



Yates County Planning Board Referral Form

Referral # 2019-22
County Use Only

Date Received 6-17-2019

Revised 4/2017

Municipality and Referring Agency Penn Yan planning board

Project Address 200 South Aven., Penn Yan Project Tax Map # 061.34-1-41-1-0 & 061.34-1-42-0-0

Zoning District Residential (R-1)

Applicant (Name & MAILING) David Genecco 3824 E. Lake Rd., Canandaigua, NY 14424

Email _____

Property Owner (Name & MAILING) Same

Email _____

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Prox. to state roadway

Application Type

Project Description

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

9,808 sq. ft. 8-unit townhouse building for senior citizens

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

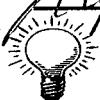
- Municipal Application
- Tax Map or Plat
- SEQR
- Site Plan *
- Variance Criteria **
- Subdivision Plat For Subdivision Referrals Only
- Other

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.*

David Genecco, Secy, 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 or 417 Liberty St. Suite 1093, Penn Yan, NY 14527

Village of Penn Yan



on Keuka Lake

Mayor Leigh MacKerchar
Trustee Carolyn Benedict
Trustee Danny Condella
Trustee Teresa Hoban
Trustee Kevin McLoud
Trustee Raymond Spencer
Trustee Richard D. Stewart
Clerk-Treasurer Gary Meeks

P.O. Box 426 111 Elm Street
PENN YAN, NEW YORK 14527
Phone: 315-536-3015
Fax: 315-536-4685
TDD: (800) 662-1220
www.villageofpennyan.com

May 30, 2019

Yates County Planning Board
417 Liberty St.
Penn Yan, NY 14527

**Re: GML 239 referral for a Site Plan application;
(David Genecco – 200 South Avenue, Penn Yan)**

Dear Board:

Enclosed is a referral for review at your next meeting.

Please let me know if you would like additional information.

Thank you!

Lynn Duryea, Secretary
Village of Penn Yan Planning Board
lduryea@villageofpennyan.com

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

Application for Site Plan Review

Rev. 6/14/2019

Applicant: David Genecco

Date: 5/23/2019

Mailing Address: 3824 East Lake Road, Canandaigua, New York 14424

Business phone: (585) 719-4330 Cell phone: (585) 233-8170 Business fax: _____

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

Property Owner's name: David Genecco

Property Owner's Address: 3824 East Lake Road, Canandaigua, New York 14424

PROJECT ADDRESS: 200 South Avenue

Tax Map # 573001-061-034-01-41-1-0 and 573001-061-034-01-42-0-0

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

Use of Building: Senior Citizen Housing Parking requirements: 8 spaces
(See code office/bldg. dept)

Zoning district: R-1 Water district: PY Fire district: PY

Total square footage of: Building: 9808 Open storage area: n/a

Landscaped area: 76,031 SF Parking: Paved 10,716SF

Other: _____
(Give reason for *other* as it relates to proposed use): _____

TOTAL SITE (ft²): 96,555 SF (2.22Acres)

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: 5/23/2019

PRINT David Genecco
APPLICANT NAME

SIGN *David Genecco*
APPLICANT NAME

SITE PLAN REVIEW CHECKLIST

➔ The plan should contain all of the following. Attach notes if necessary ◀

1.		PB		A site plan scaled to 1" = 20' (or 40'). Sized to a maximum of 34" by 44".
2.		PB		North arrow.
3.		CEO		Property boundaries plotted to scale.
4.		CEO		Site dimensions and setbacks.
5.		CEO		The building location with first floor elevations noted.
6.		CEO		Design and type of construction materials.
7.		CEO	202.43	Parking lot details showing layout with spaces visibly marked, wheel stops, calculations for required spaces.
8.		CEO	202.43	Landscaping of at least 10% of the area useable for parking and for screening from adjacent lots.
9.		DPW		Adjacent roads with pavement, right of way and culvert details.
10.		DPW	202.47	Proposed vehicular access with sight distances.
11.		FD		Existing buildings.
12.		FD		Nearest fire hydrant and flow test details
13.		MUB&PB		Electrical needs (load & voltage) and service location.
14.		MUB		Energy distribution facilities (electrical, gas, solar).
15.		MUB		Existing water & sewer mains.
16.		MUB &PB		Location of water service and size. Water needs, including demand for water flow (gallons per minutes).
17.		MUB		Location of natural gas lines.
18.		MUB	202.52	Existing easements and proposed utility or drainage easements.
19.		PB		A grading plan with existing and proposed grades.
20.		PB		Existing land features such as creeks, springs, woods.
21.		PB	202.42	Pedestrian access.
22.		PB	202.60	Location of buffer areas.
23.		PB	202.60	Proposed landscaping with details about species, spacing and heights.
24.		PB		Exterior lighting with manufacturer's photometric details
25.		CEO	202.64	Location, size and design of all exterior signs. Include lighting details for all lighted signs.
26.		PB		A locator map using a 3" x 3" inset.
27.		PB		A 3" x 5" block marked "For Village Use Only"
28.		PB		Completed SEAF (State Environmental Assessment Form) PART I only.
29.		PB		Engineer's seal, signature, date of plan and dates of revisions.
30.		PB		A color rendering of proposed buildings.
31.		PB		Other items determined as result of sketch plan conference.
32.		PB		Present and anticipated future number of employees.
33.		PB		Project schedule and phases.
34.		PB		Status of other required permits.
35.		PB		Nine (9) copies of site plan and attachments.
36.		SWCD	202.50	A storm water management plan with TR-55 hydrology calculations for the site for the existing land use condition and the developed land use condition. Three (3) copies.
37.		SWCD	202.50	An erosion and sediment control plan for during and after construction with a maintenance plan.
38.		PB		Pollution control devices.

*****REVISED site-plans MUST HAVE all changes CLEARLY identified using clouds, symbols, notes, or some other readily recognizable format*****


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.

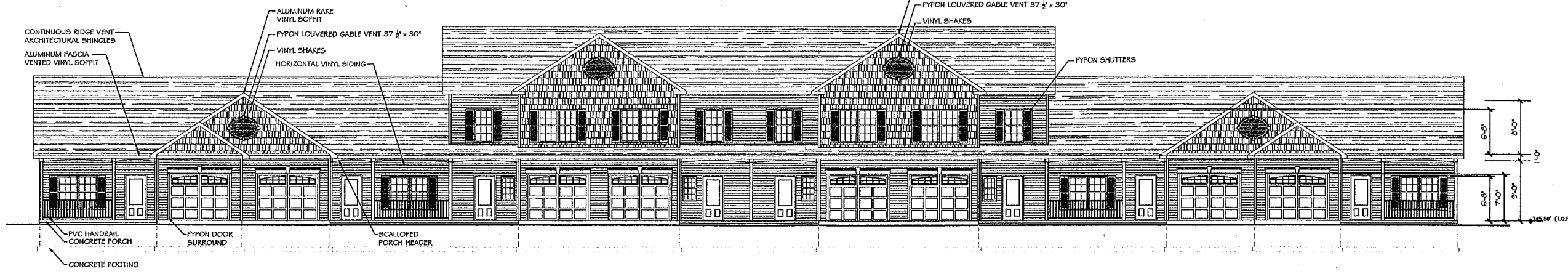
Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information			
David Genecco			
Name of Action or Project: Keuka Shores Senior Housing			
Project Location (describe, and attach a location map): 200 South Avenue, Village of Penn Yan, New York			
Brief Description of Proposed Action: Construction of 8-unit senior citizen housing.			
			
Name of Applicant or Sponsor: David Genecco		Telephone: (585) 233-8170	
Address: 3824 East Lake Road		E-Mail: carolgenecco@howardhanna.com	
City/PO: Canandalgua		State: NY	Zip Code: 14424
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"/>
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: NYS Dept. of Health (Water Main)			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		2.22 acres	
b. Total acreage to be physically disturbed?		2.22 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		11.327 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input checked="" type="checkbox"/> Parkland			

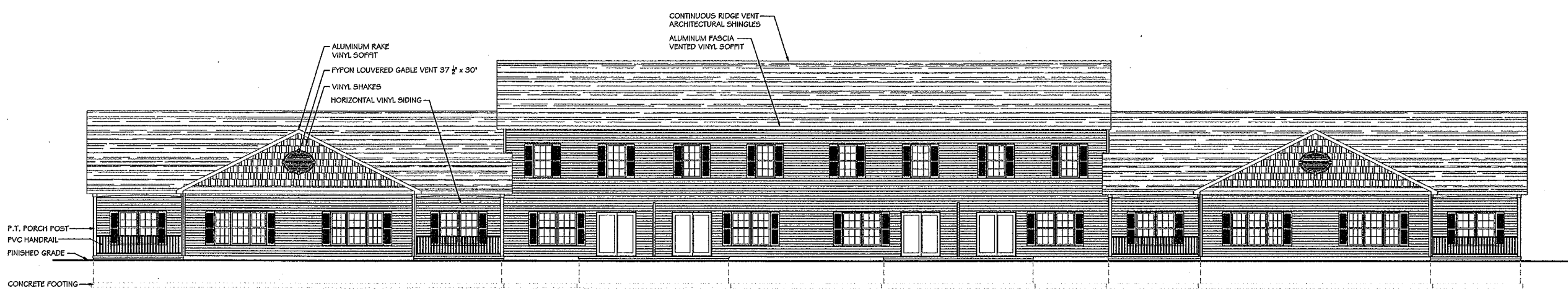
		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<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: _____		<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?		<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: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? 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? 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? 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"/>	
		<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: _____ _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input 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?		NO	YES
If Yes,		<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:			
The Project will utilize stormwater management facilities on adjacent lands outside the village.			
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)?		NO	YES
If Yes, explain the purpose and size of the impoundment:			
The Project will utilize stormwater management facilities on adjacent lands outside the village, and will have a <u>bio retention facility on site (4200 SF)</u> .		<input type="checkbox"/>	<input checked="" 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?		NO	YES
If Yes, describe:		<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?		NO	YES
If Yes, describe:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Rev. 6/14/2019 Applicant/sponsor/name: <u>David Genecco</u> Date: <u>5/23/2019</u> Signature: <u><i>David Genecco</i></u> Title: <u>owner</u>			

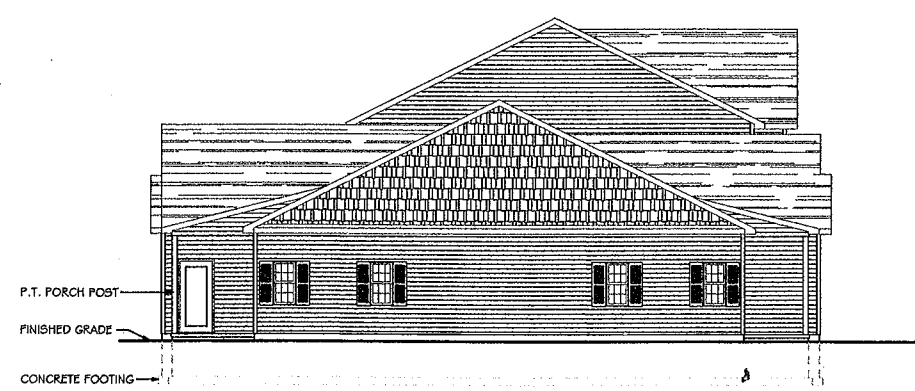
PRINT FORM



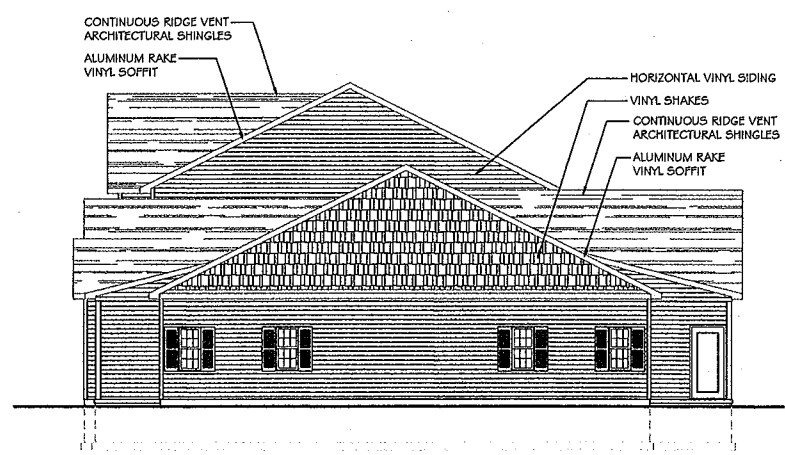
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



3 LEFT END ELEVATION
SCALE: 1/8" = 1'-0"



4 RIGHT END ELEVATION
SCALE: 1/8" = 1'-0"

Finger Lakes Design
Professional Drafting Services
Residential and Commercial Buildings
2280 State Route 290, Dutchess, New York 14837
Phone: 518-524-6020
James R. Finkelman P.E.
3280 E. River Road, Nichols, New York 13812
Phone: 507-562-3500

DESCRIPTION
**ELEVATIONS
BUILDING L**

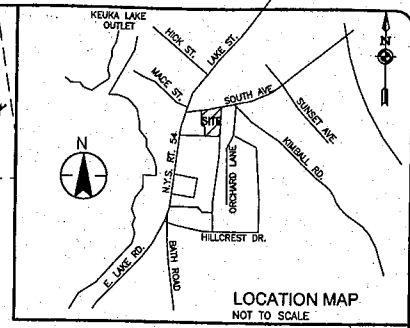
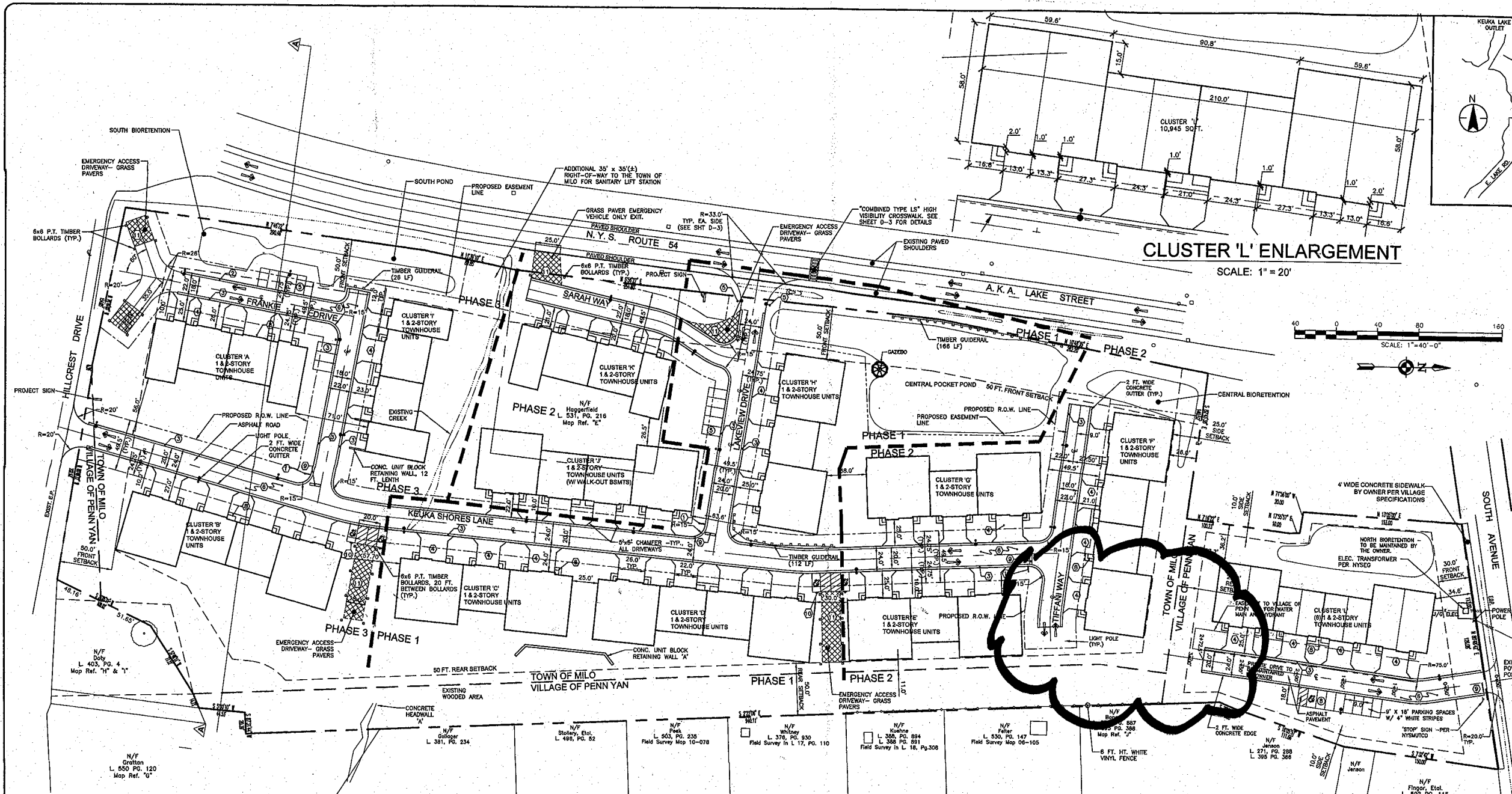
PROJECT
**NEW TOWNHOUSES
KEUKA SHORES
LAKE STREET
PENN YAN, NEW YORK**

DATE: 1/2/2019
SCALE: GIVEN
DRAWN:

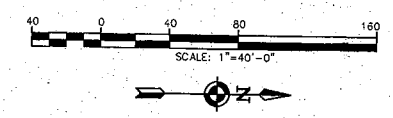
REVISIONS	

PROJECT NO.
1869

SHEET NO.
A3.8

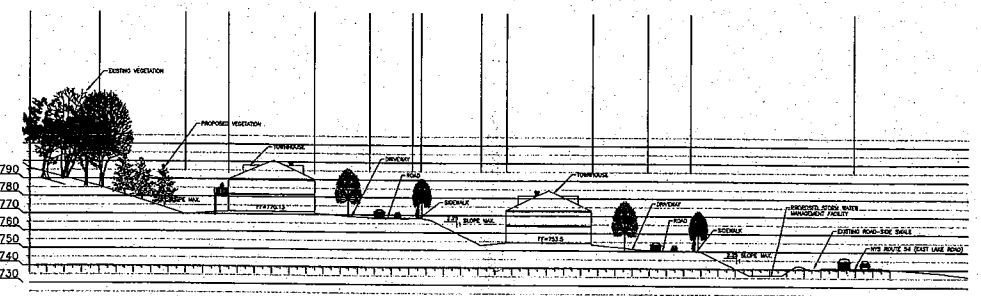


CLUSTER 'L' ENLARGEMENT
SCALE: 1" = 20'



SITE PLAN
SCALE: 1" = 40'

**KEUKA SHORES
TOWN OF MILO
YATES COUNTY, NEW YORK**



SITE SECTION A-A
VERT. SCALE: 1" = 40', HORIZ. SCALE: 1" = 40'

- 1) 'STOP' SIGN, 30"x30"
- 2) CONCRETE ROAD EDGE
- 3) CONCRETE GUTTER
- 4) ASPHALT PAVEMENT - DRIVEWAYS
- 5) LIGHT POLE WITH FIXTURE
- 6) ASPHALT PAVEMENT - ROADWAYS
- 7) CROSSWALK, PAINTED
- 8) CONCRETE SIDEWALK
- 9) STOP BAR - SEE DETAIL SHEET
- 10) HANDICAPPED PARKING SIGN
PROVIDE ONE FOR EACH HANDICAPPED PARKING SPACE
- 11) GRASS PAVERS AREA

NOTE: BOUNDARY AND RIGHT-OF-WAY INFORMATION TAKEN FROM A MAP ENTITLED MAP OF A SURVEY OF A SUBDIVISION OF LANDS OF THE DAVID L. GENECCO FAMILY TRUST KNOWN AS KEUKA ESTATES SUBDIVISION BEING PART OF TOWN LOTS 39 & 40 TOWN OF MILO AND VILLAGE OF PENN YAN PREPARED BY LARSON & SIMOLO LAND SURVEYORS, PC P.O. BOX 624, WAYLAND NY 14572, (585)728-0150 JOB NO. 13-028-3, DATED JULY 11, 2016

PROJECT DATA

1. PARCEL TAX ACCT. NO. 61.42-1-6.1, 61.42-1-5 (TOWN OF MILO); 61.34-1-42, 61.34-1-41.1, 61.42-1-1, 61.50-1-16 (VILLAGE OF PENN YAN)
TOTAL AREA = 11.327 ACRES (9,028 A. TOWN OF MILO, 2,299 A. VILLAGE)
2. PROPOSED USE: 8 SENIOR RENTAL TOWNHOUSES
3. EXISTING ZONING: R-1 RESIDENTIAL
4. LOT REQUIREMENTS: REQUIRED PROPOSED
MIN. LOT AREA : 84,000 SF. (10,500/UNIT) 96,555 SF.
(PER DWELLING UNIT)
MIN. LOT WIDTH: 70 FT. 235 FT.
MIN. LOT DEPTH: 200 FT. 315 FT.
5. SETBACKS (YARD REQUIREMENTS):
FRONT: 30 FT. 31 FT.
REAR: 20 FT. 37.7 FT.
SIDE: 10 FT. 36.2 FT.
6. MAXIMUM LOT COVERAGE: 40%
PROPOSED LOT COVERAGE: 11.33% (10945 SF./96555 SF.)
7. DEVELOPER:
ANGELO LACCIARDELLO, OWNER
KEUKA SHORES, LLC
8242 EAST BLUFF DRIVE
PENN YAN, NY 14527
8. OWNER:
CAROL GENECCO
DAVID GENECCO
1850 ROCHESTER ROAD, RT. 332
CANANDAIGUA, NY 14424
9. MAXIMUM BUILDING HEIGHT: 40 FT. PROPOSED 29'-4" FT.
10. PARKING: (2 SPACES /UNIT)
REQUIRED 16 PROPOSED 16
11. VARIANCES REQUESTED: NONE
12. PROJECT SIGNS IDENTIFYING THE DEVELOPMENT ARE PROPOSED FOR BOTH THE ENTRANCE ONTO NYS RT. 54 AND ONTO HILLCREST DRIVE. SIGNS SIZE AND SHAPE WILL MEET TOWN CODE AND GUIDELINES AND WILL BE LANDSCAPED.
13. THE DRIVEWAY WILL BE PRIVATE; SANITARY & STORM SEWERS WILL BE PRIVATE; WATERMANS AND HYDRANTS ARE PROPOSED TO BE DEDICATED TO THE VILLAGE OF PENN YAN

FOR VILLAGE USE

PLANNING BOARD CHAIRPERSON	DATE
DIRECTOR OF PUBLIC WORKS	DATE
CODE ENFORCEMENT OFFICER	DATE
FIRE MARSHALL	DATE
SEWER & WATER DISTRICT	DATE

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- Wait The Required Time
- Confirm Utility Response
- Respect the Marks
- Dig With Care

MLA

Phone (585) 218-0300
Fax (585) 218-0372
McCord
Landscape Architecture
Douglas C. McCord, ASLA
2129 Five Mile Line Road
Panfield, New York 14526

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MCCORD LANDSCAPE ARCHITECTURE
DRAWING ALTERATION
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PROJECT
KEUKA SHORES LUXURY TOWNHOUSES
VILLAGE OF PENN YAN
YATES COUNTY, NY

TITLE OF DRAWING
SITE PLAN

DATE: 6/14/19
DRAWN BY: LAH
CHECKED BY: DCM
SCALE: 1"=40'-0"



10			
9			
8			
7	GENERAL REVS FOR VILLAGE OF PENN YAN	JUN. 14 2019	DCM
6	REVISED BLDG PER ARCH. DRAWINGS	JUNE 10 2019	DCM
5	GENERAL REVS PER TOWN ENGINEER AND TOWNSHIP	DEC. 27 2018	DCM
4	GENERAL REVS PER TOWN ENGINEER AND TOWNSHIP	NOV. 5 2018	DCM
3	GENERAL REVS PER SWPPP	SEPT. 25 2018	DCM
2	GENERAL REVS	SEPT. 19 2018	DCM
1	GENERAL REVS	AUG. 10 2018	DCM
	REVISIONS	DATE	BY

PROJECT NO.
DRAWING NO. **942**
S-1