

Pd 81

SITE PLAN AND ARCHITECTURAL REVIEW – APPLICATION FORM

CITY OF GENEVA, NEW YORK

Date of Application:

3/6/23

Please type or print clearly.

Contact Information:

Property owner(s):

Paidge Group LLC

Property owner(s) telephone no.:

917-863-1665

Property owner(s) email:

hf942n@gmail.com

Mailing address of property owner:

942 Lafayette Ave
Brooklyn NY 11221

Design professional's name:

NYS license number:

Professional's telephone no.:

Professional's email:

Mailing address of professional:

Land surveyor's name:

DAVID HANLEY

NYS license number:

050.379

Surveyor's telephone no.:

Surveyor's email:

Mailing address of surveyor:

Real Property Information:

Address of real property:

210 Washington St

Tax parcel identification number:

104.57-1-54

Zoning district:

Current use of real property:

Single family building

Proposed use of real property:

Return to four family building

Application for (check all that apply):

Addition

New Construction

Subdivision

Alteration (Exterior only)

Planned Unit Development

ZBA Requirement

Expanded Occupancy Use

Reconstruction (Exterior only)

Other: _____

Project Information:

Cost (US dollars):

\$ 35,000

Existing property acreage:

0.2594

Existing bldg. style:

Proposed property acreage:

0.2594 same

Proposed bldg. style:

same

Existing floor area (sq ft):

3946

Existing Occupant Load:

1 Family

Proposed floor area (sq ft):

3946 same

Proposed Occupant Load:

4 Family

Existing height (ft):

Fire Detection (yes/no):

To be added-local

Proposed height (ft):

same

Fire Suppression (yes/no):

No

Brief Summary of Project:

- Building purchased as a 4 family home as income property
- Discovered building was converted from a 4 family to a single family by previous owner
- Kitchen and bath updates. Floating floor in certain areas and paint of all walls. Possible heat updates for all units.

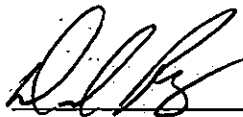
Supporting Documentation (check all that apply):

NA

- Completed application form (12 copies)
- Completed Architectural and civil drawings signed and stamped by a registered design professional (12 copies)
- Survey maps of the property signed and stamped by a land surveyor (12 copies)
- Legal proof of ownership (12 copies)
- New York State Environmental Assessment Form (12 copies)
- City of Geneva's Historic Commission approval (12 copies)
- Application Fee (Please make all checks payable to the "City of Geneva, New York.")

Role of the Registered Design Professional:

The property owner hereby agrees that the registered design professional will be the owner's representative for this project. The registered design professional shall have authority to act on behalf of the owner to answer any questions posed by the Planning Board in order to ascertain compliance with applicable regulations. However, the registered design professional is not obligated to make any changes to this project without permission by the owner unless legally stated otherwise.

Property Owner's signature  Date: 3/6/23

Property Owner's name: DAVID PAGE - PROPERTY MANAGER

This Indenture,

Made the 17th day of November, 2022

Between

Babubhai G. Patel, Rakeshbhai Patel and Pareshbhai Patel, residing at 210 Washington Street, Geneva, New York 14456

Parties of the first part, and

Paidge Group LLC, a New York State Limited Liability Corporation with an address of 942 Lafayette Avenue, Brooklyn, New York 11221

Party of the second part,

Witnesseth that the parties of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States; and other good and valuable consideration, paid by the party of the second part, do hereby grant and release unto the party of the second part, his heirs, distributees and assigns forever, all

ALL THAT TRACT OR PARCEL OF LAND, together with the buildings and improvements thereon erected, situate in the City of Geneva, County of Ontario and State of New York, as more particularly described as follows: **See Schedule "A" attached hereto and made a part hereof.**

BEING the same premises as conveyed to the parties of the first part by David M. Fitzgerald and Mary K. Fitzgerald by Warranty Deed dated October 19, 2000 and recorded in the Ontario County Clerk's Office on October 23, 2000 in Liber 1044 of Deeds at page 150.

Address: 210 Washington Street, Geneva, NY 14456

Tax Map #: 104.57-1-54

Together with the appurtenances and all the estate and rights of the parties of the first part in and to said premise,

To have and to hold the premises herein granted unto the party of the second part, his heirs, distributees and assigns forever.

And said parties of the first part covenant as follows:

First. That the party of the second part shall quietly enjoy the said premises;

Second. That said parties of the first part

WARRANTY DEED with Lien Covenant

will forever Warrant the title to said premises.

Third. That, in Compliance with Sec. 13 of the Lien Law, the grantors will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

In Witness Whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written.

In Presence of

B.G. Patel LS
BABUBHAI G. PATEL
Rakeshbhai Patel LS
PARESHBHAI PATEL LS

State of KY
County of Jefferson

On the 17th day of November in the year 2022 before me, the undersigned, a Notary Public in and for said state, personally appeared Babubhai G. Patel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature of Notary Public

State of KY
County of Jefferson

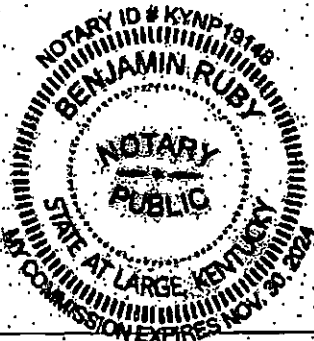
On the 17th day of November in the year 2022 before me, the undersigned, a Notary Public in and for said state, personally appeared Rakeshbhai Patel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature of Notary Public

State of KY
County of Jefferson

On the 17th day of November in the year 2022 before me, the undersigned, a Notary Public in and for said state, personally appeared Pareshbhai Patel, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature of Notary Public



SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND, SITUATE IN THE CITY OF GENEVA, COUNTY OF ONTARIO AND STATE OF NEW YORK, BOUNDED ON THE SOUTH BY WASHINGTON STREET; ON THE EAST BY GROVE STREET; ON THE NORTH BY LOCKE, NOW OR FORMERLY; AND ON THE WEST BY A LINE DRAWN PARALLEL WITH THE WEST LINE OF GROVE STREET AND EIGHTY-FIVE FEET DISTANT THEREFROM, BEING EIGHTY-FIVE FEET IN FRONT ON WASHINGTON STREET AND ABOUT ONE HUNDRED AND THIRTY-TWO FEET DEEP ON GROVE STREET.

The Premises is more modernly described as:

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Geneva, County of Ontario and State of New York, bounded and described as follows:

Beginning at the intersection, marked by a found rebar, of the northerly apparent street line of Washington Street and the westerly apparent street line of Grove Street and running;

thence S83°24'00"W with the northerly apparent street line of Washington Street for 85.55 feet and a found rebar;

thence N6°44'00"W for 132.25 feet and a found rebar;

thence N83°41'00"E for 85.62 feet to the westerly apparent street line of Grove Street and a found rebar;

thence S6°42'00"E with the westerly apparent street line of Grove Street for 131.83 feet; to the Point of Beginning of 104.57-1-54, containing 0.259 acres more or less.

This parcel is depicted fully by a map entitled "Instrument Survey of Lands being conveyed by Babubhai G. Patel, Rakeshbhai Patel and Pareshbhai Patel" dated October 24, 2022, by David J. Hanley L.S. NYS Lic. #050379. Said map to be filed in the Office of the Clerk of Ontario County with the filing of this instrument.

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; font-size: 1.2em;">210 WASHINGTON ST, GENEVA, NY</p>																		
Project Location (describe, and attach a location map): <p style="text-align: center; font-size: 1.2em;">210 WASHINGTON ST.</p>																		
Brief Description of Proposed Action: 																		
Name of Applicant or Sponsor: <p style="text-align: center; font-size: 1.2em;">PAIDGE GROUP, LLC</p>		Telephone: <u>917 863 1665</u> E-Mail: <u>HF94ZN@GMAIL.COM</u>																
Address: <p style="text-align: center; font-size: 1.2em;">942 LAFAYETTE AVE</p>																		
City/PO: <p style="text-align: center; font-size: 1.2em;">BROOKLYN NY 11221</p>		State: <p style="text-align: center; font-size: 1.2em;">NY</p>	Zip Code: <p style="text-align: center; font-size: 1.2em;">11221</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 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 checked="" 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 type="checkbox"/>															
4. Check all land uses that occur on, are adjoining or near the proposed action:			YES <input type="checkbox"/>															
<table style="width: 100%; border: none;"> <tr> <td><input checked="" type="checkbox"/> Urban</td> <td><input type="checkbox"/> Rural (non-agriculture)</td> <td><input type="checkbox"/> Industrial</td> <td><input type="checkbox"/> Commercial</td> <td><input type="checkbox"/> Residential (suburban)</td> </tr> <tr> <td><input type="checkbox"/> Forest</td> <td><input type="checkbox"/> Agriculture</td> <td><input type="checkbox"/> Aquatic</td> <td colspan="2"><input type="checkbox"/> Other(Specify):</td> </tr> <tr> <td colspan="5"><input type="checkbox"/> Parkland</td> </tr> </table>				<input checked="" type="checkbox"/> Urban	<input type="checkbox"/> Rural (non-agriculture)	<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Residential (suburban)	<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):		<input type="checkbox"/> Parkland				
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<input type="checkbox"/> Forest	<input type="checkbox"/> Agriculture	<input type="checkbox"/> Aquatic	<input type="checkbox"/> Other(Specify):															
<input type="checkbox"/> Parkland																		

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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: _____ _____	NO	YES	
	<input checked="" 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: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<input type="checkbox"/>	<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? 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	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

SURVEY MAP
INSTRUMENT SURVEY OF LANDS

City of Geneva
 County of Ontario

being conveyed by
Babubhai Q. Patel
Rakeshbhai Patel
Pareshbhai Patel
 known as #210 Washington Street

STATE OF NEW YORK
 Tax Acct. # 10457-1-54

Area
 0.259 Acres +/-

ONTARIO COUNTY CLERK'S OFFICE
 FILED

DEC 20 2022

MATTHEW J. HOOSE, County Clerk
 By *Matthew J. Hoose*
 ACTING DEPUTY CLERK

38600

Reference

1. Map "Property of David M. & Mary K. Fitzgerald" By Leonard O. Gardner LS, NYS Lic. #049090. Filed in the Ontario County Clerk's Office at #20546.
2. Abstract provided by Crossroads Abstract Abstract # 092703 dated Sept. 28, 2022.
3. Warranty Deed: Fitzgerald to B. G. Patel et al Liber 1044 of Deeds, page 150.

Ontario County
 Real Property Tax Services
 Survey Map Review

Date of Review: 12-20-22
 No Fee Due: x
 Fee Paid: _____
 Reviewer Initials: NJ

It is a violation of the State Education Law for any person, unless acting under the direction of a licensed land surveyor to alter or tamper in any way.

Duly copies of this survey marked with the land surveyor's signature and an original approved or not used are the product of the land surveyor.

This survey was prepared for the parties and the purpose indicated herein. Any extension of the use beyond the purpose agreed to between the client and the surveyor exceeds the scope of the engagement.

Certification

- I, David J. Hanley certify to:
1. Paldge Group LLC;
 2. Kowalski Legal PLLC;
 3. First American Title Insurance Company;

That this survey was prepared on October 24, 2022 from the notes of an instrument survey completed by me on Oct. 14, 2022 and from the reference documents noted herein.

This title survey was prepared in accordance with the Minimum Standards of the Genesee Valley Land Surveyors Association adopted January 2017.



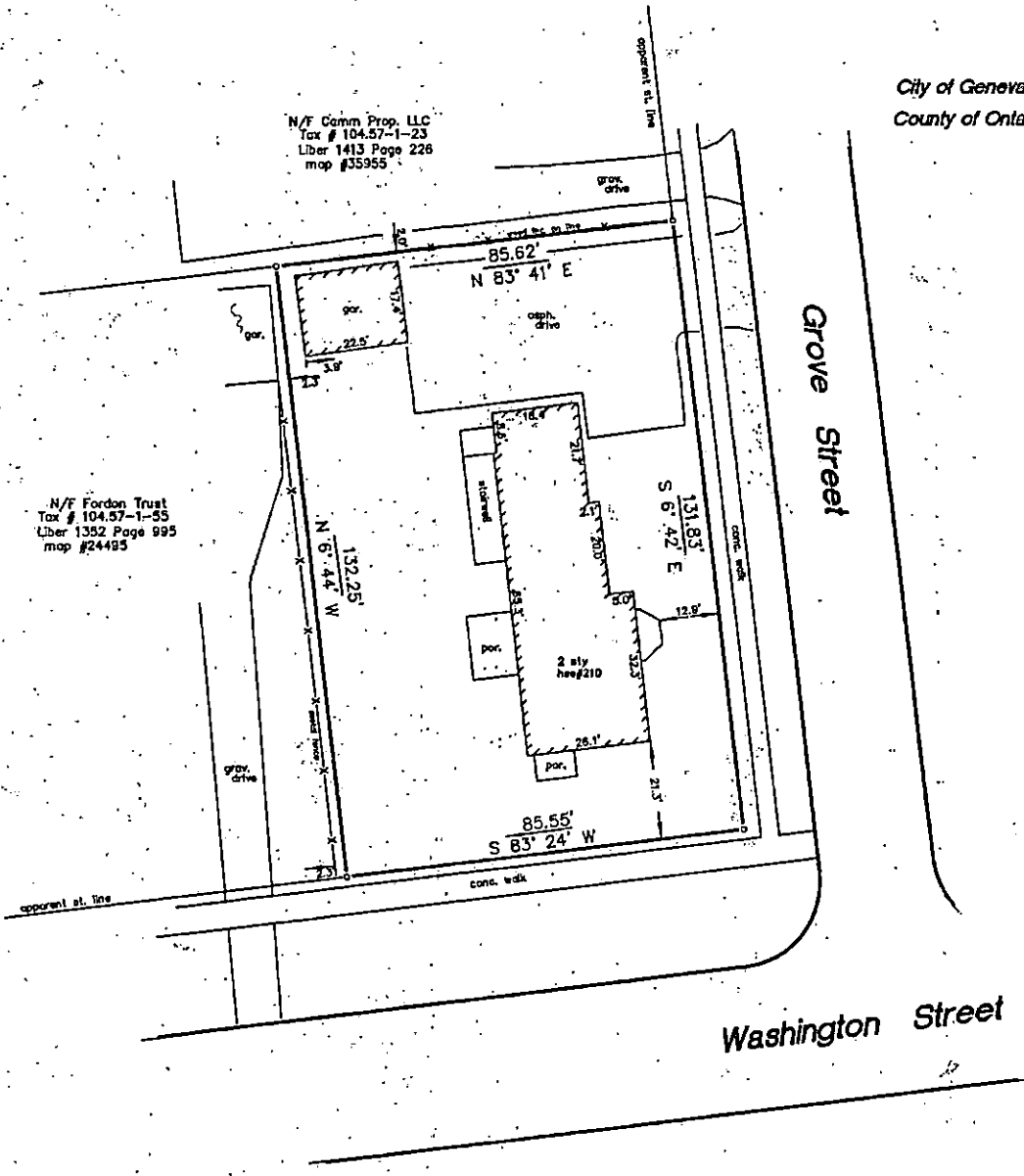
David J. Hanley
 David J. Hanley
 N.Y.S. Lic. # 050379

October 24, 2022
 Date

Legend

- pipe found
- rebar found
- ◊ rebar set
- △ nail found
- ◊ nail set
- ◊ hydrant
- ◊ utility pole

Scale 1"=30'



N/F Comm Prop. LLC
 Tax # 10457-1-23
 Liber 1413 Page 226
 map #35955

N/F Fardon Trust
 Tax # 10457-1-55
 Liber 1352 Page 995
 map #24495

Dave Hanley L.S.
 BRISTOL STREET #118E
 WANDAIGUA, NY 14424
 585-526-6050

PARKING DIAGRAM

