

Yates County Planning Board Referral Form

Referral # 2022-05
County Use Only

Date Received 1-14-2022

Revised 11/2021

Municipality and Referring Agency Village of Penn Yan

Project Address 368 Clinton Street Project Tax Map # 50.45-1-14

Zoning District R1

Applicant (Name & MAILING) Chris Hollar & Barbara Aumick - Hangry Bickering, LLC
PO Box 303, Penn Yan, NY 14527 Email hangrybickering2021@gmail.com

Property Owner (Name & MAILING) Dale Lane, 368 Clinton St Dev LLC
201 Elm Street, Penn Yan, NY 14527 Email _____

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Change of use

Application Type

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

Project Description

Change of use, "commissary" new business occupying ≈350 sf of existing commercial building. The space will be used for cleaning and dry and refrigerated storage.

When not in use, a food truck will be parked on the property seasonally.

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.*

Katie Tomlinson, 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, jayers@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527

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.

Barbara Tumick

Name: *Hangry Bickering, LLC* Application No. _____

Date: *1/13/22*

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*****



Bath Office-7434 State Rte. 54

607-776-7446

Penn Yan Office-201 Elm St.

315-536-7446

January 10, 2022

Village of Penn Yan

RE: 368 Clinton Street, Penn Yan, NY

To whom it may concern:

I hereby give permission to Hangry Bickering, LLC to have on the above premises a commissary for their business. Also, parking is permitted on the property.

Thank you.

A handwritten signature in black ink, appearing to read 'Dale Lane', written over a horizontal line.

Dale Lane, Landlord

YATES COUNTY REAL PROPERTY TAX SERVICE



Tax maps prepared for tax purposes only; they are not legal descriptions and are not to be used in conveyance of land.

DATE PRINTED 1/4/2022



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			
Name of Action or Project: Commissary			
Project Location (describe, and attach a location map): 368 Clinton Street Penn Yan NY 14527			
Brief Description of Proposed Action: 3 Bay Sink Hand wash Sink, Freezer, Fridge			
Name of Applicant or Sponsor: Chris Hollar + Barbara Armick		Telephone: 315-719-4921	
Address: PO BOX 303		E-Mail: hangrybickoriny2021@gmail.com	
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"/>
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 checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action? <u>0.2261</u> acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input 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 type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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	YES	
	<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: _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<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	YES	
	<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: _____ _____	NO	YES	
	<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: _____ _____	NO	YES	
	<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?	NO	YES	
	<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: _____ _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

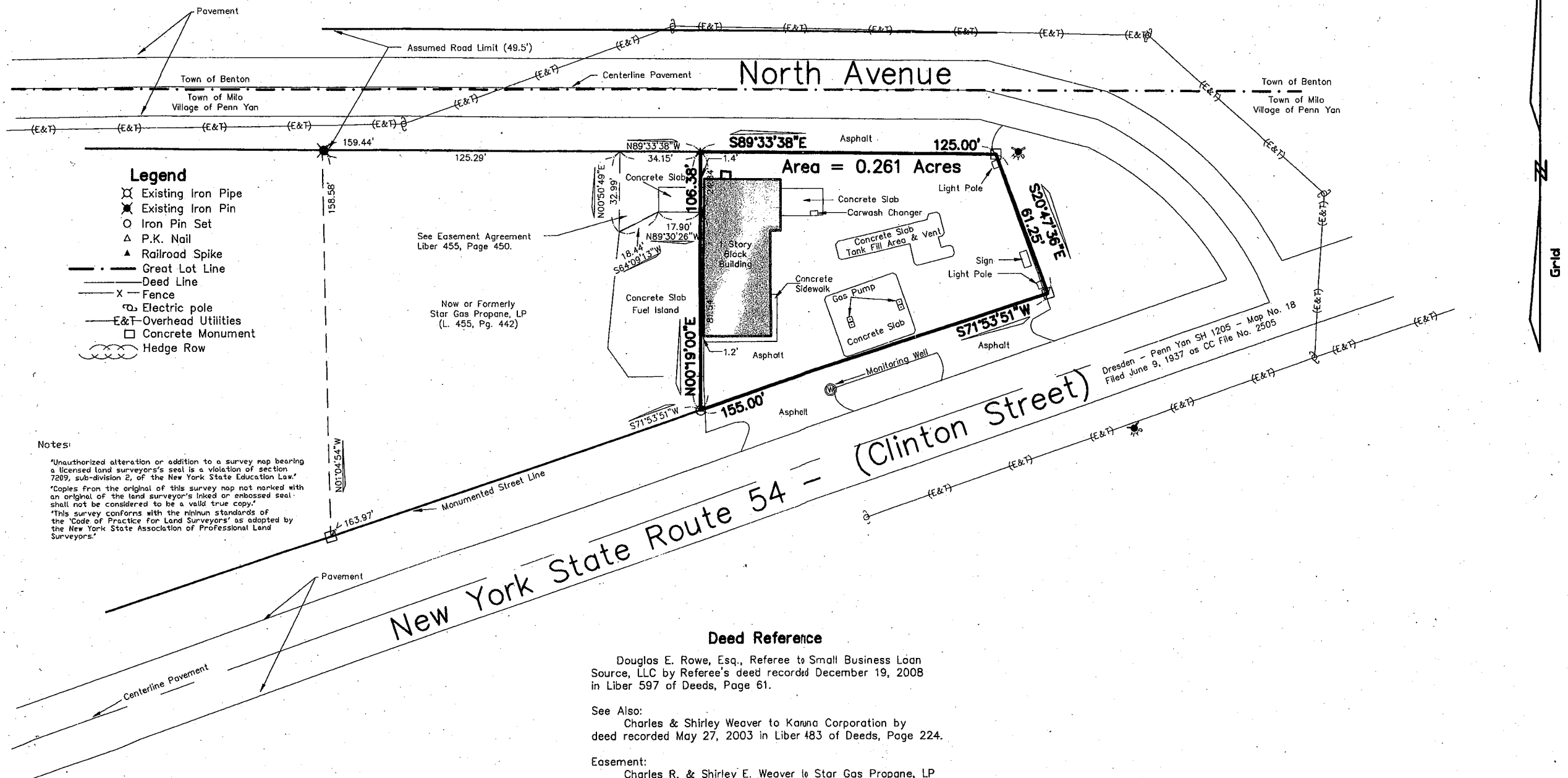
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input 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:		

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		
Applicant/sponsor/name: <u>Hangry Bickering LLC</u> Date: <u>1/10/22</u>		
Signature: <u><i>Zajenick</i></u> Title: <u>owner</u>		



- Legend**
- ⊗ Existing Iron Pipe
 - ⊗ Existing Iron Pin
 - Iron Pin Set
 - △ P.K. Nail
 - ▲ Railroad Spike
 - Great Lot Line
 - Deed Line
 - X- Fence
 - ⊕ Electric pole
 - E&T- Overhead Utilities
 - Concrete Monument
 - ⊖ Hedge Row

Notes:

"Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law."

"Copies from the original of this survey map not marked with an original of the land surveyor's inked or embossed seal shall not be considered to be a valid true copy."

"This survey conforms with the minimum standards of the 'Code of Practice for Land Surveyors' as adopted by the New York State Association of Professional Land Surveyors."

Deed Reference

Douglas E. Rowe, Esq., Referee to Small Business Loan Source, LLC by Referee's deed recorded December 19, 2008 in Liber 597 of Deeds, Page 61.

See Also:
Charles & Shirley Weaver to Karuna Corporation by deed recorded May 27, 2003 in Liber 483 of Deeds, Page 224.

Easement:
Charles R. & Shirley E. Weaver to Star Gas Propane, LP by Easement Agreement recorded September 11, 2001 in Liber 455 of Deeds, page 450.

Keuka Abstract Corporation - Abstract No. 6-3279 - Dated June 11, 2012.

Current Tax Map Parcel No. 50.45-1-14

Map Reference

"Plan of Land to be Conveyed by Earl J. & Evelyn L. Cuthane" - surveyed by Harnish & Lookup - filed December 29, 1955 in Liber 6 of Maps, Pages 29 & 30.

"Plan of Lands of Danny L. Bailey & Angela L. Bailey" - surveyed by Dwight I. Lafler - filed January 11, 1988 in Liber 14 of Maps, page 284.

"Plan of Land to be Conveyed by Charles R. & Shirley E. Weaver" - surveyed by Dwight I. Lafler - filed as Map No. M03-127.

Certificate

This is to certify that I am a licensed Land Surveyor and that this plan was completed on June 20, 2012 from notes from a instrument survey completed on June 17, 2012.

Signed: *Richard L. Willson*
Richard L. Willson
License No. 49409

Certified to:
Paul W. Jojne
Katie A. Martens - Henderson



Plan of Land
Owned By
Small Business
Loan Source, LLC
at
368 Clinton Street
in
Lot 32
Township 7, Range 1
of the
Phelps & Gorham Purchase
in the
Village of Penn Yan
Town of Milo
County of Yates
State of New York

Scale: 1" = 30'

Surveyed By
Penn Yan, N.Y.
Telephone / Fax: 315-536-2618

Willson & Associates, Inc.
Job No. 10-145

#5233

M12-233

C:\Documents and Settings\Dinner\Desktop\Willson & Associates\Land Projects\Yates\Village of Penn Yan\101458\101458\101458.dwg 6/21/2012 12:05:28 PM

DOCUMENT # 00005233
REV 2/2/2012 03:58P
SCALE 1" = 30'
PAGE 1



50.45-1-18

© All Pictometry