

Yates County Planning Board Referral Form

Referral # 2019-27
County Use Only

Date Received 9-9-2019

Revised 4/2017

Municipality and Referring Agency TOWN of STARKEY

Project Address 5664 RT 14 Project Tax Map # 128014-1-3

Zoning District LC-1

Applicant (Name & MAILING) MARVIN A. ROOD / MARYRUTH SWEET-ROOD

Email marysweetrood@gmail.com

Property Owner (Name & MAILING) SAME

Email _____

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) on NYS RT 14

Application Type

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

Project Description

minor subdivision of 2 acres in SE Cor existing lot. Includes existing building (40 x 36) formerly used as garden center store.

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

*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.

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.

[Handwritten Signature]

Referring Official

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, Pottsville, NY 14527

July 29, 2019

2019.PB-24
8-2-19

Mary Ruth Sweet-Rood
Marvin A Rood
5664 RT 14
Dundee NY 14837

607 243 5120

RE: 128.04-1-3
Proposal to make a minor subdivision of 2 acres

Brain Quackenbush, CEO
Town of Starkey
40 Seneca St
Dundee NY 14837

Dear Brain:

Enclosed is our application to make a minor subdivision of 2 acres from our existing lot of 16.3 acres.

Per your review of my draft application on 7/23 19, I have completed and attached herewith:

- Completed Town of Starkey Planning Board Application
- Completed Yates County Planning Board Application
- Completed Environmental Assessment Form
- Copy of most recent survey
- Tax Map with Site Plan Drawing (showing location, streets, driveways, outline of proposed subdivision, scale, north arrow, all existing buildings).
- Planning Board Application Fee of \$50.00 (check 2214)

Marvin and I plan to attend the next Planning Board Meeting on August 6, 2019 at 7:30pm for their review of our proposal.

If met with approval, we will promptly have the proposed minor subdivision surveyed.

Sincerely,

Mary Ruth Sweet-Rood
Mary Ruth Sweet-Rood

enclosed also - 9 additional copies of application
for a total of 10

Town Of Starkey

APPLICATION FOR USE PERMIT

Application fee: \$50.00

Permit NO. 2019-PB.24

Date: 7/29/19

Name: MARVIN A. ROOD
MARY RUTH SWEET-ROOD
Address: 5664 RT 14

607 243 5120 PO Box: _____

Phone Number: _____ City: DUNDEE State: NY

Zip Code: 14837 Zoning district: LC1

E-Mail Address: marysweetrood@gmail.com

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) MARVIN A. ROOD
MARY RUTH SWEET-ROOD

Residing at 5664 RT 14 DUNDEE NY hereby apply for a use permit for a use described in the Zoning schedule of use controls as:

- Permitted Principal Subdivision
- Permitted Accessory
- Special use

The property at which the use hereafter specified will be conducted is located at 5664 RT 14
DUNDEE NY

In a district designated as LC
(A-1, R-1, R-2, R-R, C-1, M-1, L-C)

The specific use (s) is (are) as follows: 2 acres in SE corner existing lot
to be subdivided & sold. Includes our former
greenhouse/garden center's store.

Accepted Date: 8-1-19
[Signature]

Zoning & Building Officer

[Signature]
Mary Ruth Sweet-Rood
Applicant Signature

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			
MARVIN A. ROOD/MARY RUTH SWEET-ROOD, OWNERS			
Name of Action or Project: MINDY subdivision			
Project Location (describe, and attach a location map): 5664 RT 14, DUNDEE NY 14837			
Brief Description of Proposed Action: subdivide 2 acres in SE COR of existing lot			
Name of Applicant or Sponsor: MARVIN A. ROOD/MARY RUTH SWEET-ROOD		Telephone: 607 243 5120 cell	E-Mail: marysweetrood@gmail.com
Address: 5664 RT 14			
City/PO: Dundee		State: NY	Zip Code: 14837
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 <input checked="" type="checkbox"/> <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES <input checked="" type="checkbox"/> <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2 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?		16.3 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other (specify): FARM WINERY			
<input type="checkbox"/> Parkland			

<p>5. Is the proposed action,</p> <p>a. A permitted use under the zoning regulations?</p> <p>b. Consistent with the adopted comprehensive plan?</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>N/A</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
<p>6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?</p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p>	
<p>7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>8. a. Will the proposed action result in a substantial increase in traffic above present levels?</p> <p>b. Are public transportation service(s) available at or near the site of the proposed action?</p> <p>c. Are any pedestrian accommodations or <u>RT14 bicycle routes</u> available on or near site of the proposed action?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	
<p>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: <u>N/A</u></p>	<p>NO</p> <p><input type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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? <u>BIG STREAM</u> 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: _____</p>	<p>NO</p> <p><input type="checkbox"/></p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input checked="" type="checkbox"/></p> <p><input type="checkbox"/></p>	
<p>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 type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban</p>			
<p>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?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>16. Is the project site located in the 100 year flood plain?</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	
<p>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? <input type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input type="checkbox"/> NO <input type="checkbox"/> YES</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>	

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>MARVIN A. ROOD/MARY RUTH</u> Date: <u>7/29/19</u></p> <p>Signature: <u>M. A. Rood SWEET-ROOD</u></p>		

Mary Ruth Sweet-Rood

Town of Starkey
Code Enforcement Officer
Brian L. Quackenbush
 40 Seneca Street
 Dundee, NY 14837
 Phone: 607-243-7996
 Fax: 607-243-7764

Re; Special Use Permit

The Planning Board has authority to approve your application. The process is as follows

- 1) Applicant fills out required forms and submits to Code Official with \$50.00 fee and site plan
- 2) Applicant attends Planning Board Meeting at 40 Seneca Street Dundee, NY
- 3) Applicant presents project to Planning Board
- 4) Planning Board schedules a public hearing at the next meeting
- 5) Application is sent to Yates County Planning Board
- 6) You will receive a notice from YCPB letting you know when they will review your application and you are strongly encouraged to attend that meeting
- 7) A letter is sent to all property owners within 1,000 feet of applicant property location informing them of the public hearing
- 8) The public hearing is advertised in the local paper for two weeks
- 9) Applicant attends public hearing. Anyone who would like to comment for or against the project may do so at that time.
- 10) Public Hearing is closed and the regular meeting is opened up. The planning board will discuss application and in most cases approve that night.
- 11) A Special Use Permit is mailed to applicant by the Planning Board Clerk

Brian L. Quackenbush
 Town of Starkey
 Code Official

7/29/19

N7-22-11E

305.92±

AREA = 23.985 ACRES

3" TRIPLE WILLOW

N82-48-56W

988.57

680±

Pdx

S 84-12N
323.15

892.61
S 21-44W
246.00

BIG STREAM

FORMERLY
M. JUDD

Pats

N 65-27W
174.24

N 43-41-23E
590.71

AREA = 37.04
ACRES

232.58

N

MARVIN A ROAD
MARYRUTH
SWEET-ROAD

most recent
survey 1/16/75

128-04-1-3

134.73
N 76-54W

N 11-58-00E
107.60

AREA = 0.281 ACRE

S 78-02-00E
135.00

88.41
N 82-48-56W

SCALE 1" = 50'

S 50-02-00W
59.30

54.52
S 22-50-00W

N 27-15E
123.76

N 30-54W
172.11

308.35
N 74-19-44W

MAP BOOK B
PAGE 31
JEAN S FRIAR
1967

CERTIFICATE

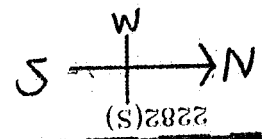
THIS IS TO CERTIFY THAT I AM A
LICENSED LAND SURVEYOR AND
THAT THIS PLAN WAS COMPLETED
ON JANUARY 16, 1975, FROM AN
ACCURATE INSTRUMENT SURVEY
ON JANUARY 16, 1975.

SIGNED: *C. Marshall Bundy*
LICENSE NO. 39303

SITE PLAN
FOR 2 acre
subdivision
7/29/19



128-04-1-3
MARVIN A ROAD
MARY RUTH SWEET ROAD
SCALE . 1/2" = 100'



772(S)

347(S)

630

1944(S)

260

134.73

232

323.15

93

292.61

216

174.24

116.00-1-70.1
128.04-1-3
16.30 A

900.1

Now LOT
2 acres

BIG STREAM

To be surveyed
@ 2 acres

101.58

299.15

175.39

07.862

OLD ST ROAD BED

248.42

308.33

116.00-1-35
128.04-1-4
3.80 A

STORE

barn

home

624.64

22' ROW

317(S)

392(S)

107.6

40
135
175(S)

268

116.00-1-34
128.04-1-2
1.40 A

220

NYS RT 14

250'

North

(WIDTH VARIES)

272(S)

655.61

502.51

531.05

180

159.2

81