



# Yates County Planning Board Referral Form

Referral #  
County Use Only 2019-28

Date Received 9-9-2019

Revised 4/2017

Municipality and Referring Agency Town of Starkey

Project Address 5664 NYS Rte 14, Starkey, NY 14837 Project Tax Map # 128.04-1-3 see 5(F)

Zoning District A-1

Applicant (Name & MAILING) O'Begley LLC  
A1 Country Club Road, East Rochester NY 14445 Email adambegley@gmail.com

Property Owner (Name & MAILING) Adam Begley  
31 Putney Place, Hilton NY 14468 Email adambegley@gmail.com

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.)  
Apply for Special Use Permit after referral from the Planning Board subdivision review hearing on August 6th 2019.

### Application Type

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

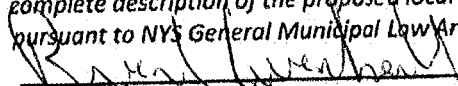
### Project Description

Use the existing structure located at 5664 NYS Rte 14 as a retail sales location for the NYS farm distillery "O'Begley".

### 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

A purchase offer on the property is contingent upon a special use permit approval.  
If a Special Use Permit is granted, a site plan will be developed by Finger Lakes Construction detailing the building modifications that will be made under the guidance and approval of the Code Enforcement Officer.

**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

Town Of Starkey

APPLICATION FOR USE PERMIT

2019. P/B. 27

Application fee: \$50.00

Permit NO. 9.3.19

Date: 8/23/2019

Name: O'Begley LLC

Address: A1 Country Club Road

PO Box: \_\_\_\_\_

Phone Number: 585-750-8560 City: East Rochester State: NY

Zip Code: 14445 Zoning district: \_\_\_\_\_

E-Mail Address: adambegley@gmail.com

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) Adam Begley

Residing at 31 Putney Place, Hilton NY 14468 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 change of use

The property at which the use hereafter specified will be conducted is located at 5664 NYS Rte 14, Starkey, NY 14837

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

The specific use (s) is (are) as follows:

The commercial building located on Rte 14 will be operated as a retail store for the farm distillery

"O'Begley" under licenses issued by the NYS Department of Agriculture and Markets

Accepted Date: 9.3.19

Brian Churchill

Adam Begley

Zoning & Building Officer

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.

<b>Part 1 - Project and Sponsor Information</b>				
Name of Action or Project: <p style="text-align: center;">O'Begley LLC Special Use Permit</p>				
Project Location (describe, and attach a location map): <p style="text-align: center;">5664 NYS Rte 14, Starkey, NY 14837 <span style="float: right;">128.04-1-3 see 5(F)</span></p>				
Brief Description of Proposed Action: <p>Use the existing structure located at 5664 NYS Rte 14 as a retail sales location for the NYS farm distillery "O'Begley". A site plan will be developed by Finger Lakes Construction detailing the building modifications that will be made under the guidance and approval of the Code Enforcement Officer.</p>				
Name of Applicant or Sponsor: <p style="text-align: center;">O'Begley LLC</p>		Telephone: 585-750-8560 E-Mail: adambegley@gmail.com		
Address: <p style="text-align: center;">A1 Country Club Road</p>				
City/PO: <p style="text-align: center;">East Rochester</p>		State: <p style="text-align: center;">NY</p>	Zip Code: <p style="text-align: center;">14445</p>	
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 governmental Agency? If Yes, list agency(s) name and permit or approval: <p style="text-align: center;">Special Use Permit</p>			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		2.0 acres		
b. Total acreage to be physically disturbed?		0.0 .. acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.0 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 checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input 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 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"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ A well will be drilled on the property.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ A septic tank or drain field that meets the code requirements will be constructed on the premises.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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>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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></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><b>NO</b></p> <p><input checked="" type="checkbox"/></p>	<p><b>YES</b></p> <p><input type="checkbox"/></p>
<p><b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b></p> <p>Applicant/sponsor name: <u>Adam Begley</u> Date: <u>8/23/2019</u></p> <p>Signature: <u><i>Adam Begley</i></u></p>		

***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

Agency Use Only [If applicable]

Project:

City of Troy

Date:

9.3.19

### Short Environmental Assessment Form Part 2 - Impact Assessment

**Part 2 is to be completed by the Lead Agency.**

Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**PRINT FORM**

Project:

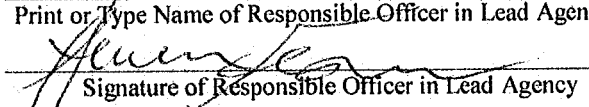
Oberly Distill

Date:

9/3/19

### Short Environmental Assessment Form Part 3 Determination of Significance

For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

<input type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
<input checked="" type="checkbox"/>	Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.
Town of Starkey Planning Board	9-3-2019
Name of Lead Agency	Date
Steven Fulkerson	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
	Signature of Preparer (if different from Responsible Officer)
Signature of Responsible Officer in Lead Agency	



# Building Permit

Town of Starkey

*Parcel Number*  
128.04-1-3

*Permit Number*  
2019-0069

*Applicant*

Begley, Adam

*Business Name (if applicable)*

Rood, Marvin A.

*Street*

5664 Rte 14

*County*

*City*

Dundee

*State*

NY

*Zip*

14837-

*Contractor/Architect:*

*General Comments*

Appilation submitted and is denied- Remodel existing store and move distillery retail to building- needs PB Approval

*Issue Date:* 9/3/2019

*Expiration Date:* 9/3/2019

*Date Paid*

*Permit Fee*  
\$0.00

*Estimated Project Cost:*  
\$0.00

*Permit Type*

*Dimensions*

*Material Type*

*Use and Occ.*


*Const. Type*


*Code Enforcement Officer (CEO)*

THIS PERMIT is granted on the express condition that all work done thereunder shall in all respects conform to the terms of the laws of the parish listed.  
The plans and specifications of said building to be submitted to this office.



© Taugas, 2003

**Town of Starkey**

Phone: (607) 243-7996

FAX: (607) 243-7764

Email: starkeyceo@gmail.com

40 Seneca Street

Dundee, NY 14837

Registration: TOS-30a-24Apr06-hin72dx

**September 03, 2019**

# Application for Building Permit

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

**Note: Please read all instructions before completing application. An incomplete application may delay the timely issuance of your permit: Please enter NA if section is not applicable**

## Part I General Information

1. Name of Owner Marvin A. Rood & Mary Ruth Sweet Rood Zoning District A-1  
Owner's Address 5664 NYS Rte 14 PO Box \_\_\_\_\_ Phone # 607-227-6151  
City Starkey State NY Zip Code 14837 Tax Map # 128.04-1-3 see 5(F)  
Property Address if Different \_\_\_\_\_
2. Name of Applicant if Different O'Begley LLC - Adam Begley Phone # 585-750-8560  
Applicant's Address 31 Putney Place, Hilton NY 14468
3. Type of Improvement(s) Circle Improvement(s)
- |                          |               |                          |                      |
|--------------------------|---------------|--------------------------|----------------------|
| New Residential Building | Addition      | Storage Shed             | Deck/Porch           |
| Manufactured Home        | Modular Home  | <u>Rehab/Alterations</u> | Relocation           |
| Garage                   | Conversion    | Misc. Equipment          | <u>Sign</u>          |
| Pool/Hot Tub             | Dock/Sea Wall | Agriculture              | <u>Change of Use</u> |
4. Use - (Check One) \_\_\_\_\_ Residential  Commercial
5. Description of Project in Full Exterior vinyl siding with new front and side door. New HVAC unit.  
New roof and scissors truss for cathedral ceiling with foam board insulation and ceiling can lighting.  
New foyer with wheelchair ramp. Addition of handicap accessible bathroom. Sheet rock interior.  
3-bay sink and tasting bar modifications. A new ground water well and filtration system. A new septic  
field or tank. A road side sign for the business. Finger Lakes Construction will develop a scope of work  
in mid-September with a more detailed assessment of the project. Project assessment, workers comp,  
disability insurance, and site plan will be sent to the planning board and code enforcement officer asap.
6. Project Cost ~ \$70,000

**Please complete other side**

### Office Use

Date Received <u>1 / 1</u>	Received By _____	Permit Number <u>2019-0069</u>
Special Approval needed by { <input checked="" type="checkbox"/> } Planning Board _____		Date Issued <u>9</u>
{ } Zoning Board _____		Date Denied <u>9-3-19</u>

# Application for Building Permit

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

## Part II Designers and Contractors

1. Architect/Engineer \_\_\_\_\_ TBD \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_
2. General Contractor Finger Lakes Construction - Kevin Sharp Phone # 315-398-9206  
Address 10269 Old Rte 31 W, Clyde, NY 14433
3. Electrical Contractor \_\_\_\_\_ TBD \_\_\_\_\_ Phone # \_\_\_\_\_  
Address \_\_\_\_\_
4. Plumbing Contractor \_\_\_\_\_ TBD \_\_\_\_\_ Phone # \_\_\_\_\_
5. Mechanical Contractor \_\_\_\_\_ TBD \_\_\_\_\_ Phone # \_\_\_\_\_
6. Contractor \_\_\_\_\_ TBD \_\_\_\_\_ Phone # \_\_\_\_\_

Please submit required Workmen's Comp and Disability Insurance Forms for each Contractor with Application

## Part III Site Plan Drawing

**Please submit the following information on a separate paper**

1. Tax Map Drawing showing the following drawn to scale
2. Outside borders of property
3. Location of all existing and proposed building
4. Dimensions of all buildings
5. Distance of all buildings from lot lines
6. Location of well, wastewater tank and leach lines
7. Percent of Lot Coverage

## Part IV Building Plans

**Please submit the following information**

1. Two sets of drawings drawn to scale
2. Please see check list for building plans

I, O'Begley LLC - Adam Begley, the above names applicant, hereby attest I am the lawful owner of (address) 5664 NYS Rte 14, Starkey, NY 14837 the property described within or am the lawful agent of said owner and affirm under penalty or perjury that all statements made by me on this application are true.

Signature  Dated 08/29/2019