



LIVINGSTON COUNTY PLANNING BOARD

Livingston County Government Center
6 Court Street, Room 305
Geneseo, New York 14454-1043
www.livingstoncounty.us

Telephone: (585) 243-7550 (585) 335-1734
Fax: (585) 243-7566
Email: LCPlanningBoard@co.livingston.ny.us

Referral Number

office use only

Date Received

ZONING REFERRAL FORM

Please complete all information on both pages

Date Form Completed: 7.30.25

REFERRING MUNICIPALITY: ☒ Town Village of LIMA

Referring Official: Charles FLOESER Title: CODE ENFORCEMENT

Address: 7329 EAST MAIN LIMA NY 14485

Phone Number: 585-752-9502

Municipal board with jurisdiction over application: ZONING BOARD of Appeals

Referring Board (check appropriate boxes): ☐ Legislative Board ☒ ZBA ☐ Planning Board

APPLICANT(S): EDWIN + CATHY BLODGETT Phone: 585-732-4571

Applicant mailing address: 7786 EAST MAIN ST LIMA 14485

Location of Property: 7786 EAST MAIN ST LIMA 14485

Tax Map # 37.00-1-27.11 Current Zoning District A9

PROPOSED ACTION (check all that apply)

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Area Variance | <input type="checkbox"/> Subdivision Review | <input type="checkbox"/> Moratorium |
| <input type="checkbox"/> Use Variance | <input type="checkbox"/> Rezoning | <input type="checkbox"/> Comprehensive Plan Adoption/Amendment |
| <input type="checkbox"/> Special/Conditional Use Permit | <input type="checkbox"/> Zoning Text Amendment | <input type="checkbox"/> Other <u> </u> |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Zoning Map Amendment | <u> </u> |

Description of the proposed action (attach detailed narrative): SUBDIVIDE THE EXISTING 119.61 ACRE LANDS OF EDWIN O. + CATHY BLODGETT, CREATING LOT 1 OF 3.0 ACRES TO R.O.W. AND LEAVING 116.61 ACRES OF REMAINING LAND

Will the proposed connect to water and/or sewer facilities? ☐ Yes, Water ☐ Yes, Sewer ☐ Yes, Both ☒ No

Located in the Conesus Lake Watershed? ☒ Yes ☐ No

Is this action in compliance with the following?

Existing municipal plans (Comprehensive Plan, Strategic Plan, Ag & Farmland Protection Plan, etc.)	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Local or State Subdivision regulations	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Uniform Fire Prevention & Building Code	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
NYS Freshwater Wetlands Act	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Local Flood Damage Prevention Law	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a
Other federal, state, county, local laws	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> n/a

If non-compliance is identified, please describe. _____

Hearings/Meetings Schedule

Board	Public Hearing Date	Meeting Dates (prior & future)
Town Board/Board of Trustees		
Zoning Board of Appeals		
Planning Board		
Other:		

Action taken on this application (reviewed, approved, discussed, etc.) _____

"FULL STATEMENT" CHECKLIST

As defined in NYS General Municipal Law §239-m(1)(c)

Please make sure you have enclosed the following required information with your referral, as appropriate.
Failure to submit a "full statement" may result in a delay in County Planning Board review.

For All Actions:

☒ County Planning Board Zoning Referral form

☒ All application materials required by local law/ordinance to be considered a "complete application" at the local level (digital preferred)

☒ Agricultural Data Statement (for Site Plan Review, Special/Conditional Use Permit, Use Variances, or Subdivision Review)

☒ Part 1 Environmental Assessment Form (EAF) or Environmental Impact Statement (EIS) for State Environmental Quality Review (SEQR). If Type II Action, provide a statement to that effect.

☐ Municipal board meeting minutes on the proposed action (digital preferred) *meeting has not happened yet.*

For Proposing or Amending Zoning Ordinances or Local Laws: The above requirements AND

☐ Report /minutes from Town Board, Village Board of Trustees or Planning Board (digital preferred)

☐ Zoning map

☐ Complete text of proposed law, comprehensive plan, or ordinance (digital preferred)

Deadline: All completed referrals must be received by close of business on Monday, TEN business days prior to the County Planning Board meeting. County Planning Board meetings are held the second Thursday of each month.

TOWN/VILLAGE OF LIMA

7329 East Main Street, Lima, NY 14485 Email: codes@townoflima.org Web Site: Lima-ny.org Telephone: 624-7911

APPEAL TO THE ZONING BOARD FOR AN AREA VARIANCE

SECTION I: APPLICANT INFORMATION

	APPLICANT	OWNER (if not applicant)	ATTORNEY/AGENT
NAME:	Edwin + CATHY A. BLODGETT		
ADDRESS:	7786 EAST MAIN RD. LIMA NY 14485		
TEL./FAX:	732-4571 1	/	/
E-MAIL:			

Applicant's interest in the premises: ☐ Owner ☐ Lessee ☐ Under option to lease or purchase

Applicant must be the property owner. If applicant is lessee or one with an option to lease or purchase the property in question then an Owner's signed consent statement must be attached.

SECTION II: PROPERTY INFORMATION

- Property Address: 7786 East Main Rd
- Tax Parcel No.: 37.00-1-27.11
- Zoning District: A
- The following designations are located on the property: (check all that apply)

<input type="checkbox"/> Historic Preservation Overlay	<input type="checkbox"/> Stream Corridor Protection Overlay
<input type="checkbox"/> Steep Slope Protection Overlay	<input checked="" type="checkbox"/> Land Conservation District
<input checked="" type="checkbox"/> Wetland Protection Overlay	<input type="checkbox"/> Flood Plain
- Deed restrictions or covenants applying to property: NA
- Has a ZBA variance been granted for this property? ☐ Yes ☒ No
When: _____ For what: _____
- The applicant requests relief from the following Town Village Zoning Ordinance: 250-13
- Description of project: Subdivide the existing 119.61 acre lands of Edwin O. + Cathy Blodgett. Creating Lot 1 of 3.0 acres to R.O.W. and leaving 116.61 acres of remaining land.

SECTION III: AREA VARIANCE QUESTIONS (add additional information as necessary)

In order for the Zoning Board of Appeals to grant an Area Variance, the Board must balance the potential benefit to the applicant against the potential detriments that the variance may create in the neighborhood or community by taking the following five factors into consideration. Applicant shall provide responses to each of the questions below. Add additional sheets as necessary to fully explain response.

1. **WILL GRANTING OF THE VARIANCE PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES?** Granting the variance will not create a detriment to nearby properties or an undesirable change in the neighborhood character for the following reasons:
No, this allows us to continue farming w/ appropriate structure while separating inapplicable structures to our current farming operation that are not consistent with modern farming methods.
2. **CAN THE BENEFIT SOUGHT BY THE APPLICANT BE ACHIEVED BY OTHER FEASIBLE MEANS?** Identify what alternatives to the variance have been explored (alternative designs, attempts to purchase land, etc.) and why they are not feasible: No, not unless we would tear down & remove possible historical Ag barns which are structurally sound and useful for other Ag/Equine means.
3. **IS THE REQUESTED VARIANCE SUBSTANTIAL?** The more substantial the variance request the more difficult the balance test: We are only asking for a ception of one property line to be essentially split in half of current zoning setback.
4. **WILL THE VARIANCE HAVE ANY ADVERSE PHYSICAL OR ENVIRONMENTAL EFFECTS ON THE NEIGHBORHOOD OR DISTRICT?** Examples are: a blocked view; drainage problems created; impacts wetlands; affects parking; etc. If there are negative impacts the ZBA may impose conditions to lessen the impact: No.
5. **WAS THE ALLEGED DIFFICULTY SELF-CREATED** (this does not necessarily preclude granting of an area variance)? Explain whether the alleged difficulty was or was not self-created: Yes, but we are opting to sell more than the minimum one acre that is allowed with the farmstead exemption, while trying to preserve structurally sound and possible historical Ag barns/structures that are still sound and viable for other uses.

SECTION IV: APPLICATION CHECKLIST

YES NO NR

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Agricultural Data Statement
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Part 1 of Short Environmental Assessment Form
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	County Planning Board Referral
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An instrument survey map or tape location map that shows all existing and proposed structures, setback dimensions and property area.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Fee paid at time of application.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sign posting by Building Inspector.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Notification of surrounding property owners by Building Inspector.

The Zoning Board reserves the right to request additional information, as necessary, to support an application. Town/Village staff will review the application and related information as submitted and determine that the application is complete or if additional information is required in order for the Zoning Board to adequately review the application. Applicant shall submit any supplementary information requested no later than one week prior to the Zoning Board meeting date in order to afford time for review of information prior to the meeting. The applicant shall submit ten (10) complete sets of all materials.

SECTION V: DISCLOSURE AND APPLICANT CERTIFICATION

DISCLOSURE

Does any Village/Town officer, employee, or family member thereof have a financial interest in this application?

☐ Yes ☒ No

If "yes", the name, address and nature and extent of this interest must be detailed below:

Name: _____

Address: _____

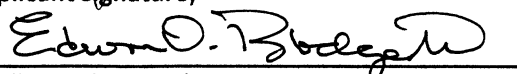
Nature/Extent of Interest: _____

APPLICANT CERTIFICATION

I/we, the property owner(s), or purchaser(s)/lessee(s) under contract, of the land in question, hereby request an appearance before the Zoning Board of Appeals.

By the signature(s) attached hereto, I/we certify that the information provided within this application and accompanying documentation is, to the best of my/our knowledge, true and accurate. I/we further understand that intentionally providing false or misleading information is grounds for immediate denial of this application.


(applicant signature)


(applicant signature)

TOWN & VILLAGE OF LIMA

7329 East Main Street, Lima, New York 14485

Tel: 624-7911 Fax: 624-6169

AGRICULTURAL DATA STATEMENT

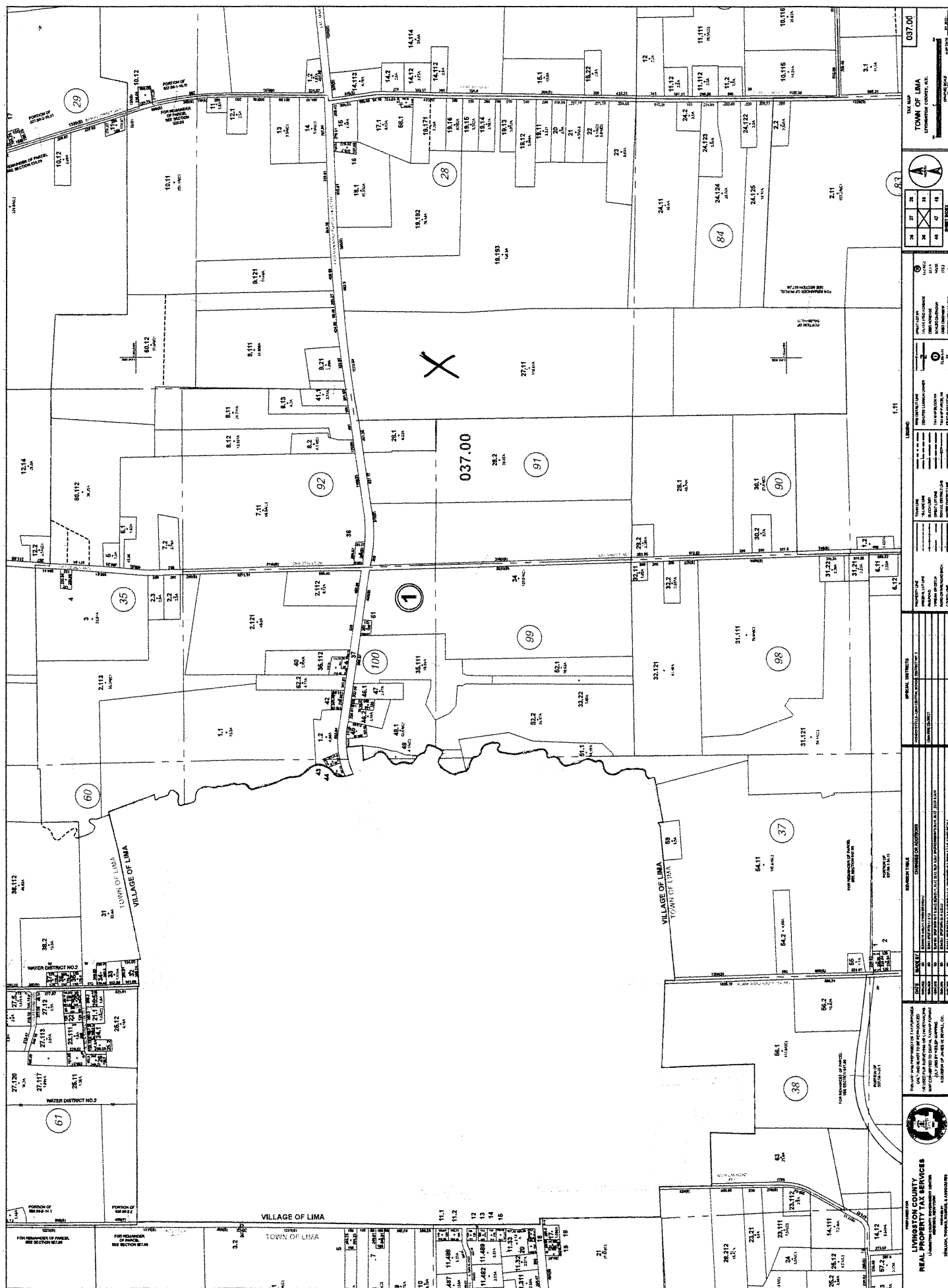
SECTION I: APPLICANT INFORMATION (to be filled in by applicant)

- A. Applicant Name: Cathy A. Blodgett / Edwin O. Blodgett
Mailing Address: 7786 East Main Rd. Lima, NY 14485
- B. Description of Proposed Project: Subdivide the existing 119.61 acre lands of Edwin O. + Cathy Blodgett. Creating Lot 1 of 3.0 acres to R.O.W. and leaving 116.61 acres of remaining land.

SECTION II: PROPERTY INFORMATION (to be filled in by applicant)

- C. Project Site Address (No. & St.) 7786 East Main Road
- D. Tax Parcel No.: 37.00-1-27.11
- E. The property is located on property:
☒ In an Agricultural District containing a farm
☐ With boundaries within 500' of a farm operation located in an Agricultural District
- F. Number of acres affected: 3.0 acres
- G. Is any portion of the property currently being farmed
☒ Yes If yes how many acres: 95.7 or square feet: _____
☐ No
- H. Name and address of any land owner that meets definition in Item E above:
Headin' South Farms, Inc.
Michael Neenan
Dennis J. Neenan
John Bean
- 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.
- J. Farm Note: 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.

Signature: Cathy A. Blodgett / Edwin O. Blodgett
(Name & Title of person completing Form)



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

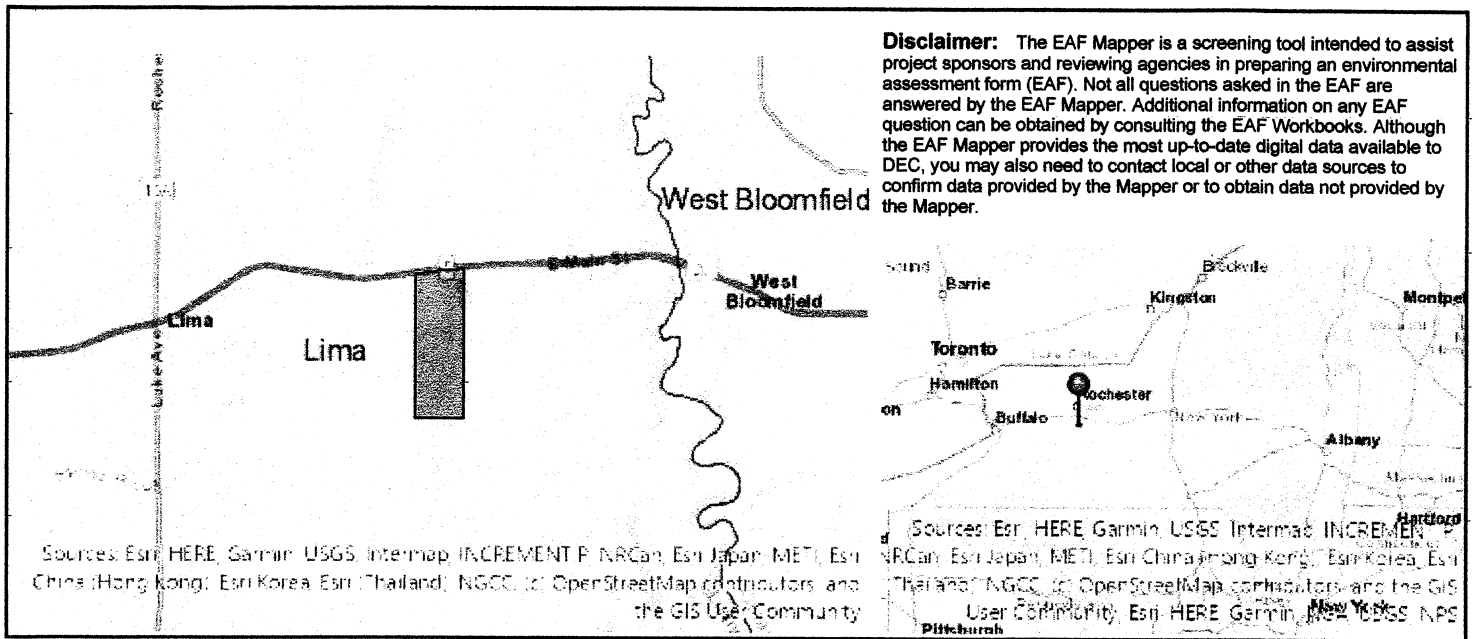
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: Edwin O. & Cathy Blodgett Subdivision			
Project Location (describe, and attach a location map): 7786 East Main Road, Lima, NY 14485			
Brief Description of Proposed Action: Subdivide the existing 119.61 acre lands of Edwin O. & Cathy Blodgett. Creating Lot 1 of 3.0 acres to R.O.W. and leaving 116.61 acres of remaining land.			
Name of Applicant or Sponsor: Edwin O. Blodgett, II		Telephone: 585-747-7577 E-Mail: blodgett farms@yahoo.com	
Address: 1672 Bragg Street			
City/PO: Lima		State: NY	Zip Code: 14485
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO <input checked="" type="checkbox"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		119.61 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?		119.61 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 type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>Cathy A. Blodgett / Edwin O. Blodgett</u> Date: <u>7-24-2025</u> Signature: <u>Cathy A. Blodgett</u> <u>Edwin O. Blodgett</u> Title: <u>Applicant</u>		



Part 1 / Question 7 [Critical Environmental Area] No

Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites] No

Part 1 / Question 12b [Archeological Sites] No

Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies] Yes - Digital mapping information on local, New York State, and federal wetlands and waterbodies is known to be incomplete. Refer to the EAF Workbook.

Part 1 / Question 15 [Threatened or Endangered Animal] No

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

