



# Yates County Planning Board Referral Form

Referral # 2018-25  
County Use Only

Date Received 8-10-2018

Revised 4/2017

Municipality and Referring Agency Penn Yan Planning Board

Project Address 267 Lake Street Project Tax Map # 61.34-1-11.1

Zoning District GC

Applicant (Name & MAILING) Wilkins' Properties, LLC, P.O. Box 98, Hornell, NY 14843

Email

Property Owner (Name & MAILING) Kevin Wilkins 7136 Hyland Dr., Hornell, NY 14843

Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) 500' from State ROW

### Application Type

- Area Variance
- Use Variance
- Special Use Permit
- Site Plan
- Subdivision
- Text Amendment
- Map Amendment
- Other

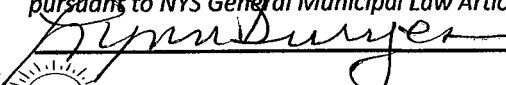
### Project Description

472 sq. ft. expansion to existing car wash

### Supporting Documents Required (IF N/A, include explanation)

- Municipal Application
- Tax Map or Plat
- SEQR
- Site Plan \*
- Variance Criteria \*\*
- Subdivision Plat  For Subdivision Referrals Only
- Other  color depiction

Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

  
\_\_\_\_\_, Referring Official

\*If Site Plan Review, Site Plan **MUST** be detailed and meet the municipal requirements.

\*\*All Variance referrals (Area/Use) **MUST** include detailed justifications associated with reason/s for appeal.



Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

**Submit To:** Yates County Planning Department, [dlong@yatescounty.org](mailto:dlong@yatescounty.org) or 417 Liberty St. Suite 1093, Penn Yan, NY 14527

**\*\*Illegible Applications will be rejected. PRINT OR TYPE ONLY\*\***

**Application for Site Plan Review**

Applicant: Wilkins Properties LLC / Kevin W. Date: 7/19/18

Mailing Address: P.O. Box # 98 Hornell NY 14843

Business phone: \_\_\_\_\_ Cell phone: 607-368-2842 Business fax: \_\_\_\_\_

Consent has been granted by the owner for this application  yes \_\_\_\_\_ no  
**\*Proof of consent must be supplied.\***

Property Owner's name: Kevin Wilkins

Property Owner's Address: 7136 Hyland Dr. Hornell, NY, 14843

PROJECT ADDRESS: 267 LAKE ST.

Tax Map # 61.34-1-11.1

Type of proposed building: Masonry - Wood  
(Masonry - Wood - Metal)

Use of Building: CARWASH Parking requirements: (Symbol)  
(See code office/bldg. dept)

Zoning district: GC Water district: PY Fire district: PY

Total square footage of: Building: Existing: 4283 sq  
Addition: 472.5 sq Open storage area: None

Landscaped area: 3228 sq Parking: 13300 sq

Other: Stacking area 30 Cars  
(Give reason for other as it relates to proposed use):

TOTAL SITE (ft<sup>2</sup>): \_\_\_\_\_

Easements \_\_\_\_\_ Yes  No \_\_\_\_\_ If Yes, \_\_\_\_\_  
(Brief description)

Deed Restrictions: \_\_\_\_\_ Yes  No \_\_\_\_\_ If Yes, \_\_\_\_\_  
(Brief description)

Do you plan to dedicate infrastructure facilities to the village? \_\_\_\_\_ Yes  No

If yes, refer to Penn Yan Design & Construction Standards Handbook for Land Development

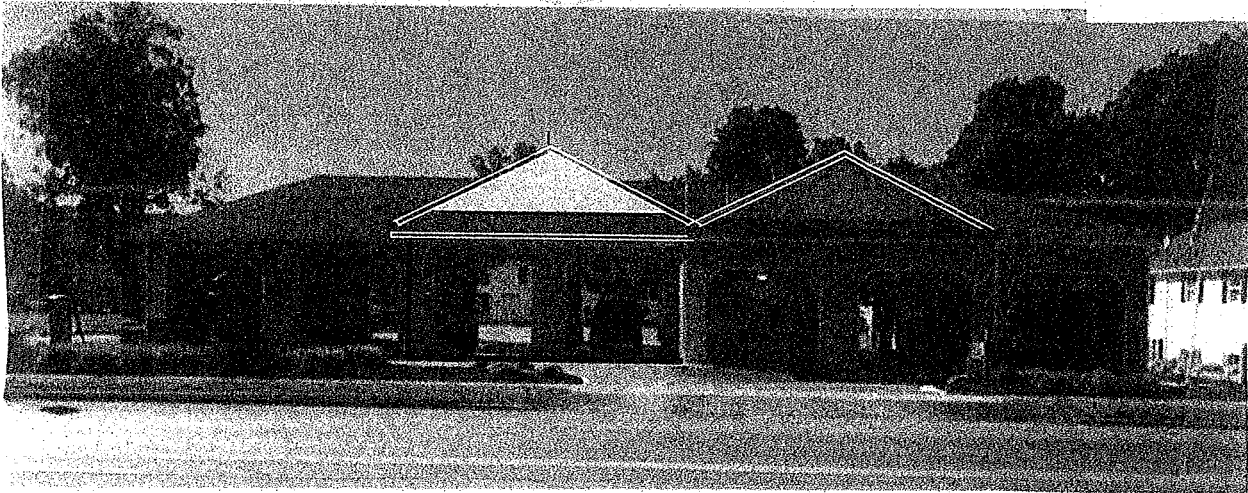
////////////////////////////////////  
Date: \_\_\_\_\_ PRINT Kevin Wilkins  
APPLICANT NAME

SIGN (Signature)  
APPLICANT NAME

**SITE PLAN REVIEW CHECKLIST**

# SITE PLAN REVIEW CHECK LIST

- 19. NO CHANGE TO EXISTING GRADING
- 20. NO CHANGE TO EXISTING LAND FEATURES
- 21. EXISTING SIDEWALKS TO REMAIN
- 22. NA
- 23. EXISTING LANDSCAPING TO REMAIN
- 24. EXISTING EXTERIOR LIGHTING TO REMAIN
- 25. EXISTING SSIGNAGE TO REMAIN
- 31. NA
- 32. NO CHANGE IN EMPLOYEES
- 33. SCHEDULE: START CONSTRUCTION SEP 2018  
COMPLETION JAN 1, 2019
- 34. NA
- 38. NA: NO CHANGES

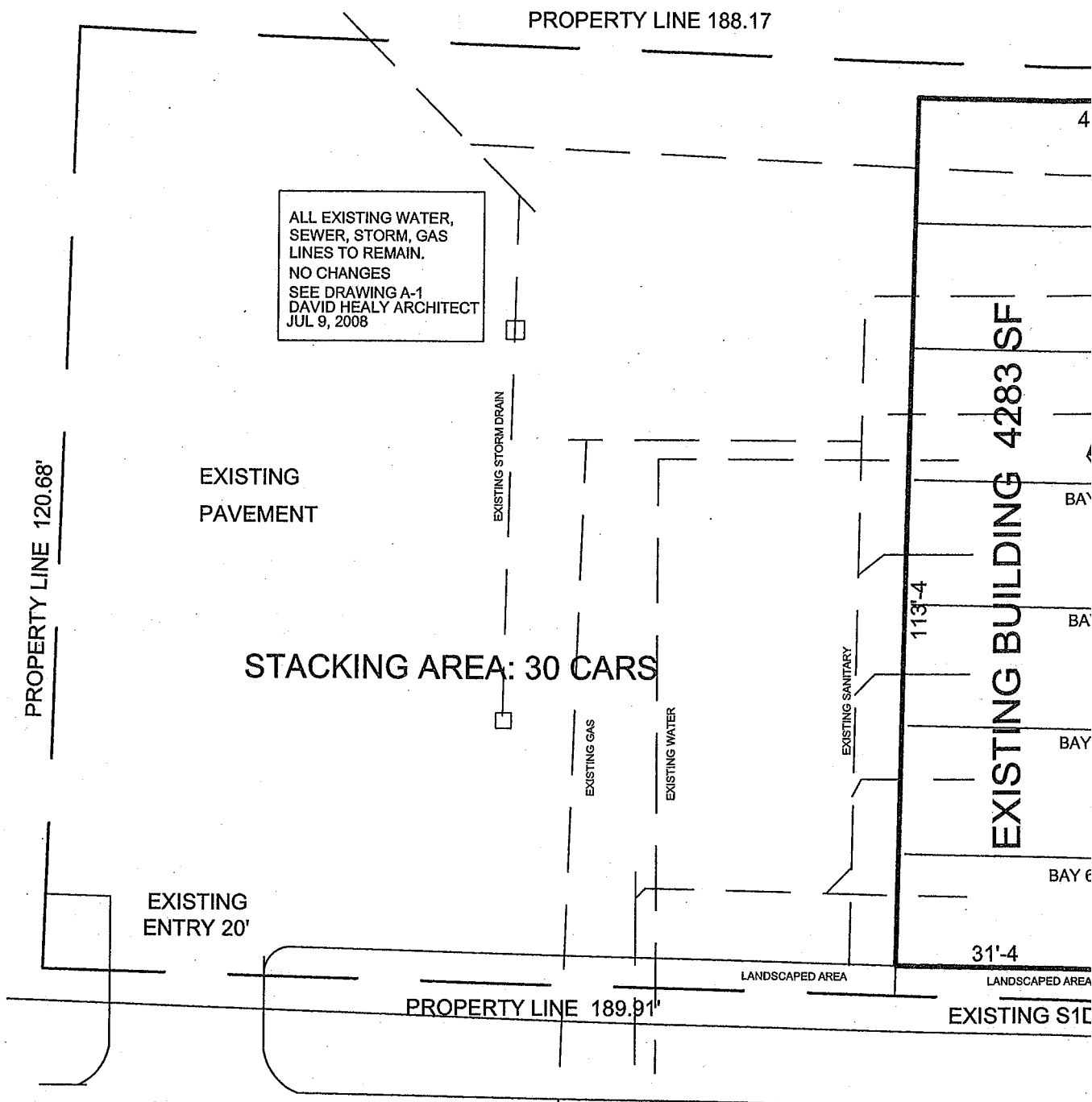


FRONT ROOF LINE  
CROOKED LAKE CARWASH ADDITION

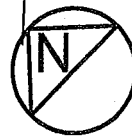
ANNE HERSH A.I.A. ARCHITECT  
2 W. MARKET ST., CORNING, NEW YORK 14830  
T 607 962 7846 C: 340 642 7407 EMAIL: ahershala@aol.com

JUL 25, 2018





**SITE PLAN 1" = 20'**



EXISTING PROPERTY: 22,740 SF  
 EXISTING BUILDING 4283 SF  
 ADDITION: 472.5 SF  
 TOTAL BUILDING AREA: 4755.5 SF (21%)  
 TOTAL LANDSCAPED: 3228 SF  
 TOTAL PAVED : 15,985 SF

**ADDITION**  
**CROOKED LAKE CARWA**  
**267 LAKE ST, PENN YAN**