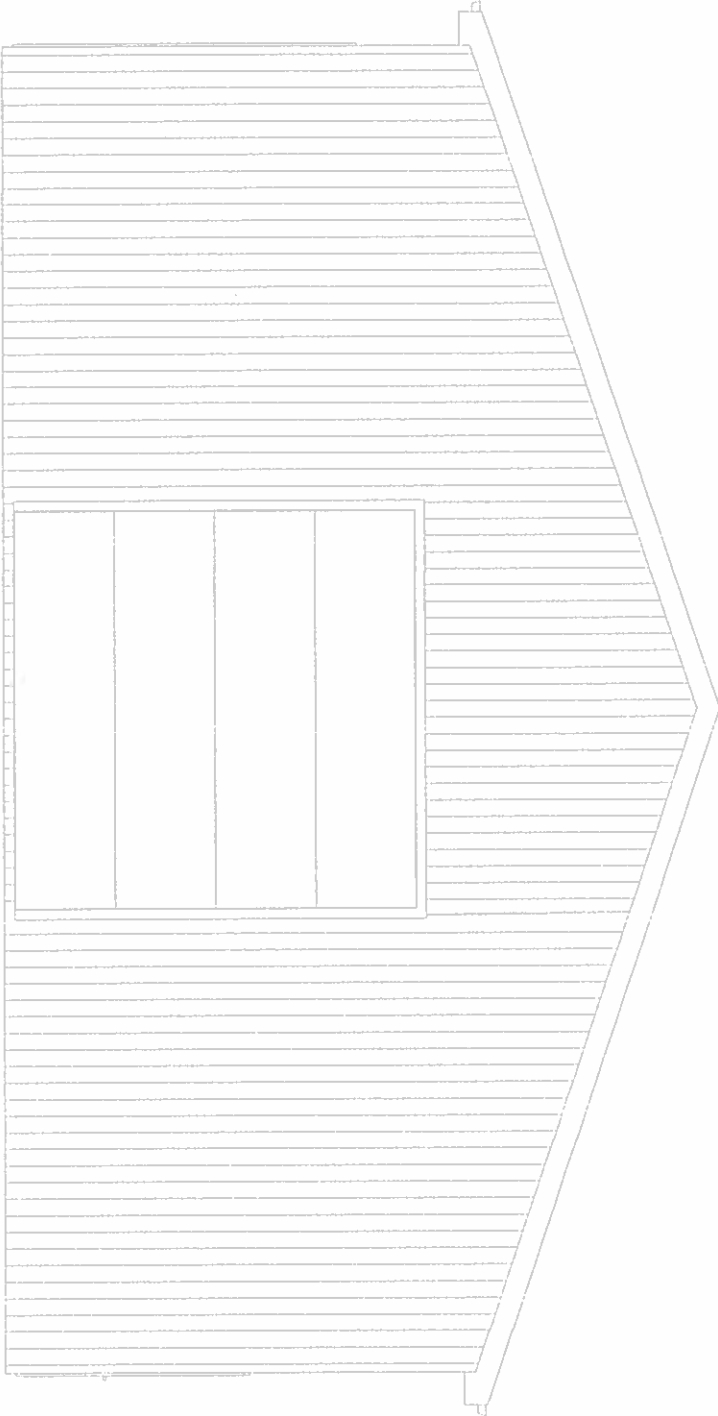
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
Name of Action or Project: <p style="text-align: center;">NEW POLE BUILDING CONSTRUCTION</p>			
Project Location (describe, and attach a location map): <p style="text-align: center;">8645 HUNTINGTON BEACH ROAD, BARKER, NY 14012</p>			
Brief Description of Proposed Action: <p style="text-align: center;">CONSTRUCT A NEW 40'W x 48'L x 14'H POLE STORAGE BUILDING</p>			
Name of Applicant or Sponsor: <p style="text-align: center;">TODD SUHDOLAK</p>		Telephone: 716-799-2681 E-Mail: 41x10x9@gmail.com	
Address: <p style="text-align: center;">7812 WEST SOMERSET ROAD</p>			
City/PO: <p style="text-align: center;">APPLETON</p>		State: <p style="text-align: center;">NEW YORK</p>	Zip Code: <p style="text-align: center;">14008</p>
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 checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
			YES <input type="checkbox"/>
		SEE _____ acres ATTACHED _____ acres SURVEY _____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services 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 the 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?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: N/A - PROPOSED STORAGE BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ N/A - PROPOSED STORAGE BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ N/A - PROPOSED STORAGE BUILDING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?			
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

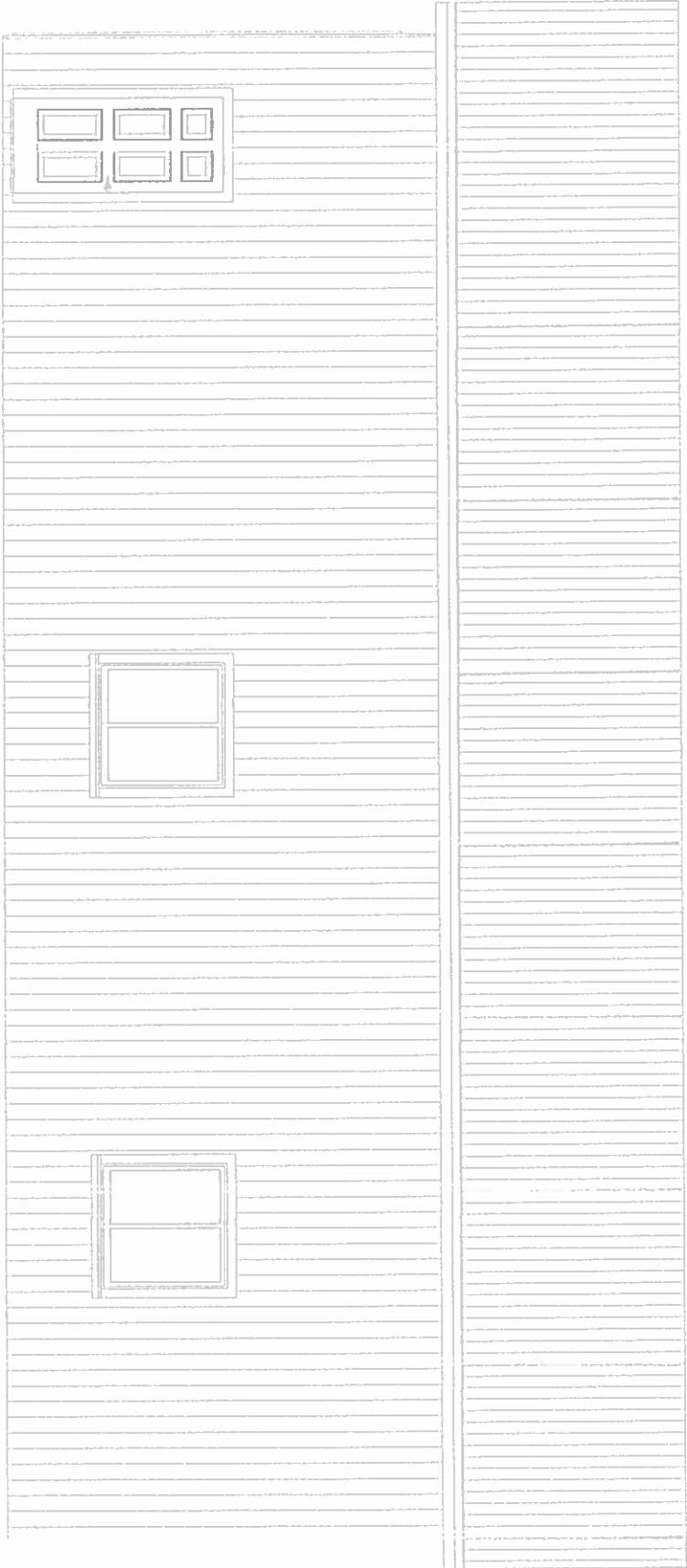
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <u>TODD SUHDOLAK</u> Date: <u>12-06-2023</u> Signature: <u><i>Todd Suhdolak</i></u> Title: _____		

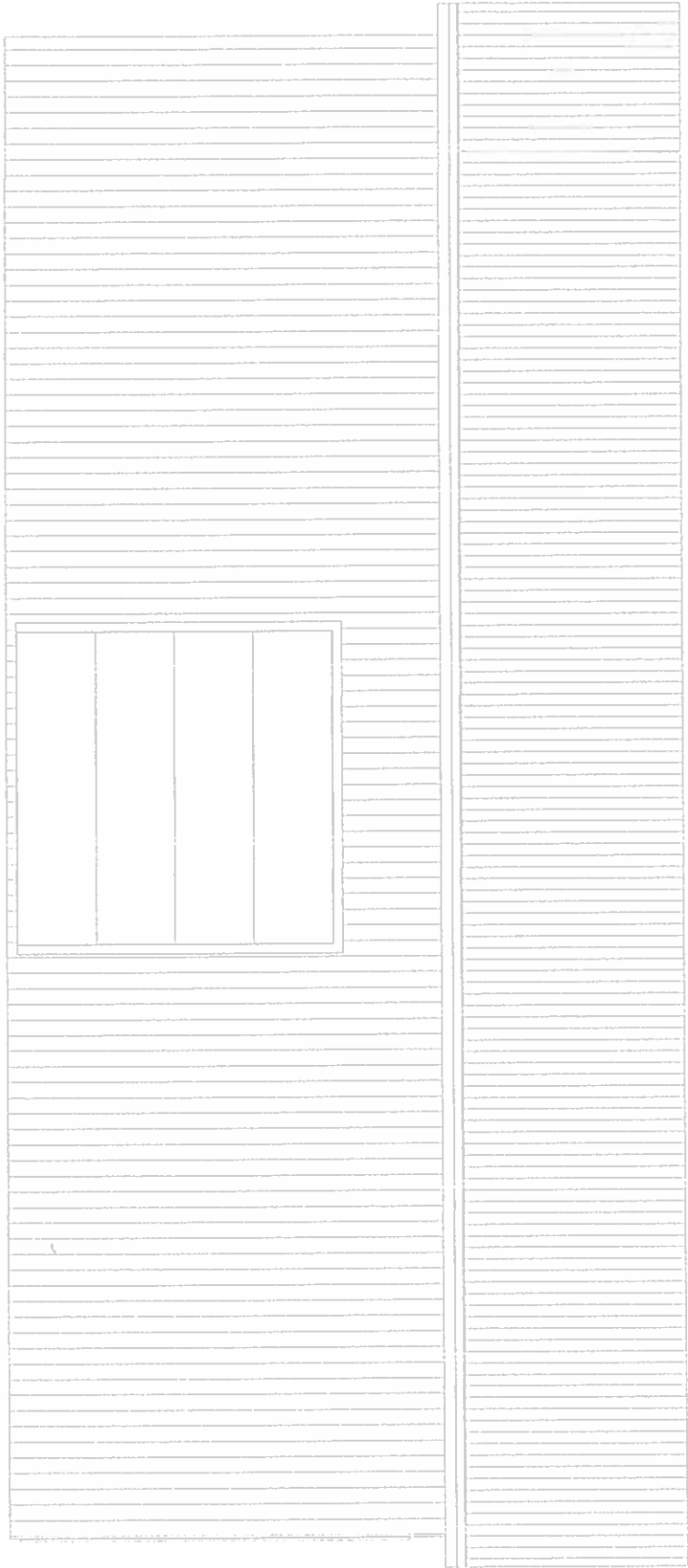




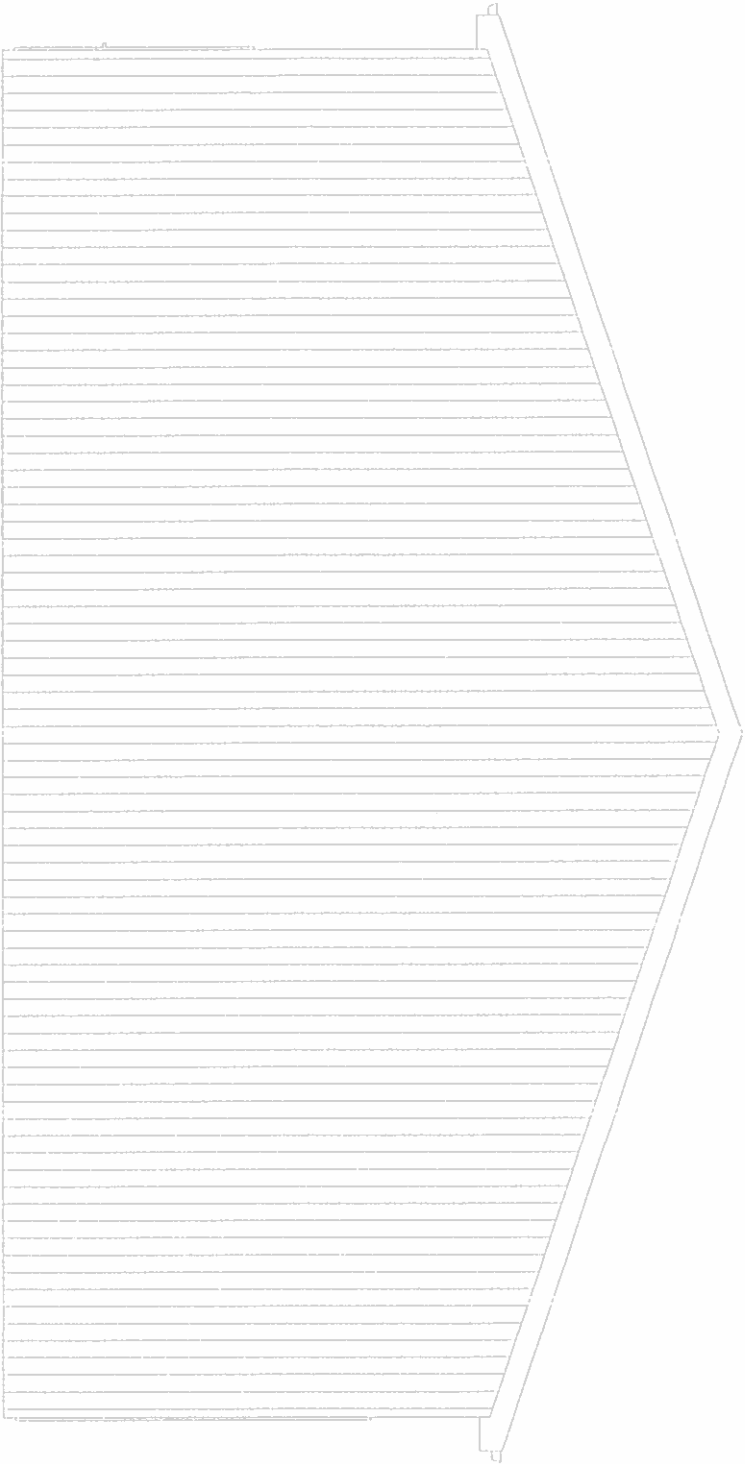
NORTH ELEVATION

WEST ELEVATION



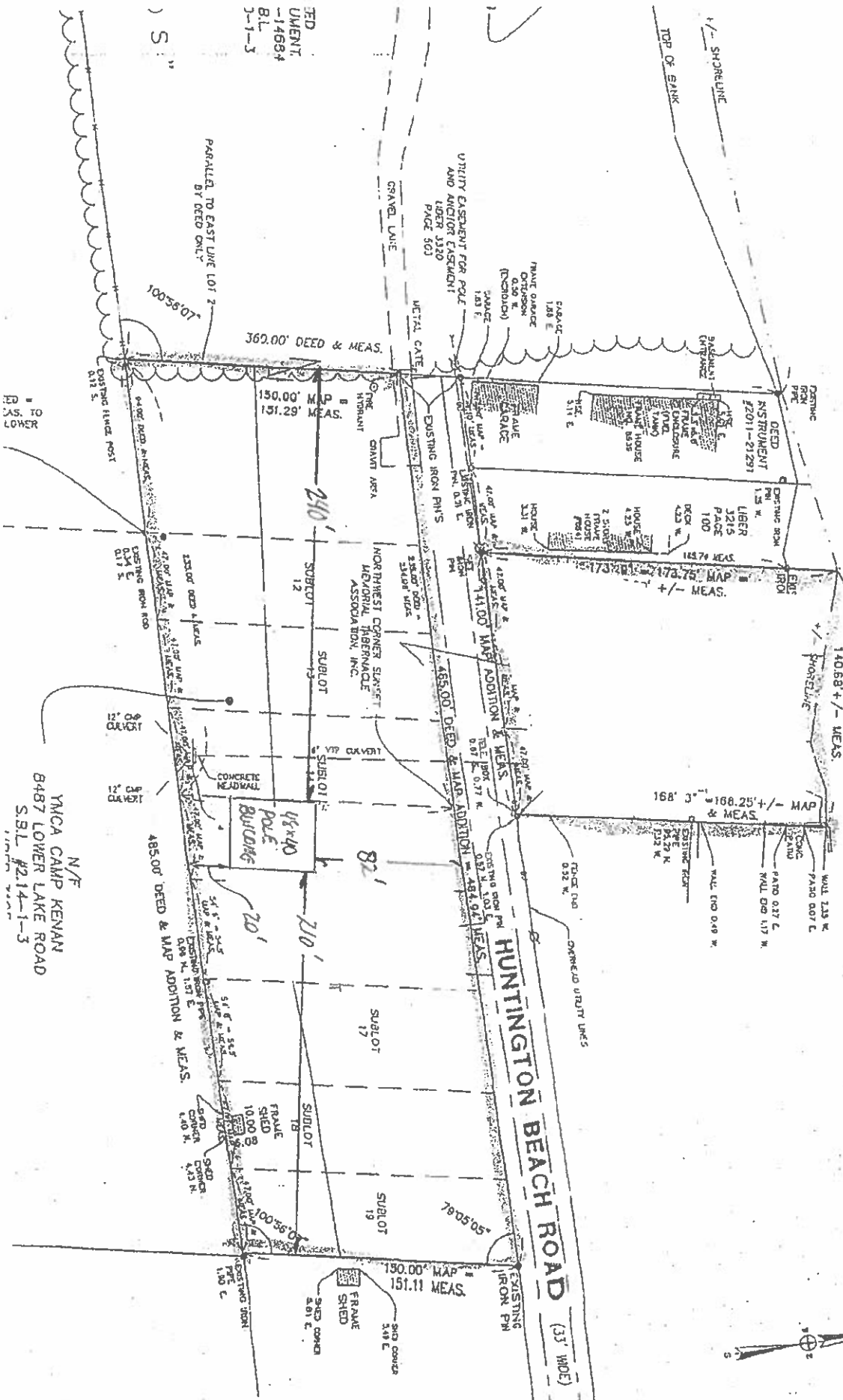


EAST ELEVATION



SOUTH ELEVATION

ONTARIO



ED
UMENT
-14684
BL
2-1-3

S 11

PARALLEL TO EAST LINE LOT 2
BY DEED ONLY

360.00' DEED & MEAS.

150.00' MAP
151.29' MEAS.

240'

SUBLOT 12

SUBLOT 13

SUBLOT 14

SUBLOT 15

SUBLOT 16

SUBLOT 17

SUBLOT 18

SUBLOT 19

SUBLOT 20

SUBLOT 21

SUBLOT 22

SUBLOT 23

SUBLOT 24

SUBLOT 25

SUBLOT 26

SUBLOT 27

SUBLOT 28

SUBLOT 29

ED
AS. TO
LOWER

N/F
YMCA CAMP KENAN
8487 LOWER LAKE ROAD
S.B.L. #214-1-3

HUNTINGTON BEACH ROAD (33' WIDE)

