



Chauncey Homes LLC
263 Central Avenue
Rochester, New York 14605

Area Variance Proposal for 2517 Genesee St

Introduction

Dear Mr. Geiger and Members of the York Zoning Board of Appeals,

We are writing to request an area variance for the property located at 2517 Genesee St, with a tax map address of 3678 Main St, at the corner of Rt 63 and Rt 36. The structure is composed of two buildings, referenced as a current office and a current workshop/garage. Our proposal seeks adaptive reuse to create five apartments within the existing buildings; use remains residential as permitted/allowed by code. This is a change we believe will not only align with the needs of the community but also address the significant housing crisis happening in Livingston County.

York and Livingston County need more clean, code-compliant rentals, especially homes that work for small and young families. Our adaptive reuse at 2517 Genesee can deliver five such homes today if the Board grants area-variance relief from the 860 sq ft minimum for four of the units. The fifth unit is about 1,000 sq ft and complies. The attached architect plan shows five apartments within the current walls, with unit sizes of approximately 722, 692, 735, 735, and 1,063 sq ft.

Chauncey Homes and Chauncey Property Management are long-standing local owners and operators. We own and manage 33 apartments in the Town of York and 108 apartments within fifteen miles, with a record of steady tenancy, responsive maintenance, and quiet operations.

Several of our York rentals are grandfathered below 860 sq ft and continue to function well as safe, adequate housing for the community

We respectfully submit the following findings under Town Law § 267-b(3).

Project Summary

The Town of York is currently facing a limited housing supply for both ownership and rental properties, a challenge that is consistent with trends observed in other rural markets across the country. According to the U.S. Census Bureau, Livingston County has experienced a significant decrease in available housing, with a vacancy rate of only 4.8% in 2020, indicating a tight market where demand exceeds supply. This shortage is further illustrated by a report from the New York State Association of Realtors, which highlights that the number of homes for sale in rural areas has dropped by 34% over the past five years. This trend reflects a broader issue faced by many rural communities in New York, where increasing demand for housing is not met by sufficient supply, leading to rising prices and fewer options for residents.

Our Proposal not only addresses the limited housing, but also provides clean, code-compliant, and safe housing for residents to enjoy with a conversion that is convenient and not disruptive to the local community.

- **Use and scope:** Interior reconfiguration of two existing one-story commercial buildings to create five apartments. No exterior expansion. Exterior cosmetic improvements to follow.
- **Requested relief:** Minimum floor area for four two-bedroom apartments. The fifth apartment (about 1,063 sq ft) meets the standard.
- **Unit sizes and variance percentages:**
 - Apartment 1: ~**722 sq ft** → **16.0%** below 860
 - Apartment 2: ~**692 sq ft** → **19.5%** below 860
 - Apartment 3: ~**735 sq ft** → **14.5%** below 860
 - Apartment 4: ~**735 sq ft** → **14.5%** below 860
 - Apartment 5: ~**1,063 sq ft** → complies
- **Housing benefit:** Five family-appropriate homes at a corridor location that can absorb them without new site burdens.
- **Parking:** The existing commercial tenant has consistently used 10+ parking spaces at any given time. The site allows enough parking for all five apartments to have two cars each, with additional room to expand parking if needed. The lot is sufficient for tenants' needs, and assigned parking is planned to ensure an orderly process. Assigned parking is already in place and working with no issues, and we will expand existing signage to reinforce it.

The proposed conversion to five apartments represents a practical solution to the challenges faced by the property, ensuring its viability while also contributing positively to the local housing market. We respectfully request your consideration of this variance to facilitate a source of housing that better serves the community and overcomes the challenges posed by current zoning restrictions.

In this proposal, we have included Section 7 of the Zoning Board of Appeals (ZBA) Application, how we will solve for the needs of the local market, along with examples of our contributions to the community and our efforts in maintaining existing apartments in York. We take pride in being active members of the York rental community and are committed to enhancing the living environment for all residents.

Criteria for AREA Variances (Town Law § 267-b[3])

a. Public Safety and Welfare.

Granting this variance will not create an undesirable change to neighborhood character or a detriment to nearby properties. The project reuses the existing shell, reduces the intensity associated with past commercial activity, and brings the building up to current Group R-2 life-safety standards through the building-permit process. Parking remains on site and orderly. The outcome is a quieter, better-managed property that fits the corridor.

The surrounding area is primarily residential, populated with rental properties similar to the proposed use (example: 3678 Main St, 3602 Retsof Rd, 3706 Main St, 4002 Main St, and more), which aligns with the neighborhood's character and needs.

The proposed construction will involve minimal work, with no exterior alterations to the property and only necessary cosmetic changes to the interior. The work will be conducted quietly and straightforwardly, ensuring there is no disturbance to the neighbors. All construction activities will be carried out in full compliance with building codes, energy codes, and safety standards.

b. Alternate Options.

The only variance-free path is to limit the interior to four dwellings that each exceed 860 sq ft. That approach throws away a needed home in a small town market and leaves inefficient circulation inside a fixed grid. By contrast, the five-unit interior plan fits five apartments within the existing structure and requires no footprint growth. This site already has the corridors, entrances, and service points to support five apartments.

Forcing 860 sq ft across all units would either drop to four homes or require additions that are not feasible, add cost and hard surface without delivering a public safety gain. The requested relief is therefore the most efficient way to harvest housing from the building we have, which is precisely the kind of low-impact supply the Town needs.

Further, within our York portfolio we operate grandfathered sub-860-sq-ft apartments that continue to meet code and perform well for residents. This is practical proof that modest two-bedroom homes under 860 sq ft can be safe, livable, and stable in this community. We can submit the inventory table at the hearing.

Without relief, the building yields only four dwellings; no other feasible method achieves five within the existing envelope.

c. The degree of variance.

The relief is very modest and targeted: four units between 14.5% and 19.5% below 860; one unit above 860. We are not seeking studios or micro units. The plan provides five homes sized for small and young families. This is the minimum variance necessary to realize five safe, efficient layouts inside the existing frame. The site sits on Genesee Street near Routes 63 and 36, the travel center, and a former gas station, which makes it not an ideal place for larger three or four bedroom family apartments that typically look for quieter streets, yards, and play space.

d. Level of effect.

No adverse physical or environmental effects are expected. There is no addition and therefore no change to stormwater from a new roof or pavement. Residential activity produces fewer deliveries and evening peaks than the prior commercial use. Parking for five apartments is adequate and will be administered through leases, signage, and rules. The property gains façade upkeep and consistent management.

e. Not Self-Created.

The difficulty arises from the existing structure and the 860-sq-ft minimum. The walls, spans, and mechanical chases dictate efficient two-bedroom layouts that naturally fall in the ~692–735–722–735 sq ft range for four of the five homes, as shown on the architect’s plan. New York Town Law recognizes that even where a factor is self-created, it is not dispositive; here, the balancing test favors approval because the variance converts an underused building into five much-needed homes with no new footprint.

Why Four Units Require an Area Variance (vs. One or Two)

The existing structure cannot yield five apartments without area-variance relief. Even if Apartment 5 were reduced to exactly 860 sq ft, the other unit - particularly Apartments 3 and 4 - would still fall below the minimum floor-area standard. It is therefore essential that all four of the requested area-variance apartments be approved in order to create a cohesive five-unit community. Without this relief, the project would be forced to eliminate one of the units, thereby reducing much-needed housing supply in a community that is already experiencing a significant shortage.

The practical outcome of granting the relief is that all five homes can exist as safe, livable, and code-compliant apartments consistent with the existing housing stock in York and Livingston County. Each apartment provides comfortable, modern living space within the existing building envelope, without adding new footprint or altering neighborhood character.

In addition, maintaining one larger three-bedroom apartment is a thoughtful design choice that helps welcome a larger family who may otherwise have limited rental options in the area. This family-sized home is strategically located toward the rear of the property, adjacent to the open yard and away from Route 63's traffic, providing safer access to outdoor space and a quieter setting for children. This balanced mix of unit sizes supports a diverse, family-friendly tenant base while preserving green space and minimizing neighborhood impact.

Site Survey and Outdoor Space

The attached survey demonstrates that the property offers ample yard space and parking capacity without the need for expansion or yard reduction. The removal of a small metal structure prior to our ownership further increased usable space, creating a natural and expanded parking area between the remaining shed and the building. This area comfortably accommodates all new residents' vehicles without intruding on the grass or setback areas.

The grassy portion of the site remains substantial, offering sufficient open area for families to picnic, relax, and enjoy outdoor activities. Our long-term plan includes modest amenity improvements such as picnic tables and seating to encourage community interaction and provide an enhanced quality of life for residents. The current layout achieves a balanced site use—maintaining green space while providing orderly, adequate parking consistent with the scale and character of the neighborhood.

Fire Lane and Emergency Access

As part of our site improvement plan, we intend to designate a clear fire lane extending from the Genesee Street entrance through the central drive area of the property. This dedicated access route will ensure that emergency vehicles—particularly fire apparatus—can safely enter and maneuver within the site without obstruction. The layout allows for a straight, unobstructed

approach from Genesee Street, providing first responders with direct visibility and access to all units.

This improvement not only enhances public safety but also demonstrates our commitment to maintaining a well-planned and compliant residential site. The fire lane will be clearly marked and maintained year-round, including during winter months to ensure continued accessibility.

By establishing this defined emergency route, the property will exceed typical access standards for small multifamily structures in rural towns and provide an added layer of safety for residents. This proactive measure should help ease any concern regarding the addition of a fifth apartment, as the proposed configuration will maintain and even improve emergency response access.

Our Experience and Reputation in the Town of York and Beyond

The owners of WNY Property Rentals LLC—Steven Chauncey, Scott Chauncey, and David Chauncey—collectively own and manage 33 apartments in the Town of York, along with a total of 108 apartments within a 15-mile radius. Several of these units were in poor condition upon acquisition, facing challenges in tenant management and maintenance. Through dedicated efforts, we have successfully renovated and modernized these properties, as evidenced by the before-and-after photos included below. Our apartments are well-maintained, featuring clean, updated interiors and well-kept exteriors.



4112 Main Street **BEFORE**



4112 Main Street **AFTER**

We take pride in providing quality housing, supported by a rigorous tenant vetting process to ensure a responsible and diverse tenant base. Maintenance requests are handled promptly, and we are committed to upholding high living standards for our residents. Additionally, we own Chauncey Property Management, the local company responsible for managing our properties, which allows for consistent oversight and care. Being local to the surrounding area, we are dedicated to the success of our existing apartments, demonstrating our commitment to providing well-run, quality housing that complements the community.

Conclusion: Earning Your Approval

In conclusion, we respectfully request a straightforward area variance so that a fixed shell can produce five code-compliant well-managed homes. The benefits to York and the County's housing supply are clear and immediate, the deviations are modest, and the project improves site management and appearance without adding mass or burden.

This request is grounded in the principles of the Town Law § 267-b(3) area-variance balance test: (A) public safety and welfare — quiet residential use within the existing shell, code compliant life safety, and orderly on site parking; (B) alternate options — without relief the building yields only four homes or requires an addition, while the variance delivers a fifth home using existing infrastructure; (C) degree of variance — four units are roughly 10–20% below 860 and one exceeds it, with no studios or micro units; (D) level of effect — no footprint expansion, no stormwater change, residential

trips lower than the former commercial use, and parking supports two cars per unit with room to expand; and (E) self created — the need stems from the fixed shell and the one size 860 standard, and even if considered self created the balance favors approval. We operate a substantial York portfolio, including several grandfathered sub 860 units that perform safely and reliably. Approval adds five two bedroom family homes the Town needs with clear public benefit and minimal impact.

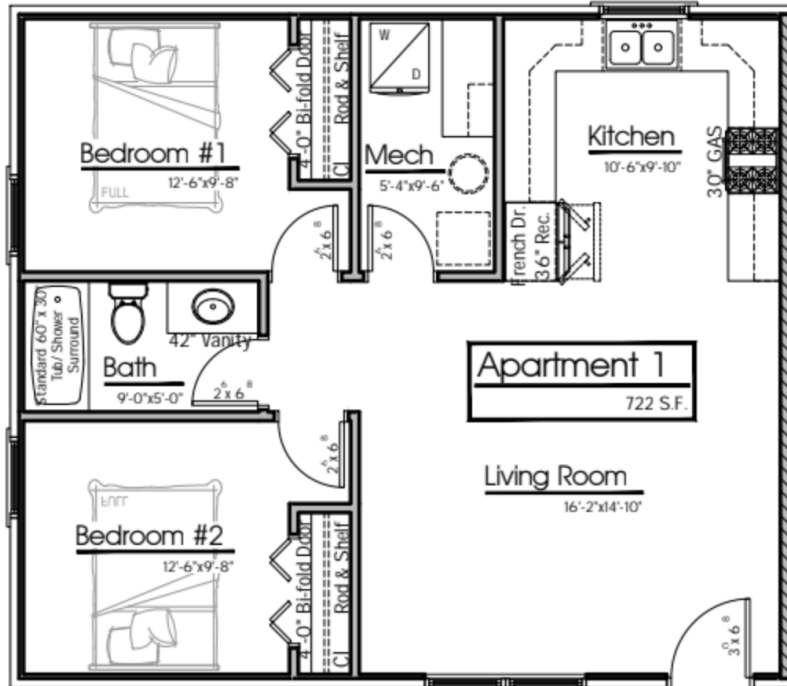
We appreciate your consideration of our proposal and look forward to the opportunity to enhance the Town of York's housing options.

Warm regards,

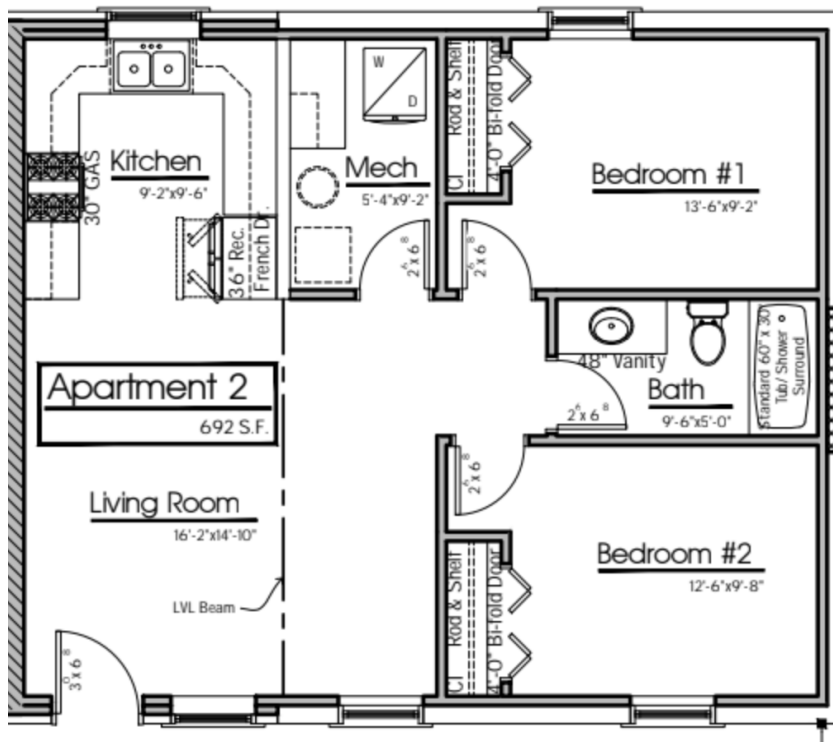
Steven Chauncey and Scott Chauncey
Chauncey Homes LLC

Appendix

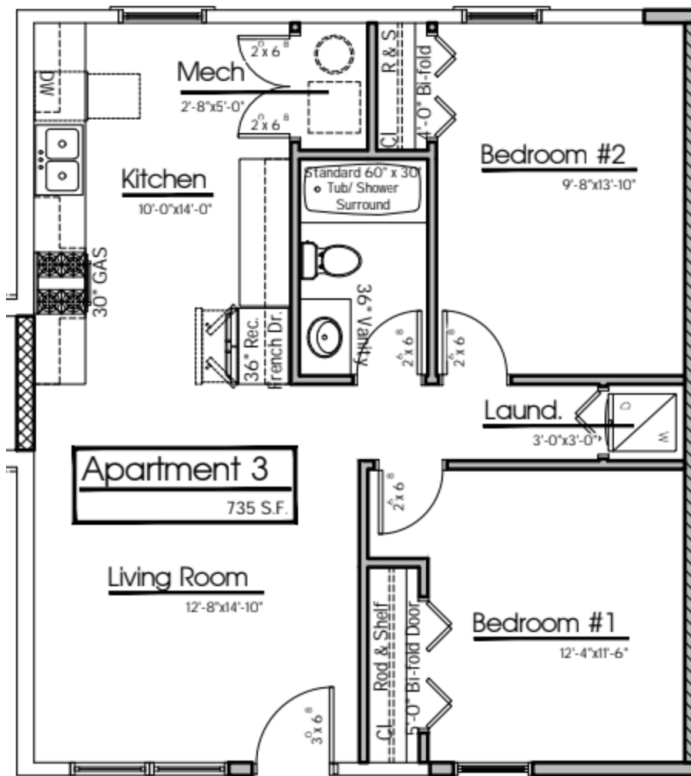
Apartment 1 Floor Plan (Prelim)



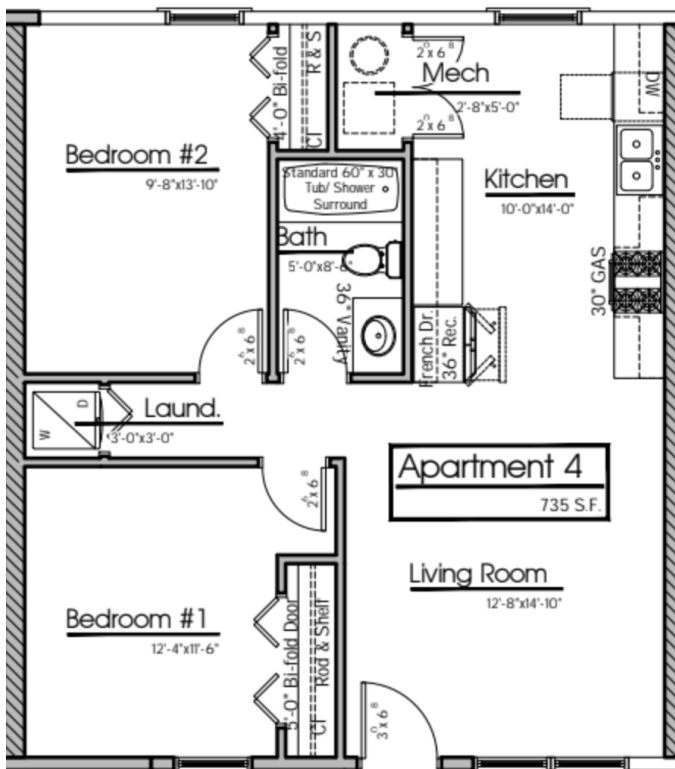
Apartment 2 Floor Plan (Prelim)



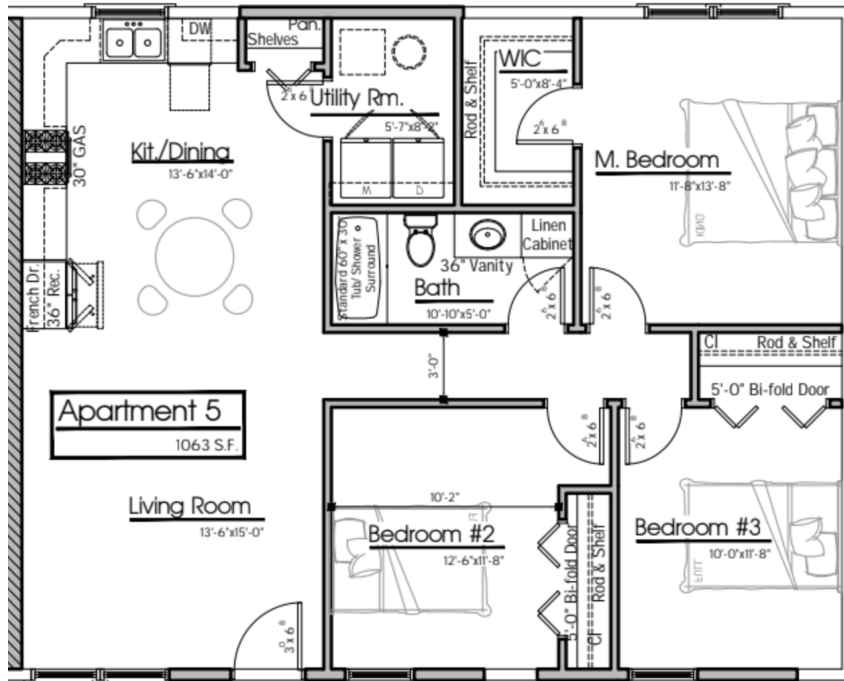
Apartment 3 Floor Plan (Prelim)



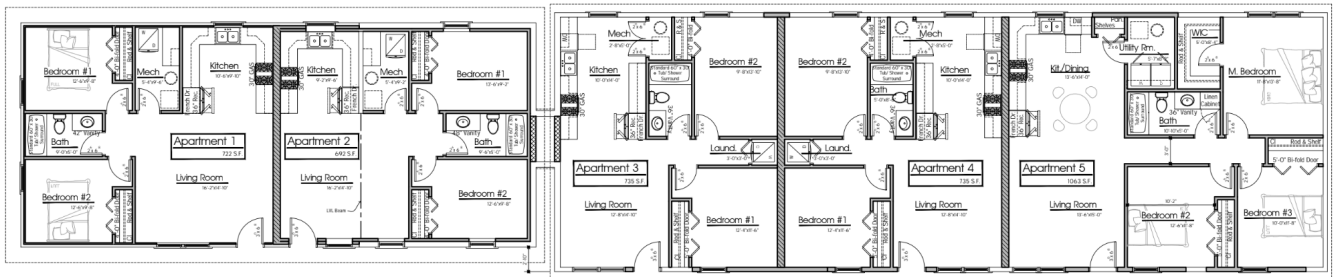
Apartment 4 Floor Plan (Prelim)



Apartment 5 Floor Plan (Prelim)



Overall Floor Plan (Prelim)



Survey Map (attached)

REF BEARINGS TAKEN FROM
MAP BY C. E. WELCH, L.S.
DATED 11-6-1983, JOB NO. L83-1001
FILED AS MAP NO. A08224

N/F
GARY P. WALL REAL ESTATE, INC.
L. 1254 D. 1981

FORMERLY
COSIMO & PHILOMENA SCURA
L. 262 D. 427

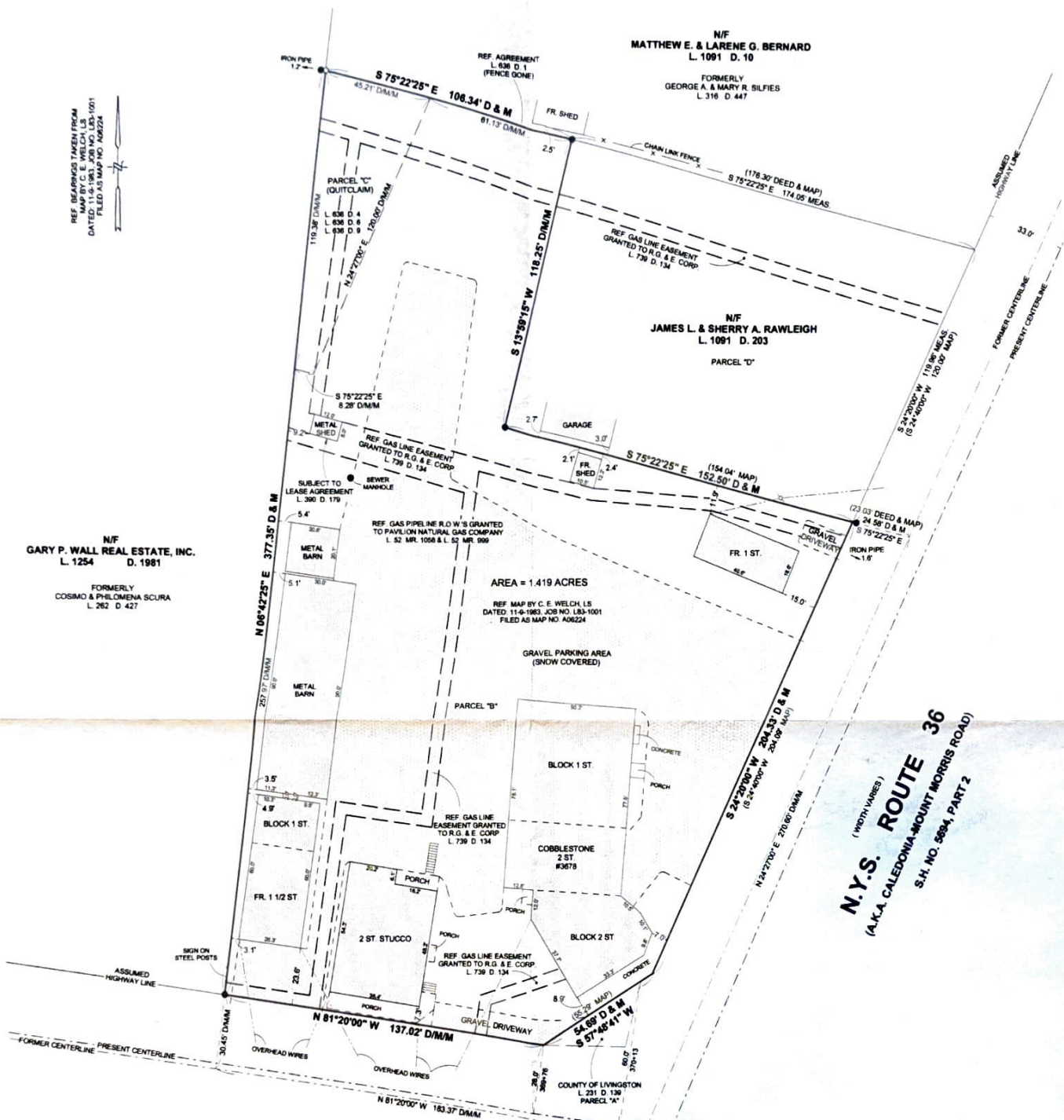
N/F
MATTHEW E. & LARENE G. BERNARD
L. 1091 D. 10

FORMERLY
GEORGE A. & MARY R. SILFIES
L. 316 D. 447

N/F
JAMES L. & SHERRY A. RAWLEIGH
L. 1081 D. 203

(WIDTH VARIES)
N.Y.S. ROUTE 36
(AKA CALEDONIA-MOUNT MORRIS ROAD)
S.H. NO. 5884, PART 2

(WIDTH VARIES)
N.Y.S. ROUTE 63
(AKA PAVILION-GREIGSVILLE-PIFFARD ROAD)
S.H. NO. 1777, PART 2



WELCH & O'DONOGHUE - LAND SURVEYORS, P.C.
P.O. BOX 297, AVON, NEW YORK 14414 P1: 585-226-2990, FAX: 226-2991

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

— REFERENCE MATERIAL —
LIBER 1192 OF DEEDS, PAGE 74 & 78 & MAP NO. A08224
STEWART ABSTRACT NO. 21-150380 DATED 12-28-2012
SURVEY BY C. E. WELCH, L.S. DATED 12-30-2008

— LEGEND —
● IRON PIN SET ● IRON PIPE FOUND ● IRON PIN FOUND
⊙ FENCE POST ⊙ MASONRY NAIL SET ⊙ UTILITY POLE

— BOUNDARY SURVEY MAP —

OWNER **GARY P. WALL REAL ESTATE, INC.**
LOCATION TOWN OF YORK, LIVINGSTON COUNTY, NEW YORK

I HEREBY CERTIFY TO:
1) DAVID RUSSO
2) SULLIVOT, STERN & CALABRESE, ESQ.
3) CHRISTOPHER J. CALABRESE, ESQ.
4) GARY P. WALL REAL ESTATE, INC.
5) MARGARET GRAF LINSHER, ESQ.
6) METRO REAL ESTATE SERVICES OF WESTERN NY, LLC

THAT THIS MAP WAS MADE JAN. 17, 2013 FROM NOTES OF A SURVEY DATED JAN. 14, 2013

Chad E. Welch
CHAD E. WELCH, L.S. NO. 48200

CERTIFICATIONS REVISED
FEB. 4, 2013

DATE: JAN. 17, 2013
SCALE: 1 IN. = 30 FT.
JOB NO. L83-1001W1

STATE OF NEW YORK
CHAD E. WELCH
LICENSED LAND SURVEYOR

D & M DENOTES DEED & MEAS
D & M DENOTES DEED & MEAS



TOWN OF YORK
2668 Main Street, P O Box 187, York, NY 14592-0187
Tel: (585) 243-3128 Fax: (585) 243-4618
TTY NY: (800) 662-1220

Zoning Board of Appeals (ZBA) Application

Project Name: Conversion of existing commercial building to five apartments at 2517 Genesee Street

Applicant Name: Chauncey Homes LLC

- 1. Type of Request.** Check the type of request you are applying for and complete the indicated sections of this application. If you are uncertain which request you are applying for, consult with the Town of York Code Enforcement Officer or the Town of York Zoning Clerk.

✓ All requests	Request Type	Complete All Required Sections
	Appeal and/or Interpretation	1, 2, 3, 4, 5, 6
x	Area Variance	1, 2, 3, 4, 5, 7
	Use Variance	1, 2, 3, 4, 5, 8

All use variances and area variances (except those involving single-family and two-family dwellings), (Check with Code Enforcement Office to see which form is needed) **SEQR:** [State Environmental Quality Review Act \(SEQR\) Forms - NYS Dept. of Environmental Conservation](#)

All use and area within 500' of agriculture: If the proposed activity will be on property within an agricultural district containing a farm operation or on property with boundaries within 500 ft. of a farm operation located within an agricultural district, then an ag data statement must be completed. Check with Town Assessor for property owners to be listed on the form.

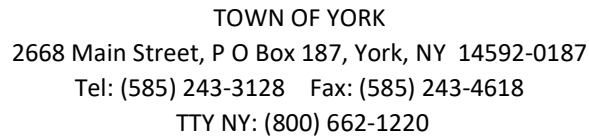
[NEW Copy of Agricultural Data Statement 002 .pdf \(yorkny.org\)](#)

Notice to Applicant: By law, the application or amendment must be referred to the County Planning Board if it applies to real property within 500 feet of: A municipal boundary, The right-of-way of any state or county road, A state or county park or recreation area (existing or proposed), State or county land on which a public building or institution is located, A farm operation within an [agricultural district](#) as defined by Article 25-AA of the New York State Agriculture and Markets Law, Existing or proposed right-of-way of any county stream or drainage channel. [Referral Trigger Map](#)

Requests will also require a public hearing seeking comments from the public on the requested variance.

Please describe your request, in general:

Adaptive reuse of the existing one-story commercial building at 2517 Genesee Street (Town of York) to create five code-compliant residential apartments entirely within the current footprint. The action includes an area variance from the 860 sq ft minimum to allow four two-bedroom units and one unit ~1,000 sq ft; all life-safety, egress, and accessibility requirements will be met. Site work is limited to restriping and signage for assigned on-site parking—no additions, no new curb cuts, and no new impervious surface. The property will connect to existing utilities, and operations are expected to generate fewer trips than the prior commercial use; stormwater characteristics remain unchanged.



Project Name Conversion of existing commercial building to five apartments at 2517 Genesee Street

Applicant Name Chauncey Homes LLC

Address 263 Central Ave

Town Rochester State NY Zip 14605

Phone (585) 969 - 1141 Fax() -

Email chaunceyhomesllc@gmail.com

Property Owner (if other than applicant) Chauncey Homes LLC

Address 263 Central Ave

Town Rochester State NY Zip 14605

Phone (585) 969 - 1141 Fax() -

Email chaunceyhomesllc@gmail.com

Property Street Address _____ 2517 Genesee St, Piffard NY 14533; tax address of 3678 Main St
Permanent Parcel Number _____ 60.20-1-24.12
Legal Description of Property _____ See attached deed and the description from title company

Zoning District _____ Residential _____
Area _____ Lot is 1.4 acres _____ **Width** _____ **Depth** _____
Current Use(s) _____ Multi-family building _____

Zoning District of Adjacent Properties to the:

North _____	South _____	East _____	West _____
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a. Have you ever requested ZBA relief for this property? Yes ____ No x
If yes, please provide the following information:
Date of Hearing _____
Relief Requested _____
Result _____

b. Are there any existing variances for this property? Yes ____ No x
If yes, please provide the following information:
Date of Hearing _____
Relief Requested _____
Result _____



TOWN OF YORK
2668 Main Street, P O Box 187, York, NY 14592-0187
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5. Application Procedure. The following check list includes all documents required for the Town of York Code Enforcement Officer or Zoning Clerk to begin the ZBA process.

NOTE: Partial sets will not be accepted for submittal.

☒ **Application Form and Fees.** A completed application form and the application fee are required with the initial submittal.

☒ **SEQR Short Environmental Assessment Form.** A completed Short EAF is required for all Use Variance applications and for Area Variance applications related to properties other than single-family and two-family dwelling properties.

☒ **Proof of Ownership.** Current proof of ownership of the property to utilized or contractual ability to acquire such land. If applicant is a tenant or agent of owner, then proof of ownership and written permission of owner for applicant to apply for zoning relief. Copy of Tax bill is not proof of ownership.

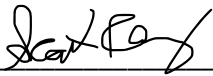
☒ **Response to Criteria.** A completed, detailed written response to the review criteria referenced in section 1 and described in section 6, 7, and 8.

☒ **Copies.** At the time of submittal, a complete electronic file of the site plan, landscape plan, elevation drawing, color renderings, complete checklist and application documents must be emailed to planningzoningclerk@yorkny.org. This will then be forwarded to the zoning board.

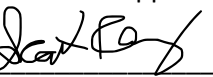
NOTE: The applicant and property owner will be notified when the application will be heard at a scheduled hearing.

I, Scott Chauncey (applicant), do hereby swear that the information given herein is true and correct.

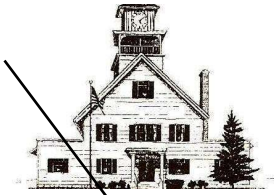
I, Scott Chauncey (property owner), do hereby give permission for Town of York officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.


Signature of Applicant Date

Scott Chauncey
Printed Name of Applicant


Signature of Property Owner (If different) Date

Scott Chauncey
Printed Name of Property Owner (If different)



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6. Criteria for APPEALS / INTERPRETATION.

Appeals: The Zoning Board of Appeals, upon application, shall hear and decide appeals from, and review orders, requirements, decisions, or determinations, including any order requiring an alleged violator to stop, cease and desist, made by the Code Enforcement Officer in the enforcement of the Zoning Ordinance of the Town of York. An appeal must be initiated within sixty (60) days after the filing of such order, requirement, decision, interpretation or determination by the Code Enforcement Officer. The Board must find that the original decision was one or more of the following:

- a. Arbitrary and capricious.
- b. Based on an erroneous finding or a material fact.
- c. Constituted an abuse of discretion.
- d. Was based upon erroneous interpretation of the zoning code or zoning law.

Interpretations: Upon appeal from a decision by an administrative official, or upon request from the Code Enforcement Officer or any other duly constituted Board of the Town, to decide any question involving the interpretation of any provision of the Zoning Ordinance of the Town of York, including determining of the exact location of any district boundary if there is uncertainty with respect hereto.

For an appeal, please describe what determination you are appealing from and your position with regard to such determination, describing how your appeal meets one or more of the above criteria. For an interpretation, please describe that part of the Zoning Ordinance or local law you are seeking an interpretation of. :



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7. Criteria for AREA Variances. The ZBA may grant an area variance only upon a finding that a practical difficulty exists. Please respond to the following statements.

- a. Public Safety and Welfare.** Will the granting of a variance create an undesirable change to the character of the neighborhood or be a detriment to nearby properties?

See attached

- b. Alternate Options.** Can the benefit sought by the applicant be achieved by some other method, feasible for the applicant to pursue, other than an area variance?

See attached

- c. The degree of variance.** Is the requested area variance substantial?

See attached

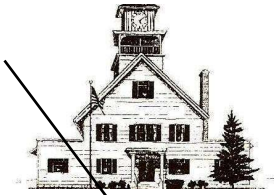
- d. Level of effect.** Will the requested variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

See attached

- e. Not Self-Created.** Is the alleged difficulty self-created?

See attached

The ZBA, in granting an area variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.



8. Criteria for USE Variances. A Use variance is issued to permit a use that is otherwise not permitted in the existing zoning district. The ZBA may only grant a use variance upon a showing by the applicant that applicable zoning regulations and restrictions have caused an unnecessary hardship. Please respond with regard to the following criteria. In addition, a use variance request shall include a plot plan drawn to scale detailing the specific use and improvements proposed by the applicant. The applicant must demonstrate all the following criteria to obtain a use variance.

a. Unreasonable Current Zoning Designation. Describe how the applicant, without a use variance, cannot realize a reasonable return, provided that lack of return is substantial as demonstrated by competent financial evidence. Can the property be reasonably used for any purpose permitted in the zoning district without the use variance?

b. Unique Circumstances. Describe how the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood. What are the circumstances or conditions peculiar to the subject property that are not generally applicable in the area or to other properties in the same zoning district?

c. Character of the Area. Describe how granting of the requested use variance will not alter the essential character of the neighborhood. Take into consideration the established type and pattern of land uses in the area as well as the natural characteristics of the site and surrounding area when evaluating this criteria.

d. Not Self-Created. Describe how the alleged hardship has not been self-created. Are there special conditions or circumstances related to subject property that make the variance request necessary and which have not been created by or resulted from the actions of the applicant or the applicant's predecessors?

The ZBA, in granting a use variance, shall grant the minimum variance that it shall deem necessary and adequate and at the same time preserve and protect the character of the neighborhood and the health, safety and welfare of the community.

Short Environmental Assessment Form

Part 1 - Project Information

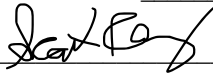
Instructions for Completing

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: Conversion of existing commercial building to five apartments at 2517 Genesee Street			
Project Location (describe, and attach a location map): 2517 Genesee St, Piffard NY (Tax map address is 3678 Main St, Piffard NY)			
Brief Description of Proposed Action: Adaptive reuse of the existing one-story commercial building at 2517 Genesee Street (Town of York) to create five code-compliant residential apartments entirely within the current footprint. The action includes an area variance from the 860 sq ft minimum to allow four two-bedroom units and one unit ~1,000 sq ft; all life-safety, egress, and accessibility requirements will be met. Site work is limited to restriping and signage for assigned on-site parking—no additions, no new curb cuts, and no new impervious surface. The property will connect to existing utilities, and operations are expected to generate fewer trips than the prior commercial use; stormwater characteristics remain unchanged.			
Name of Applicant or Sponsor: Chauncey Homes LLC		Telephone: 585 969 1141	
		E-Mail:	
Address: 263 Central Ave			
City/PO: Rochester		State: NY	Zip Code: 14605
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 ☒	YES ☐
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: Town of York Code Enforcement		NO ☐	YES ☒
3. a. Total acreage of the site of the proposed action?		1.4 acres	
b. Total acreage to be physically disturbed?		0.15 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action: ☐ Urban ☐ Rural (non-agriculture) ☐ Industrial ☒ Commercial ☒ Residential (suburban) ☐ Forest ☒ Agriculture ☐ Aquatic ☐ Other(Specify): ☐ Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	☒	☐	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	☐	☒	
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: _____	☒	☐	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	☒	☐	
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?	☐	☒	
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:			
Proposed plan will pass the ResCheck Compliance for the energy code.	☐	☒	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____	☐	☒	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	☐	☒	
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	
	☒	☐	
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?	☒	☐	
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	
	☒	☐	
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: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: ☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-successional ☐ Wetland ☐ Urban ☒ 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
	☒	☐
16. Is the project site located in the 100-year flood plan?	NO	YES
	☒	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	NO	YES
	☒	☐
	☒	☐
	☒	☐
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
	☒	☐
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
	☒	☐
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
	☒	☐
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Scott Chauncey, Chauncey Homes LLC</u> Date: <u>10/8/2025</u> Signature: <u></u> Title: <u>Managing Member</u>		

Record and Return to:
Eric D. Spoth, Esq.
153 Eaglesfield Way
Fairport, New York 14450

WARRANTY DEED

THIS INDENTURE, made the 27 day of May, 2025.

BETWEEN

DAVID N. RUSSO, with an address of P.O. Box 501, Piffard, New York 14533, grantor,

CHAUNCEY HOMES LLC, a New York limited liability company with offices at 263 Central Avenue, Rochester, New York 14605, grantee,

WITNESSETH, that the grantor, in consideration of One and 00/100 Dollar (\$1.00), and other good and valuable consideration, paid by the grantee, hereby grants and releases unto the grantee, the heirs or successors and assigns of the grantee forever,

ALL THAT TRACT OR PARCEL OF LAND, being more particularly described in Exhibit "A" attached hereto and made a part hereof,

Subject to all covenants, easements and other restrictions of record affecting said premises.

BEING and hereby intending to convey the same premises conveyed to the Grantor herein by Warranty Deed dated February 26, 2013 and recorded in the Livingston County Clerk's Office on March 8, 2013 in Liber 1267 of Deeds at page 2857.

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said premises.

Tax Mailing & Property Address: 3678 Main Street, York, New York 14533
Tax Account No.: 60.20-1-24.12

TO HAVE AND TO HOLD the premises herein granted unto the grantee, the heirs or successors and assigns of the grantee forever. **AND** the grantor covenants as follows:

AND the Grantor, in compliance with Section 13 of the Lien Law, covenants that the party of the first part 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 costs of the improvement and will apply the same first to the payment of the cost of improvement before using any part of the total of the same for any other purpose.

FIRST -- That said party of the first part is seized of the said premises in fee simple, and has good right to convey the same;

SECOND -- The Grantee shall quietly enjoy the said premises;

THIRD – That the said premises are free from encumbrances, except as aforesaid;

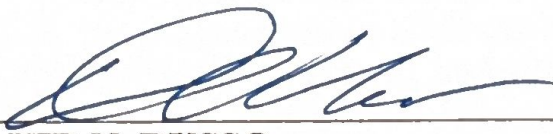
FOURTH – That the Grantor will execute or procure any further necessary assurance of the title to said premises.

FIFTH – That said Grantor will forever warrant the title to said premises.

The words "grantor" and "grantee" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor has executed this deed the day and year first above written.

In presence of:



DAVID N. RUSSO L.S.

STATE OF NEW YORK)
COUNTY OF MONROE) SS.:

On the 27 day of May, 2025, before me, the undersigned personally appeared **DAVID N. RUSSO** known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose names is/are subscribed within the attached instrument and acknowledged to me that he/she/they executed the same in he/she/their capacity and that by his/her/their signature on the instrument, the individuals or the person upon behalf of which the individual acted, executed this instrument.



NOTARY PUBLIC

Amy E. Shoniker
Notary Public, State of New York
Reg. No. 01SH6076494
Qualified in Monroe County
Commission Expires June 24, 2026

CATIC TITLE INSURANCE COMPANY

Title No: WTA-25-006192

COMMITMENT FOR TITLE INSURANCE SCHEDULE A

All that tract or parcel of land situate in the Town of York, County of Livingston, State of New York, further described as follows.

Commencing at the intersection of the former centerline of New York State Route 36 (a.k.a. Caledonia-Mount Morris Road) (State Highway No. 5694, part 2) with the former centerline of New York State Route 63 (a.k.a. Pavilion-Greigsville-Piffard Road) (State Highway No. 1777, part 2), thence N 24°-27'-00" E along the former centerline of New York State Route 36, a distance of 270.60 feet to a point, thence N 75°-22'-25" W a distance of 24.58 feet to a point on the assumed westerly bounds of New York State Route 36, said point marking the true point of beginning of the parcel to be described; thence

- 1) S 24°-20'-00" W along the assumed westerly bounds of New York State Route 36, a distance of 204.33 feet to a point; thence
- 2) S 57°48'-41" W continuing along the assumed westerly bounds of New York State Route 36, a distance of 54.69 feet to a point, said point being 28.0 feet northerly, measured at a right angle from centerline station 369+76 of New York State Route 63; thence
- 3) N 81°-20'-00" W along the assumed northerly bounds of New York State Route 63, a distance of 137.02 feet to a point; thence
- 4) N 06°-42'-25" E along the easterly bounds of lands now or formerly belonging to Raymond Scura, formerly belonging to Cosimo & Philomena Scura, as recorded in Liber 262 of Deeds at page 427, a distance of 377.35 feet to the southwest corner of lands now or formerly belonging to Matthew E. & Larene G. Bernard, as recorded in Liber 1091 of Deeds at page 10, formerly belonging to George A. & Mary R. Silfies, as recorded in Liber 316 of Deeds at page 447; thence
- 5) S 75°-22'-25" E along the southerly bounds of said Bernard lands, a distance of 106.34 feet to the northwest corner of lands now or formerly belonging to James L. & Sherry A. Rawleigh, as recorded in Liber 1091 of Deeds at page 203; thence the following two courses along the bounds of said Rawleigh lands
- 6) S 13°-59'-15" W a distance of 118.25 feet to a point; thence
- 7) S 75°-22'-25" E a distance of 152.50 feet to the point of beginning.