



Yates County Planning Board Referral Form

Referral #
County Use Only 2020-23

Date Received 6-13-2020

Revised 4/2017

Municipality and Referring Agency Town Of Torrey

Project Address 2456 State Rt 14 Project Tax Map # _____

Zoning District Ag -Res

Applicant (Name & MAILING) Lake View Holsteins
2456 State Rt 14 Penn Yan NY 14527 Email _____

Property Owner (Name & MAILING) Raymond Zimmerman
2456 State Rt b14 Penn Yan NY 14527 Email _____

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

Prox. to Sate Rt. 14

Application Type

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

Project Description

Special use modifications to construct a72x120
building for cattle auction for boarding livestock for auction
and viewing for auction attendees

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.*

_____, 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

TOWN of TORREY

Post Office Box 280
56 Geneva Street
Dresden, New York 14441
315-536-6376 (Office)
315-536- 5655 (Fax)

Application No.: SUP 20-3
Date Filed: 4-18-20
Fee Paid: \$ 30
Town Clerk Initials: _____
ZBA Decision: _____
Date: _____

Reference: Article XVI, Town of Torrey Zoning Law

Special Use Permit Application

Instructions: Return completed application to the Town Clerk.

Initial Application: Please complete items 1 - 6. **MODIFICATION**

Renewal Application: Please complete items 1- 3 and item 6.

1. Location of the Proposed Special Use

Address 2456 State Route 14, Penn Yan, NY Tax Map No. _____
14527

2. Applicant

Name Raymond R. Zimmerman
Street Address 2456 State Route 14
City Penn Yan State NY Zip Code 14527
Company Name (if applicable) Lakeview Sale Stables
Telephone: Day 315-531-8521 Night Same Cell _____
E-mail Address _____

3. Property Owner (if different)

Name same as above
Street Address _____
City _____ State _____ Zip Code _____
Telephone: Day _____ Night _____ Cell _____
E-mail Address _____

(over)

4. Description of Special Use

Please provide a written narrative explaining the nature of the proposed Special Use including a description of any changes that will be made to the property, the hours of operation, the location and size of any proposed signs and the anticipated increase in vehicular traffic in the neighborhood.

72' x 120' Building to put cattle in when we have our monthly cattle sale and use when we have our horse Auction.

(attach an additional sheet if more space is needed)

5. Location and Size of Use

Attach a drawing or sketch of the property that shows:

- a. the size of the property;
- b. the location of all existing structures, property lines and easements, and all properties within 500 feet of the property boundaries;
- c. any proposed additional structures, additions, or interior changes to the primary or accessory buildings and /or the size and location of the proposed use on the property;
- d. the location and size of driveways and parking areas;
- e. other information necessary to understand the proposed use and its relationship to surrounding properties.

6. Affirmation by Applicant and Property Owner

I declare that the contents of this application are true and correct to the best of my knowledge. I grant permission for the Torrey Town Board or its designee(s) to visit the site identified in item 1 of this application for the purpose of inspection. If this application is a Renewal Application, I declare that I am in compliance with all conditions listed on the current Special Use Permit.

Applicant Signature Raymond R. Zimmerman Date April 18, 2020

Property Owner Signature _____ Date _____
(Required if the applicant is not the property owner)

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			
Raymond Zimmerman			
Name of Action or Project: Lake View Holsteins expansion			
Project Location (describe, and attach a location map): 2456 State Rt 14 Penn Yan NY 14527			
Brief Description of Proposed Action: constrcu 72x120 building for live stock for auction			
Name of Applicant or Sponsor: Raymond Zimmerman		Telephone: 315-531-8521	
Address: 24566\ State Rt 14		E-Mail:	
City/PO: Penn Yan		State: NY	Zip Code: 14527
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"/>	YES <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:		NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ .34 acres			
b. Total acreage to be physically disturbed? _____ .20 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 110.70 acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			

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 checked="" type="checkbox"/>	YES <input type="checkbox"/> <input checked="" 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: _____ _____	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	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: _____ _____	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 checked="" type="checkbox"/>	YES <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? 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 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?	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 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 type="checkbox"/>
If Yes, briefly describe:		
Roof gutters		
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 checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
7 Applicant/sponsor/name: <u>Raymond R. Zimmerman</u> Date: <u>April 18, 2020</u>		
8 Signature: <u>Raymond R. Zimmerman</u> Title: <u>Owner</u>		

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04/29/2020