



# Yates County Planning Board Referral Form

Referral #  
County Use Only 2020-13

Date Received 3-9-2020

Revised 4/2017

Municipality and Referring Agency Penn Yan Planning Board

Project Address 111 Liberty Street, Penn Yan, NY 14527 Project Tax Map # 049.83-1-3

Zoning District WDC (Waterfront Development & Conservation)

Applicant (Name & MAILING) REI REI LLC 120 Carverdale Dr., Rochester, NY 14618

Email \_\_\_\_\_

Property Owner (Name & MAILING) same

Email \_\_\_\_\_

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

### Application Type

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

### Project Description

Revised project plans for previously approved  
site changes (site plan approved 2016, expired 2017)  
to change patio and install retaining wall in rear yard.

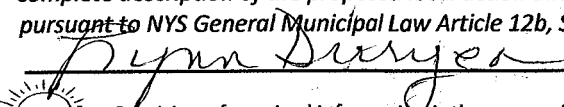
### Supporting Documents Required (IF N/A, include explanation)

- 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.

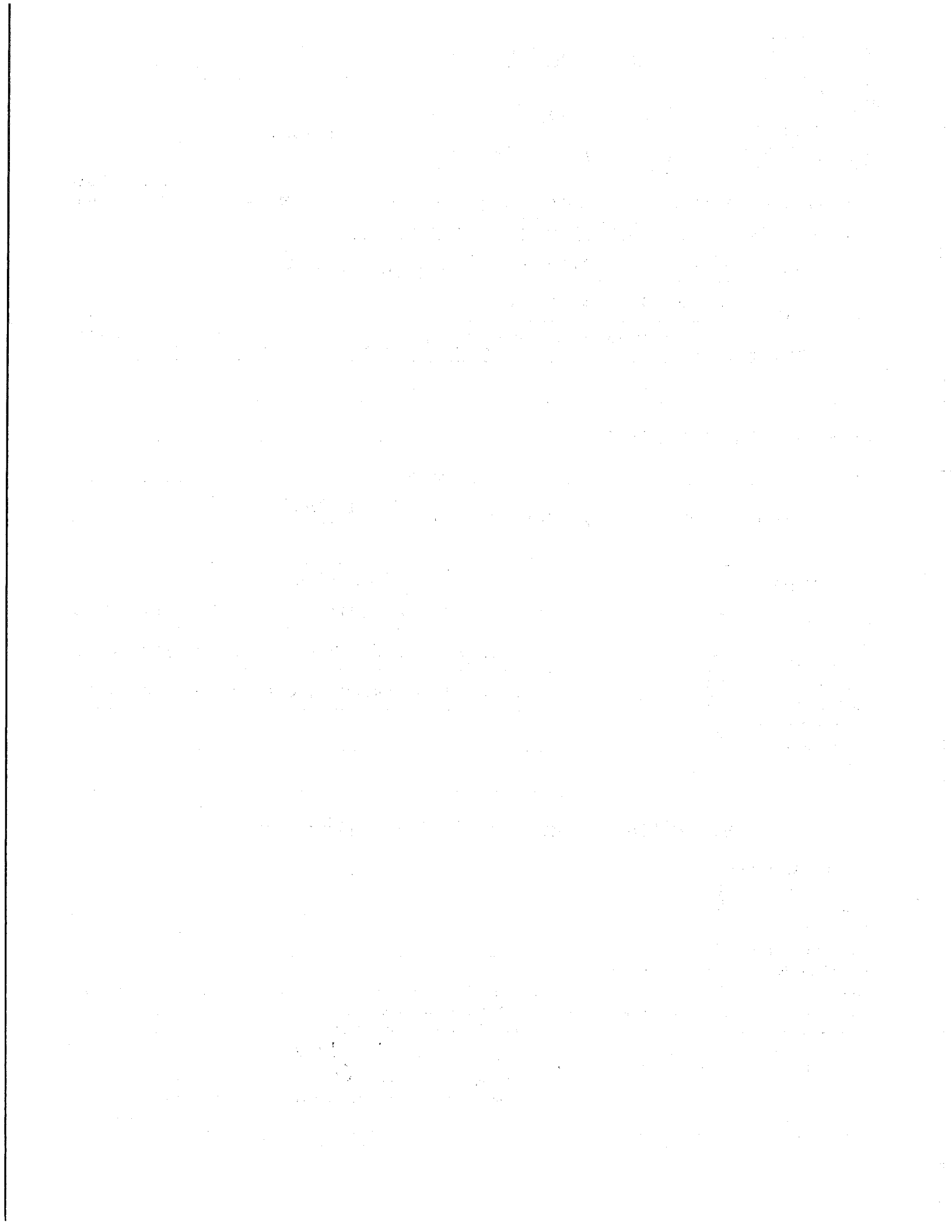
Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

 Referring Official

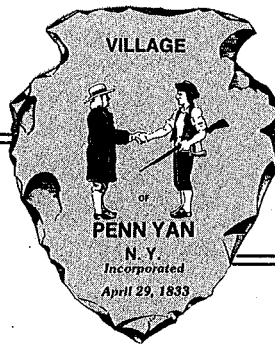


Provision of required information is the responsibility of the referring agency. Failure to provide such information may result in a significant delay in processing.

**Submit To:** Yates County Planning Department, [dlong@yatescounty.org](mailto: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](http://www.villageofpennyan.com)

March 9, 2020

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

**Re: GML 239 referral for a Site Plan application;  
(REI REI LLC – 111 Liberty St, Penn Yan)**

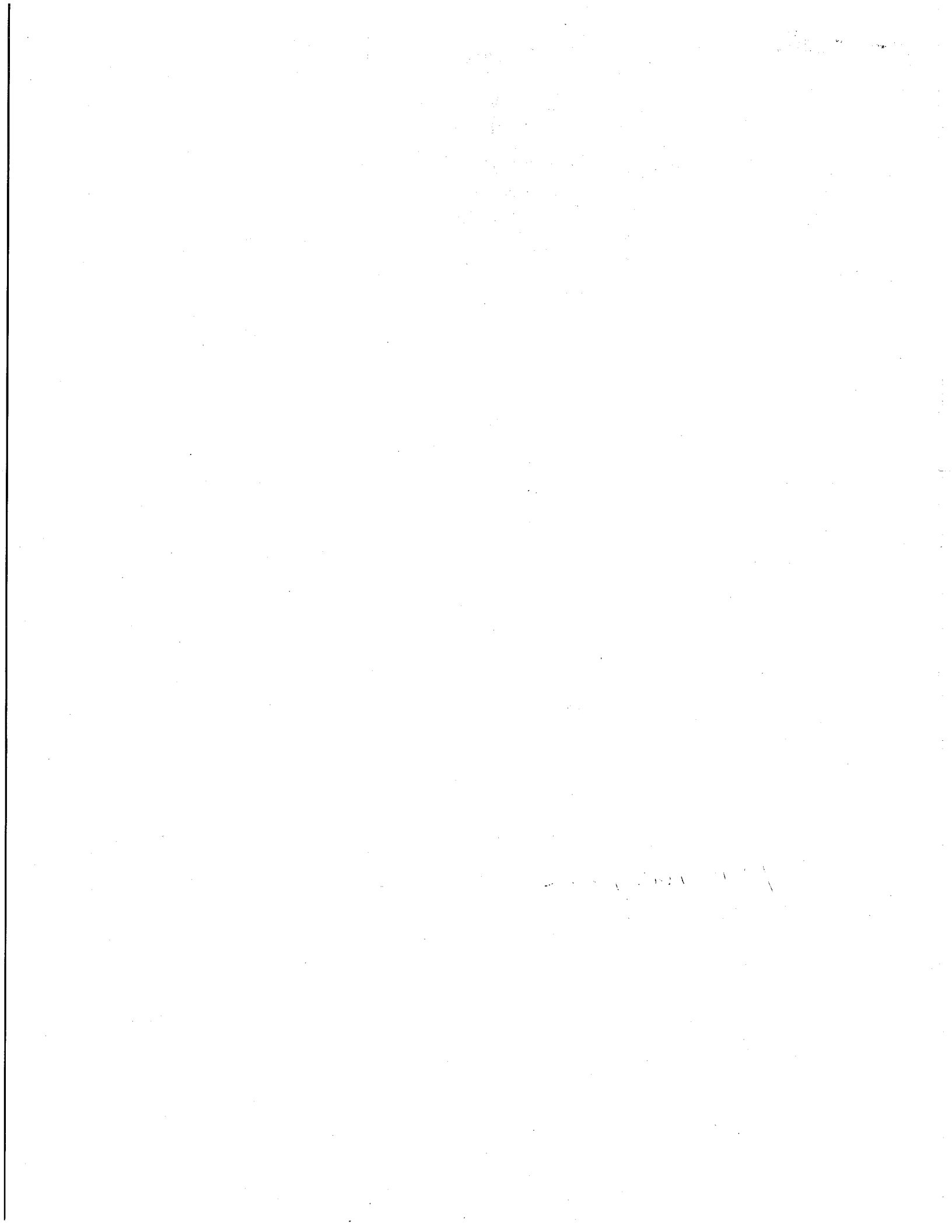
Dear Board:

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](mailto:lduryea@villageofpennyan.com)



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

**Application for Site Plan Review**

Applicant: REI REI LLC Date: 2/12/2020

Mailing Address: 120 Carverdale Drive, Rochester NY 14618

Business phone: \_\_\_\_\_ Cell phone: 585-623-0344 Business fax: \_\_\_\_\_

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

Property Owner's name: same as above

Property Owner's Address: \_\_\_\_\_

**PROJECT ADDRESS:** 111 Liberty Street

**Tax Map #** 049.83-1-3

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

Use of Building: multi-residential Parking requirements: 8  
(See code office/bldg. dept)

Zoning district: WDC Water district: \_\_\_\_\_ Fire district: \_\_\_\_\_

Total square footage of: Building: 8,832 Open storage area: 0 prop  
Landscaped area: 1,670 prop Parking: 3,785  
Other: 2,994  
(Give reason for *other* as it relates to proposed use):  
for transformer and open area along south building line

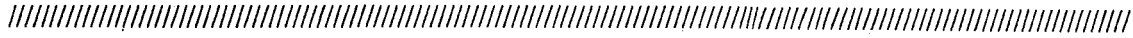
**TOTAL SITE (ft<sup>2</sup>):** 17,281 sf

Easements  Yes  No If Yes, access to RGE and embankment/slope to NYSDOT  
(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: 3/4/2020

**PRINT** Rei Reille, Cindy Rosato as owner  
APPLICANT NAME

**SIGN** Rei Reille, C. Rosato as owner  
APPLICANT NAME

**VILLAGE OF PENN YAN**  
**APPLICATION FOR SITE PLAN REVIEW**

**NOTE**

BEFORE plans, fees and completed application are submitted, you may request a sketch plan conference with a member of the Planning Board for assistance.

See Village code chapter 60, Article III, Section 60-10 for procedures and requirements.

**GENERAL INFORMATION**

**Planning Board fee - \$100.00 plus all legal and engineering costs incurred by the Village related to the review of the site plan.**

**Fee and costs apply to all applications.**

**Plans, completed application and \$100.00 fee must be submitted to the Planning Board by applicable submission deadline.**

**(See Secretary for the date.)**

**Any temporary Certificate of Occupancy requested from the Building and Code Department will automatically initiate requirement of a performance bond. The performance bond will be submitted to the Planning Board for deposit in an escrow account. Such performance bond will be 200% of the estimated cost of project completion, and will be determined by the Village Planning Board.**

Name: Reiki LLC, CL Mosato as owner Application No. \_\_\_\_\_

Date: 3/4/2020

## Short Environmental Assessment Form

### Part 1 - Project Information

#### Instructions for Completing

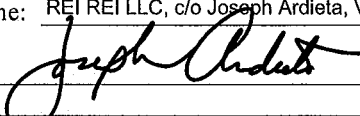
**Part 1 – Project Information.** The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

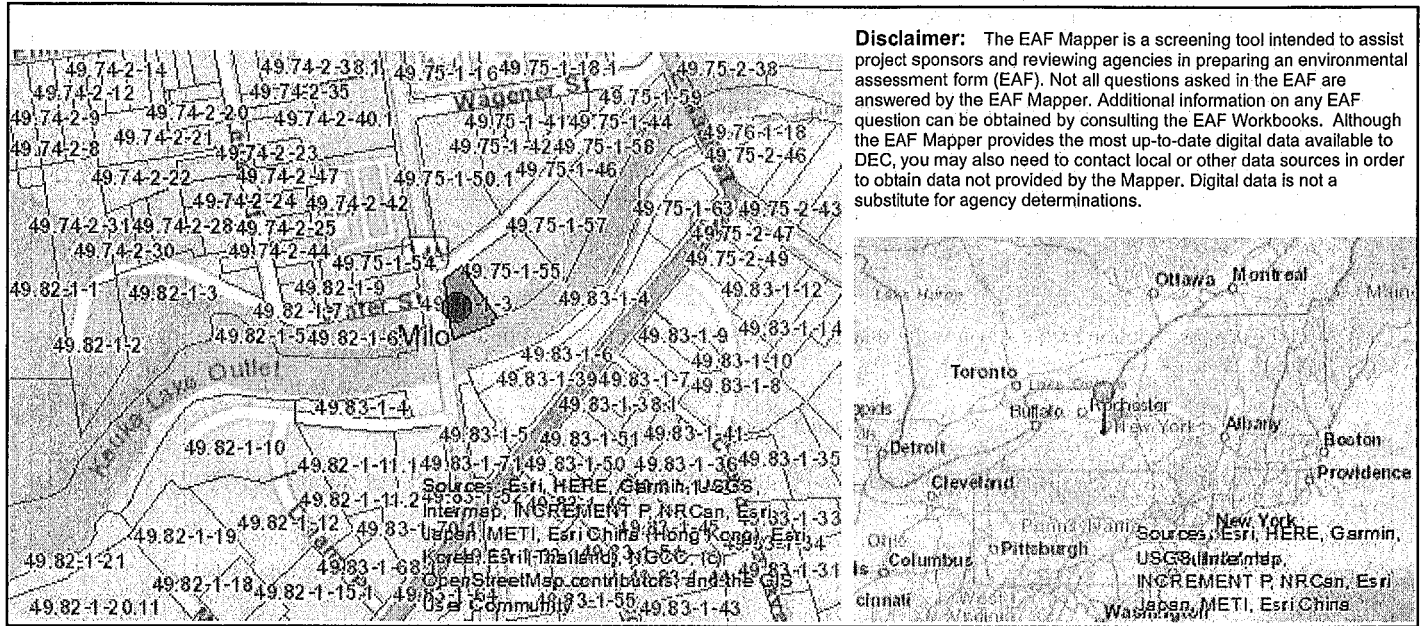
<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: 111 Liberty Street Phase 2			
Project Location (describe, and attach a location map): 111 Liberty Street, Penn Yan NY			
Brief Description of Proposed Action: Revise front end patio from previously approved site plan and install retaining in rear yard.			
Name of Applicant or Sponsor: REI REI LLC, c/o Vincent Rosato		Telephone: 315-270-2204	
Address: 120 Carverdale Drive		E-Mail: vrosato@christa.com	
City/PO: Rochester		State: NY	Zip Code: 14618
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 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:			YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .397 acres			
b. Total acreage to be physically disturbed? _____ .15 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ .397 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 type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input checked="" type="checkbox"/> Other(Specify): vacant industrial			
<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 <input type="checkbox"/>	YES <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: _____	NO <input checked="" type="checkbox"/>	YES <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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: The proposed action does not require Energy Code analysis.	NO <input type="checkbox"/>	YES <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: _____ Site already connected. Proposed action does not propose changes to system.	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Site already connected. Proposed action does not propose changes to system.	NO <input checked="" type="checkbox"/>	YES <input 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?	NO <input checked="" type="checkbox"/> <input type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: _____	NO <input type="checkbox"/> <input checked="" type="checkbox"/>	YES <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 checked="" 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input checked="" type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources?	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe:		
Proposed action will reduce impervious cover in relation to previously approved site plan. Runoff will be directed to Keuka Lake Outlet channel.		
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:	<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?	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 type="checkbox"/>	<input checked="" type="checkbox"/>
nearly completed remediation on adjacent property to the east.		
<b>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor/name: REI REI LLC, c/o Joseph Ardieta, Vanguard Engineering PC, as agent      Date: 03/04/2020		
Signature:  Title: President, Vanguard Engineering PC		

**PRINT FORM**



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