

**TOWN OF BARRE  
ZONING BOARD OF APPEALS  
APPLICATION**  
(See Instructions and Procedures Attached)

Date Received: \_\_\_\_\_

1. I (we) hereby apply to the Zoning Board of Appeals:

for Area Variance       for a Use Variance

Pursuant to Section for the Town of Barre Zoning Regulations: \_\_\_\_\_

§350-24f(1)(a) - front setback minimum of 75 feet, pre-existing 29.7' (at porch),

§350-24f(1)(b) - side setback minimum of 15 feet, pre-existing 10.6',

§350-24f(1)(c) - rear setback minimum of 50 feet, pre-existing 37.8'

2. LOCATION: Address 4760 Oak Orchard Road Tax Lot No. 106.0-1-5

Current Zoning: B & R-1 (Lot 1 is fully within the B district)

3. OWNER: GLX Farms, LLC Telephone: (602) 632-6039

Address: 12365 N. 138th Place Scottsdale, AZ Zip: 85259

APPLICANT: same Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Zip: \_\_\_\_\_

AGENT: Schultz Associates Engineers and Land Surveyors Telephone: (585) 340-3750


Address: 129 South Union Street Zip: 14559

If the applicant is not the owner or if there is an applicant/agent, please explain:

The owner / applicant lives in Arizona the agent will be handling this application at any public hearings etc...

4. DESCRIBE BRIEFLY THE DETAILS OF THIS REQUEST: Our client is seeking to subdivide off a 1.518 acre parcel from the parent tract. the proposed lot contains a pre-existing non-conforming structure.

The subdivision will require variances for the per-existing structures, as outlined above.

SIGNATURE(s):  DATE: 02/06/2023  
\_\_\_\_\_  
DATE: \_\_\_\_\_

**TOWN OF BARRE  
APPLICANT ACKNOWLEDGEMENT**

Date: 2/6/23

Applicant: Name: GLK Farms, LLC

Address: 12365 N. 136th Place Scottsdale, AZ 85259

Telephone: (602)692-0039

Subject Property: Address: 4760 Oak Orchard Road

Tax Lot No. 106.0-1-5

Referred to Zoning Board of Appeals for:

Area Variance       Use Variance

Applicant shall reimburse the Town of Barre for all engineering, legal, or other extraordinary or unanticipated expenses incurred by the Town in review of the proposed action. The applicant shall reimburse the Town as expenses are incurred.

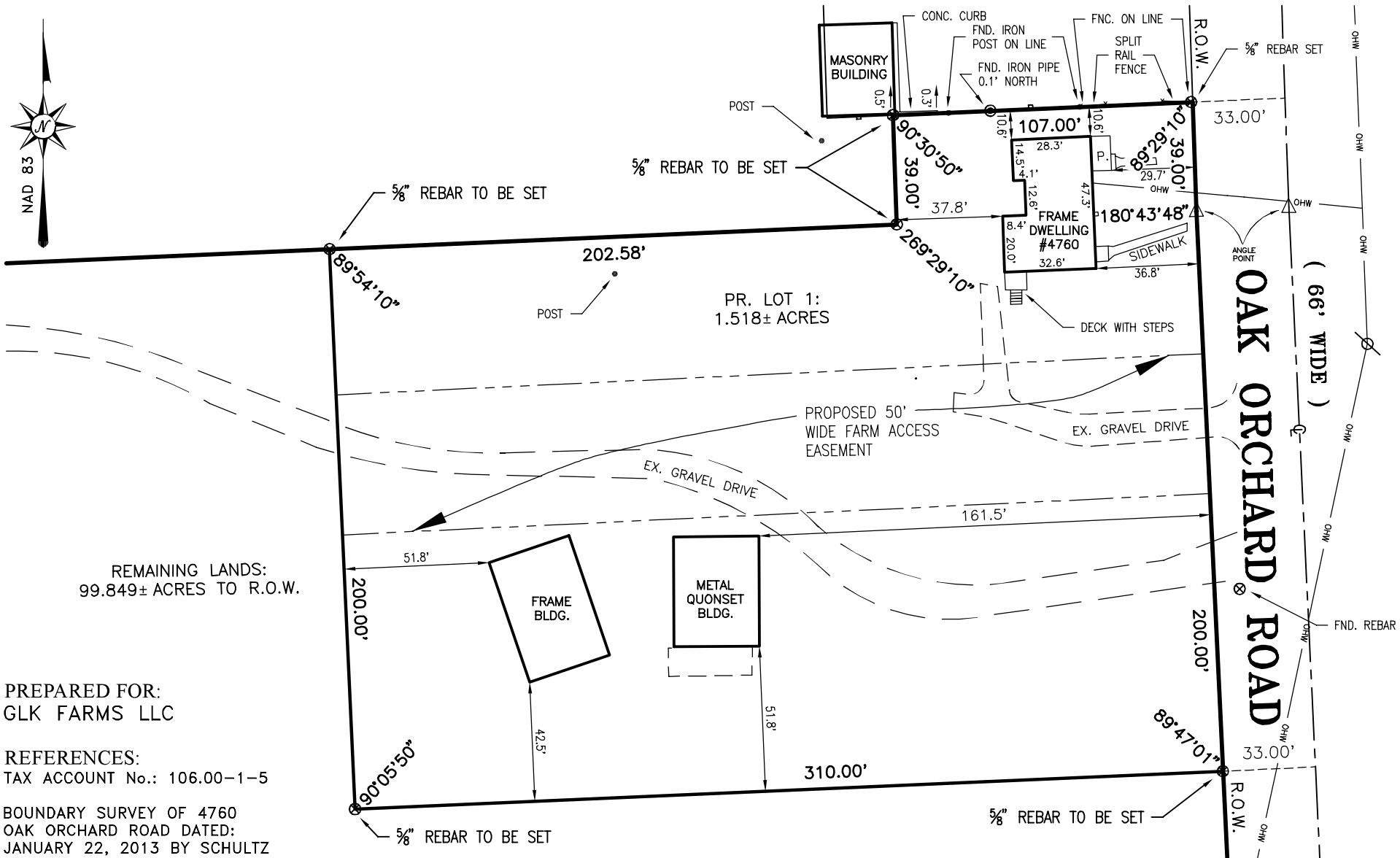
Where such expenses are estimated to be greater than \$1,000.00, the Zoning Board of Appeals will require an escrow account be established in an amount determined by such Board. The escrow account will be replenished as expenses are paid by the Town.

All monies due the Town of Barre shall be paid in full before issuance of any required permit OR within thirty (30) days of final action taken by the Zoning Board of Appeals.

I, ROBERT KENNEY have read the above statement and agree to the terms and conditions thereof.

  
Applicant's Signature

2/06/2023  
Date



REMAINING LANDS:  
99.849± ACRES TO R.O.W.

PREPARED FOR:  
GLK FARMS LLC

REFERENCES:  
TAX ACCOUNT No.: 106.00-1-5

BOUNDARY SURVEY OF 4760  
OAK ORCHARD ROAD DATED:  
JANUARY 22, 2013 BY SCHULTZ  
ASSOCIATES, P.C.

LIBER 237 OF DEEDS, PAGE 516  
LIBER 35 OF DEEDS, PAGE 534  
BOOK 825 OF RECORDS, PAGE 2796  
DEED BOOK 852, PAGE 3458

SCALE: 1" = 50'  
DATE: 02/09/23  
DRAWN BY: SLS  
JOB No.: 22.356

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# DETAIL VIEW OF 4760 OAK ORCHARD ROAD

SITUATE IN :  
TOWN LOT 5, TOWNSHIP 14, RANGE 2 OF THE HOLLAND LAND COMPANY'S LAND  
TOWN OF BARRE, COUNTY OF ORLEANS, STATE OF NEW YORK

**SCHULTZ ASSOCIATES**  
ENGINEERS & LAND SURVEYORS, P.C.  
129 SOUTH UNION STREET, PO BOX 89  
SPENCERPORT, NEW YORK 14559  
585-349-3750  
SchultzAssociatesPC.com  
email: contact@schultzpc.com

**AGRICULTURAL DATA STATEMENT**

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance, or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

A. Name of applicant: Schultz Associates, P.C.  
Mailing address: 129 South Union Street  
Spencerport, NY 14559

B. Description of the proposed project: Single lot subdivision with remaining lands.

C. Project site address: 4760 Oak Orchard Road (Route 98) Town: Barre

D. Project site tax map number: 106.0-1-5

E: The project is located on property:  
 within an Agricultural District containing a farm operation, or  
 with boundaries within 500 feet of a farm operation located in an Agricultural District.

F. Number of acres affected by project: 1.518 acres, more or less

G. Is any portion of the project site currently being farmed?  
 Yes. If yes, how many acres<sup>55±</sup> \_\_\_\_\_ or square feet \_\_\_\_\_?  
 No.

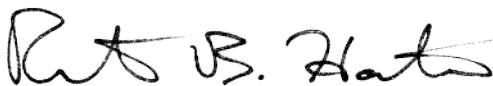
H. Name and tax parcel identification number or address of any owner of land containing farm operations within the Agricultural District and is located within 500 feet of the boundary of the property upon which the project is proposed.

1. Panek Brothers, LLC T.A. #106.-1-4.121 2. Herman & Maralee Hicks T.A. #106.-1-83/T.A. #106.-1-1.111  
3. Thomas C, Thomas E, Stephen Hicks T.A. #106.-1-1.112 4. Panek Brothers, LLC T.A. #106.-1-36.1  
5. Andrew & Michael VanLieshout T.A. #106.-1-6 6. Dale S. Root Farms, LLC T.A. #95.3-1-50  
7. Jason & Cheri Zicari T.A. #106.-1-7 8. GLK Farms, LLC T.A. #106.-1-5

I. Attach a copy of the current tax map showing the site of the proposed project relative to the location of farm operations identified in Item H above. Web-mapping available at [tinyurl.com/MapOrleans](http://tinyurl.com/MapOrleans).

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**FARM NOTE**  
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Prospective residents should be aware that farm operations may generate dust, odor, smoke, noise, vibration and other conditions that may be objectionable to nearby properties. Local governments shall not unreasonably restrict or regulate farm operations within State Certified Agricultural Districts unless it can be shown that the public health or safety is threatened.  
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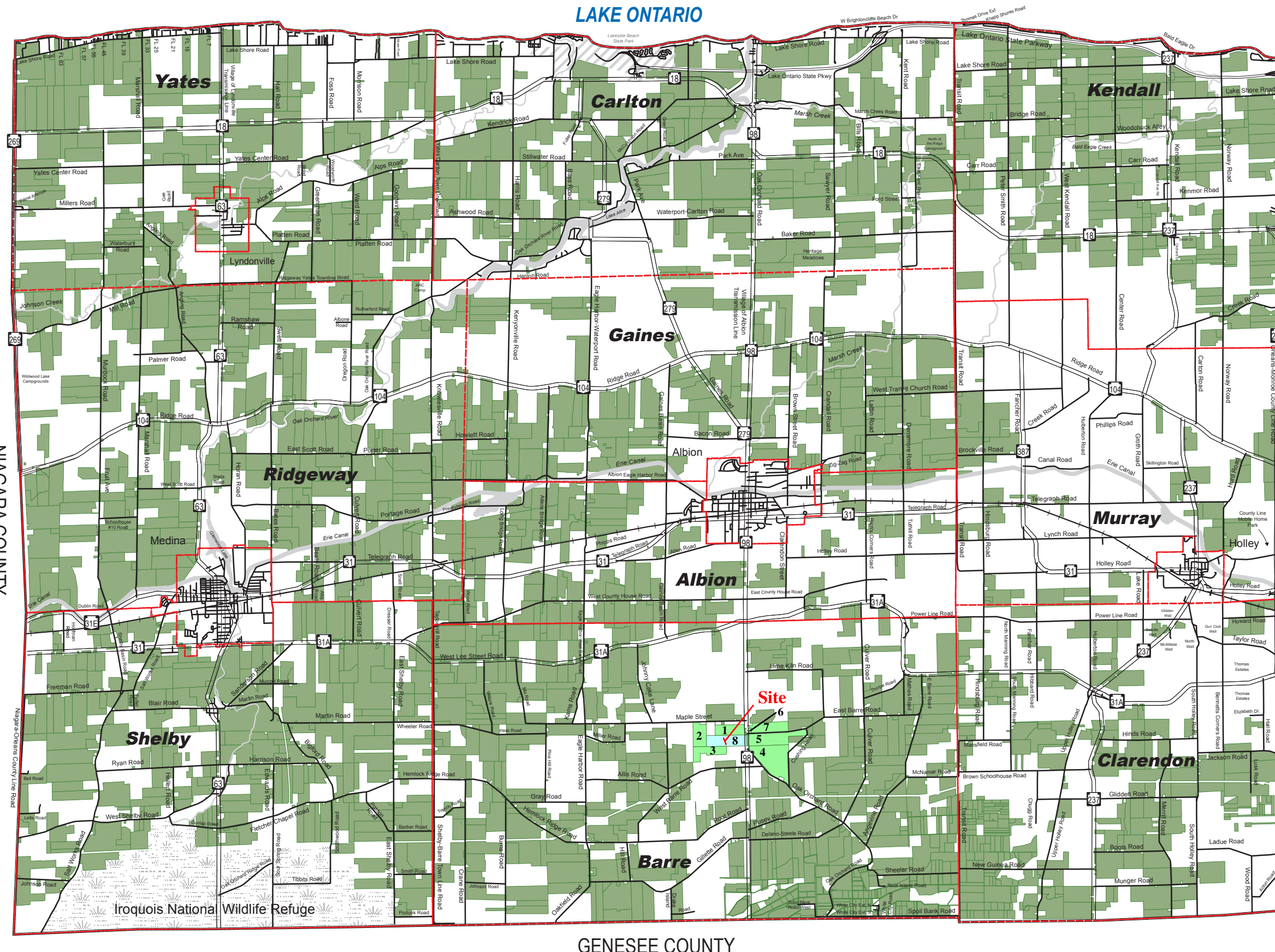


\_\_\_\_\_  
Name and Title of Person Completing Form

02-06-2023

\_\_\_\_\_  
Date

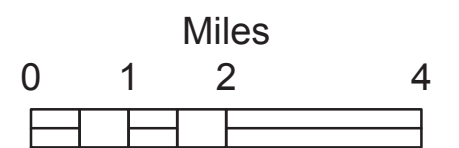
# Orleans County Proposed Consolidated Agricultural District No. 1 as Approved 7-27-16 by Legislature



Land in  
Agricultural  
District



Prepared 8-4-16 by  
Orleans County  
Department of  
Planning and Development



NIAGARA COUNTY

MONROE COUNTY

GENESSEE COUNTY

# 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.

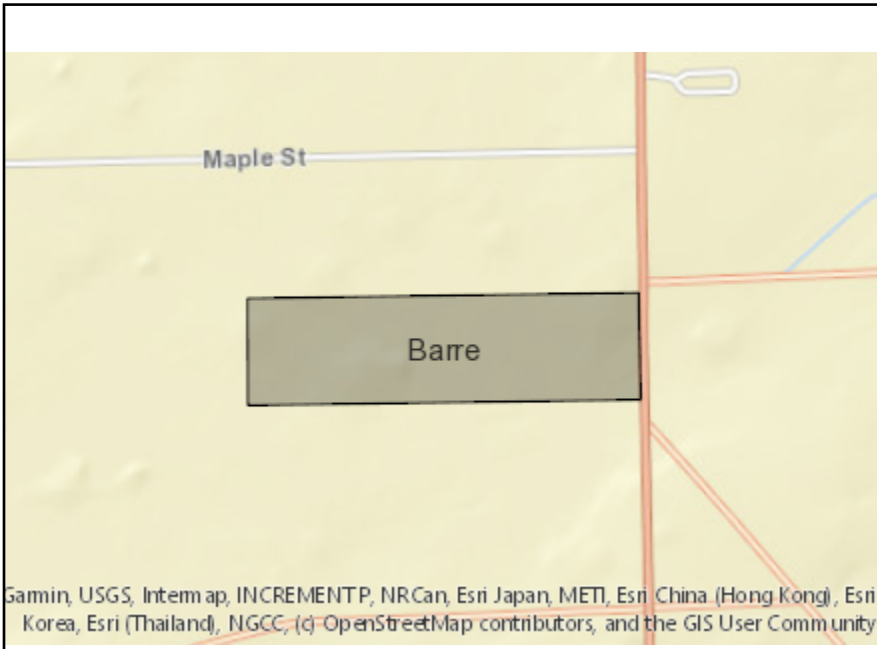
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

| <b>Part 1 – Project and Sponsor Information</b>                                                                                                                                                                                                                                                                                                      |  |                                                            |                                            |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------|--------------------------------------------|
| Name of Action or Project:<br>GLK Farms Subdivision                                                                                                                                                                                                                                                                                                  |  |                                                            |                                            |
| Project Location (describe, and attach a location map):<br>4760 Oak Orchard Road (Route 98)                                                                                                                                                                                                                                                          |  |                                                            |                                            |
| Brief Description of Proposed Action:<br>Single lot subdivision, subdividing off 1.518 acres with the existing house and barns from the parent parcel.                                                                                                                                                                                               |  |                                                            |                                            |
| Name of Applicant or Sponsor:<br>Schultz Associates, P.C.                                                                                                                                                                                                                                                                                            |  | Telephone: (585) 349-3750<br>E-Mail: contact@schultzpc.com |                                            |
| Address:<br>129 South Union Street                                                                                                                                                                                                                                                                                                                   |  |                                                            |                                            |
| City/PO:<br>Spencerport                                                                                                                                                                                                                                                                                                                              |  | State:<br>NY                                               | Zip Code:<br>14559                         |
| 1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?<br>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<br><input type="checkbox"/>             |
|                                                                                                                                                                                                                                                                                                                                                      |  |                                                            | YES<br><input type="checkbox"/>            |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency?<br>If Yes, list agency(s) name and permit or approval: Planning and Zoning Board Approvals                                                                                                                                                       |  |                                                            | NO<br><input type="checkbox"/>             |
|                                                                                                                                                                                                                                                                                                                                                      |  |                                                            | YES<br><input checked="" type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ 99.8± acres                                                                                                                                                                                                                                                                            |  |                                                            |                                            |
| b. Total acreage to be physically disturbed? _____ 0 acres                                                                                                                                                                                                                                                                                           |  |                                                            |                                            |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 99.8 acres                                                                                                                                                                                                              |  |                                                            |                                            |
| 4. Check all land uses that occur on, are adjoining or near the proposed action:                                                                                                                                                                                                                                                                     |  |                                                            |                                            |
| 5. <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                                                                                                                                                                                                                                                                                                                    |  |                                                            |                                            |

| 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<br><input type="checkbox"/>                                                                                          | YES<br><input checked="" type="checkbox"/>                                              |                          |
| 7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?<br>If Yes, identify: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | NO<br><input checked="" type="checkbox"/>                                                                               | YES<br><input type="checkbox"/>                                                         |                          |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels?<br>b. Are public transportation services available at or near the site of the proposed action?<br>c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?                                                                                                                                                                                                                                                                                                 | NO<br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/><br><input checked="" type="checkbox"/> | YES<br><input type="checkbox"/><br><input type="checkbox"/><br><input type="checkbox"/> |                          |
| 9. Does the proposed action meet or exceed the state energy code requirements?<br>If the proposed action will exceed requirements, describe design features and technologies:<br>_____<br>_____                                                                                                                                                                                                                                                                                                                                                                                                                 | NO<br><input checked="" type="checkbox"/>                                                                               | YES<br><input type="checkbox"/>                                                         |                          |
| 10. Will the proposed action connect to an existing public/private water supply?<br>If No, describe method for providing potable water: _____<br>Pre-existing structures on lands to be subdivided. _____                                                                                                                                                                                                                                                                                                                                                                                                       | NO<br><input type="checkbox"/>                                                                                          | YES<br><input checked="" type="checkbox"/>                                              |                          |
| 11. Will the proposed action connect to existing wastewater utilities?<br>If No, describe method for providing wastewater treatment: _____<br>Pre-existing structures on lands to be subdivided. _____                                                                                                                                                                                                                                                                                                                                                                                                          | NO<br><input type="checkbox"/>                                                                                          | YES<br><input checked="" 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?<br><br>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? | NO<br><input type="checkbox"/><br><input type="checkbox"/>                                                              | YES<br><input checked="" type="checkbox"/><br><input checked="" 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?<br><br>b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?<br>If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____<br>_____<br>_____                                                                                                                                                                                     | NO<br><input type="checkbox"/><br><input checked="" type="checkbox"/>                                                   | YES<br><input checked="" type="checkbox"/><br><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:<br><input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional<br><input checked="" 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?<br>Northern Harrier                                                                                                                                                                                                                                              | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input checked="" 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?<br>If Yes,<br>a. Will storm water discharges flow to adjacent properties?<br>b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?<br>If Yes, briefly describe:<br>_____<br>_____                                                                                                  | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 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)?<br>If Yes, explain the purpose and size of the impoundment: _____<br>_____                                                                                                                                                                              | 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?<br>If Yes, describe: _____<br>_____                                                                                                                                                                                                                                                          | 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?<br>If Yes, describe: _____<br>_____                                                                                                                                                                                                                                                        | NO                                  | YES                                 |
|                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b><br><br>Applicant/sponsor/name: <u>Schultz Associates Engineers and Land Surveyors, as agents</u> Date: <u>1-6-23</u><br>Signature: <u><i>Robert B. Harts</i></u> Title: <u>Project Manager</u>                                                                                                                                    |                                     |                                     |





**Disclaimer:** The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



|                                                                                               |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Part 1 / Question 7 [Critical Environmental Area]                                             | No                                                                                                                                |
| Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] | Yes                                                                                                                               |
| Part 1 / Question 12b [Archeological Sites]                                                   | Yes                                                                                                                               |
| Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]                               | Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook. |
| Part 1 / Question 15 [Threatened or Endangered Animal]                                        | Yes                                                                                                                               |
| Part 1 / Question 15 [Threatened or Endangered Animal - Name]                                 | Northern Harrier                                                                                                                  |
| Part 1 / Question 16 [100 Year Flood Plain]                                                   | Digital mapping data are not available or are incomplete. Refer to EAF Workbook.                                                  |
| Part 1 / Question 20 [Remediation Site]                                                       | No                                                                                                                                |