



Yates County Planning Board Referral Form



2016-10

Date Received 03/02/2016

Revised 1/2014

Municipality and Referring Agency Town of Starkey

Project Address 4648 Log City Rd. Project Tax Map # 113.02-1-18

Zoning District A-1

Applicant (Name & MAILING) Glen Senseaig 4648 Log City Rd.
Dundee NY 14837 Email _____

Property Owner (Name & MAILING) _____
Email _____

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

Application Type

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

Project Description

64 X 55 Addition to existing
business, and septic system
modify existing special
use permit for Log City Mgmt

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.
[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.



Town Of Starkey

APPLICATION FOR USE PERMIT

Name: Glen Sensenig
Log City Meats LLC

Application fee: \$50.00

Permit NO. 2016-PB-3

Date: 3-1-16

Address: 4698 Log City Rd.

PO Box: _____

Phone Number: 607243-5221 city: Dundee State: NY

Zip Code: 14837 Zoning district: _____

E-Mail Address: _____

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) Log City Meats

Residing at Same as above 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 Same

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

The specific use (s) is (are) as follows: Butcher shop addition 55' x 65'

and septic system
modify existing special use permit for

Accepted Date: 3-1-16 Log City Meats

Bryan L. ...

Zoning & Building Officer

Glen Sensenig

Applicant Signature

617.20
Appendix B
Short Environmental Assessment Form

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:		Log City Meats LLC	
Project Location (describe, and attach a location map):		Butcher shop addition	
Brief Description of Proposed Action:		4648 Log City Rd. Dundee NY 14837	
		64x55 Addition to existing building and septic system.	
Name of Applicant or Sponsor:		Telephone: 607-243-5221	
Glen Sensenig		E-Mail:	
Address: 4648 Log City Rd.			
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 X
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 X
3. a. Total acreage of the site of the proposed action?		9 acres	
b. Total acreage to be physically disturbed?		5 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		9 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input checked="" 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?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			X
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	X		
	X		
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	
			X
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>new septic system</u> <u>will be installed to handle all grey water.</u>	NO	YES	
	X		
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?	NO	YES	
	X		
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	
	X		
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			
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	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharges, 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	NO	YES	
	X		

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:	NO	YES
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:	NO	YES
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:	NO	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: Alan Sensenig Date: 3-1-16
 Signature: [Signature]

Part 2 - Impact Assessment. The Local Agency is responsible for the completion of Part 2. 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?	✓	
2. Will the proposed action result in a change in the use or intensity of use of land?	✓	
3. Will the proposed action impact the character or quality of the existing community?	✓	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	✓	
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?	✓	
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?	✓	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	✓ ✓	
8. Will the proposed action impact the character or quality of important historic, archaeological, architectural or aesthetic resources?	✓	
9. Will the proposed action result in an adverse change to natural resources (e.g. wetlands, waterbodies, groundwater, air quality, flora and fauna)?	✓	

	No. or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. 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.

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.

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	3.1.16
Name of Lead Agency	Date
Rivka Davis	Rivka Davis
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

Vice-Chair Person

Cooler

Live Holdings per

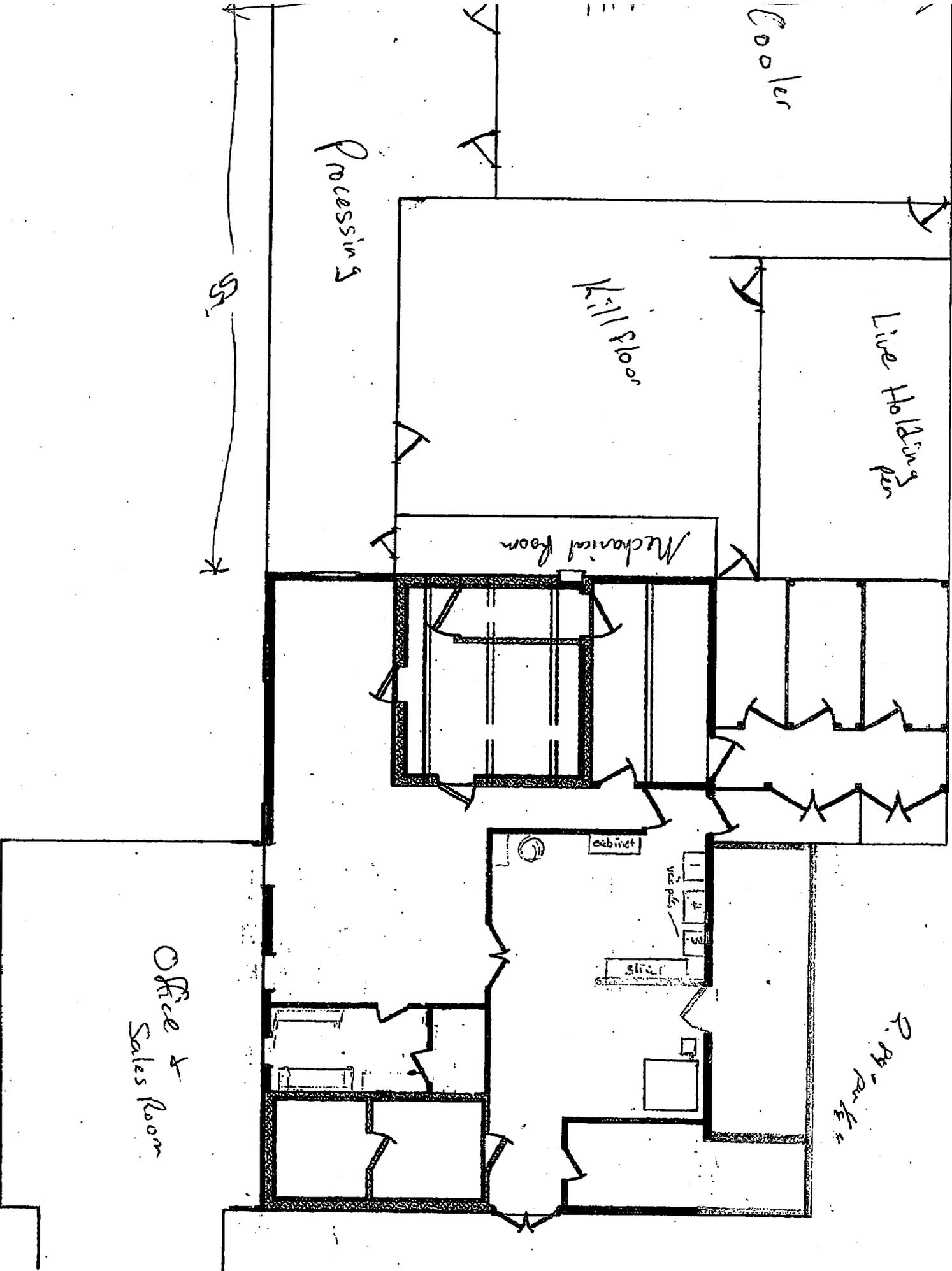
Kill Room

Mechanical Room

Processing

55'

2.04' per ft



Hi Michele

Actually Log City Meats is not required to update there waste water system at this time. They have a newer system in place now

So in the middle of this email I talked to Glen about the above and gave him your number to call. And i also questioned him about the new waste water and why he is putting it in. He has a existing wastewater system for the bathrooms and will continue to use it. This new system is going to be for gray water from washing down the floor. Currently he has a holding tank for the wash water and has to have a license DEC Hauler pump his tanks. He also will not have blood in this system. He currently has a company come in twice a week to remove any waste animal parts along with any blood and will continue to use there service.

Brian Quackenbush

No need for soil & water
to review.

SHANNON CORNERS ROAD

(49.5')

261.18(S)

262.1(S)

140.4(S)

122(S)

458(S)

430(S)

119(S)

PART OF 106.04-1-11

104.00-1-1
113.02-1-10
4.50 A

990(S)
870(S) 088

PENNSYLVANIA LINES LCC

701.55

PART OF 106.04-1-11

747.62

2000(S)

991.59

1488.71

LOG CITY ROAD

(49.5')

1553.48

1110(S)

110.22
650.22
7
110.22

638.54

104.00-1-2, 2, 113.02-1-13
104.00-1-2, 2, 113.02-1-11
113.02-1-11-1
12.62A

905.49
905.57

104.00-1-2, 2
113.02-1-20
31.70A

1135.37
1135.27

104.00-1-41
113.02-1-18
9.07A

1118.28

104.00-1-40
113.02-1-17
8.80A

1115.04

918.67

10.42

FOR



LOG CITY ROAD (49.5')

SHANNON CORNERS ROAD (49.5')

PENNSYLVANIA LINES LCC

PENNSYLVANIA LINES LCC

113.02-1-11.1
12.62A

113.02-1-10
4.50A

113.02-1-20
317.0A

113.02-1-18
8.77A

113.02-1-17
8.89A

113.02-1-19
117.03A



1404(S)

122(S)

458(S)

430(S)

990(S)

870(S)

2618(S)

2621(S)

110.22

650.22

638.94

110.22

119(S)

652.31

905.49

905.57

701.56

647.17

647.17

747.62

16.00

2000(S)

1563.48

1283.95

1135.37

1135.27

350.46

350.27

323.40

323.40

351.51

367.41

1110(S)

10.42

918.67

1118.28

1115.02

1115.02

1489.71

351.51

18

8

