

TV 9-1-45.11, 45.2
Subdivisions
Bachman/Lakeshore Winery
Town of Varick

TO: Seneca County Planning Board
FROM: Seneca Co. Dept. of Planning & Community Development
DATE: February 6, 2024

This request for Subdivision review is located in the Town of Varick and requires review under Section 239 of the General Municipal Law because it is within 500 feet of State Route 89 and Agricultural District #8.

GENERAL INFORMATION

APPLICANT: Bachman, John & Annie
Lakeshore Winery, Inc.

(ADDRESS) 5132 State Route 89
Romulus, NY

STATUS OF APPLICANT: Owners

REQUESTED ACTION: Subdivision of 2 Parcels to
be added to a third.

LOCATION: 5132/5143 Route 89

SIZE: 2.382 acres to be added to
adjacent property

SURROUNDING LAND USE: Agriculture & Residential

PUBLIC UTILITIES & SERVICES:
Water & Sewer: Varick Water Dist. #4
Private Septic
School District: Romulus
Fire Department: Fayette-Varick Fire

SEQR: Part 1 SEAF

ANALYSIS

The applicants are proposing to divide a total of 2.382 acres of undeveloped land from their private residential holdings and from the Lakeshore Landing property and transferring that property to an adjacent property owner.

The property to be transferred contains a portion of the driveway access to the Bachman's residence. A right-of-way for perpetual access should be included in the transfer.

The portion of the property that is held by the Lakeshore Winery has had an agriculture assessment, to continue that program the owners need to have the remaining portion of the property reclassified.

This action should have negligible impact on county plans or purposes; no significant impact on State Route 89, and no impact on other farm operations within 500 feet of the action.

RECOMMENDATION

The Seneca County Department of Planning & Community Development advises the Seneca County Planning Board to recommend that the request of John and Annie Bachman for subdivision be approved conditional upon a right-of-way being granted to property containing 5156 Route 89.

DOCUMENTS AVAILABLE

Application for Subdivision
Ag. Data Statement
Part 1 SEAF
Survey Maps

Resolution _____-24
TV 9-1-45.11, 45.2
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WHEREAS, the request of John and Annie Bachman for Subdivision review was forwarded for review under Section 239 of the General Municipal Law because it is within 500 feet of State Route 89 and Agricultural District #8, and

WHEREAS, the Seneca County Department of Planning and Community Development did review said request and prepared a report dated February 6, 2024, and

WHEREAS, the Seneca County Planning Board did meet on February 8, 2023, to consider this request, the report of the Seneca County Department of Planning and Community Development, and other pertinent information, be it therefore,

RESOLVED, that the Seneca County Planning Board recommends that this request be approved conditional upon a right-of-way being granted to property containing 5156 Route 89., and be it,

FURTHER RESOLVED, that the Seneca County Department of Planning and Community Development be directed to forward word of this action to the Town of Varick.

Motion _____

Second _____

Ayes _____

Nays _____

Abstain _____

Caitlin S. Ryan Secretary

Map Reference:

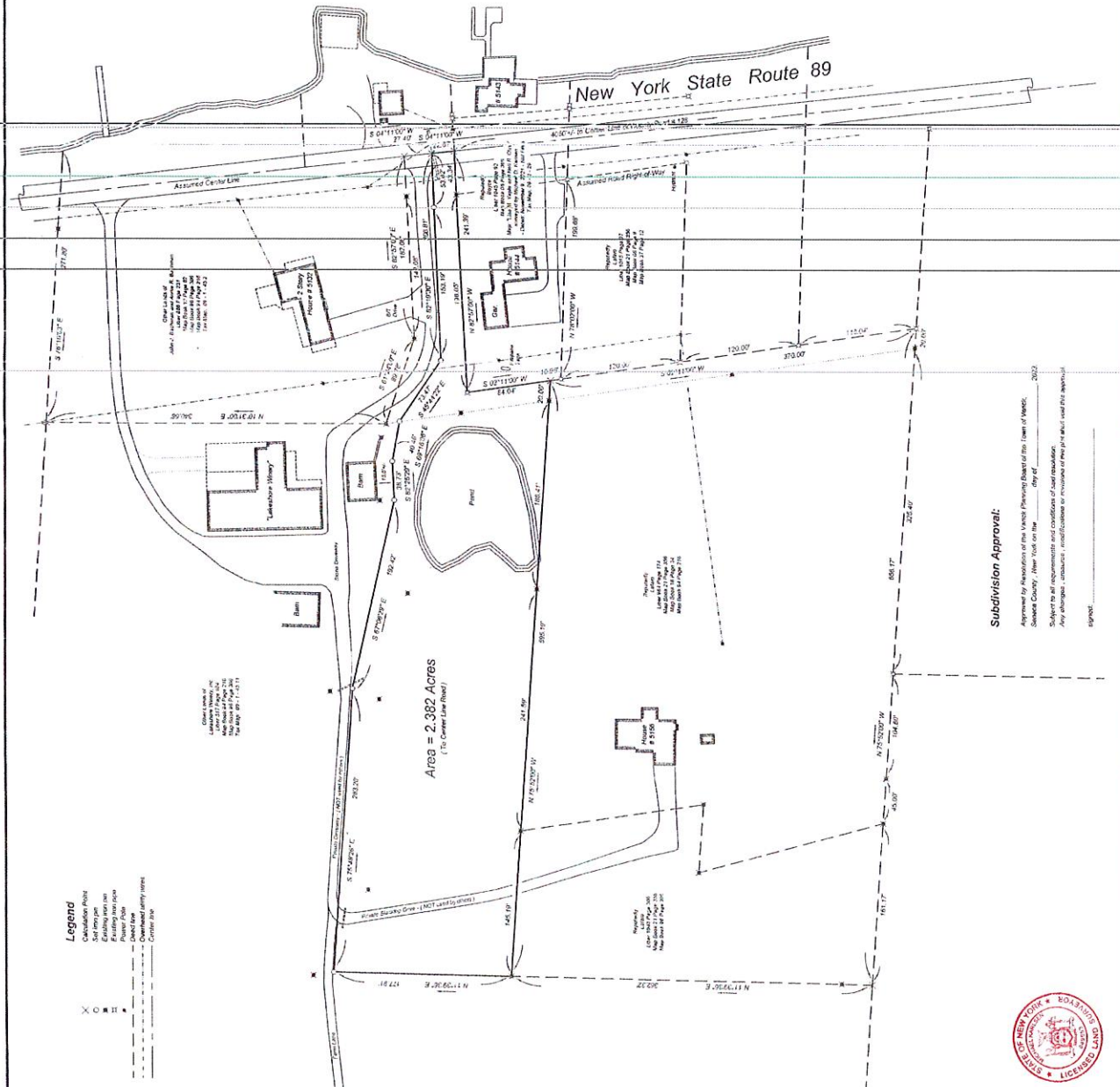
- 1) "Plan of Land Co. ... by Mills, N. & Co. in B. ... recorded February 14, 1894 in Book 10 of Page 118.
- 2) "Plan of Land Co. ... by Mills, N. & Co. in B. ... recorded February 14, 1894 in Book 10 of Page 118.
- 3) "Plan of Land Co. ... by Mills, N. & Co. in B. ... recorded February 14, 1894 in Book 10 of Page 118.

Deed Reference:

- 1) John J. Bachman and Annie K. Bachman ... recorded February 14, 1894 in Book 10 of Page 118.
- 2) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 3) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 4) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 5) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 6) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 7) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 8) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 9) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.
- 10) Lakewood Realty Co. ... recorded February 14, 1894 in Book 10 of Page 118.

Plan of Land to be Conveyed by
**John J. Bachman and Annie K. Bachman
 and Lakeshore Realty, Inc.**
 Situated in the City of New York, County of New York.
 Town of Van Hook, County of Seneca, State of New York.

Scale: 1" = 50'
 Prepared by:
 Lakeshore Realty, Inc.
 Seneca, N.Y.



Subdivision Approval:

Approved by Resolution of the Local Planning Board of the Town of Van Hook, Seneca County, New York on the _____ day of _____, 2023.
 Subject to all requirements and conditions of local law.
 Any changes, additions, modifications or removals of any part shall void this approval.
 signed: _____



Certificate

This is to certify that I am a Licensed Land Surveyor and that the data was compiled on November 20, 2023 from the notes of an instrument survey conducted on _____, 2023.
 Signed: _____
 License No. 49820

Certify to:

1. John J. Bachman and Annie K. Bachman
2. Carl S. Ryan and Faye Phyllis Ryan

This Map No. 09-1-45-2 (part of) and 09-1-45-11 (part of)