



# Yates County Planning Board Referral Form

Referral # 2016-11  
County Use Only

Date Received 03/08/2016

Revised 1/2014

Municipality and Referring Agency Village of Penn Yan - Planning Board

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

Zoning District Waterfront Development & Conservation District (WDC)

Applicant (Name & MAILING) Rei, Rei LLC 120 Carverdale Drive, Rochester, NY 14618

Email

Property Owner (Name & MAILING) Vince Rosato (address the same)

Email

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

within 500' of State ROW

### Application Type

### Project Description

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

Changing use of building from storage to 5 apartments  
on upper floor requiring site changes which include;  
gravel drive, parking, retaining wall to expand patio.

### 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.

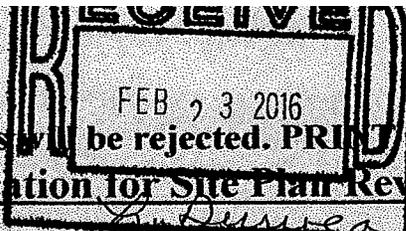
Certification: *With the following signature I certify that this application provides a complete description of the proposed local action and is a complete application pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

*[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.

**Submit To:** Yates County Planning Department, Sbonshak@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527



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

**Application for Site Plan Review**

Applicant: Bei Bei, LLC Date: 2/23/16

Mailing Address: 120 Carvedale Dr, Rochester NY 14618

Business phone: (315) 270-2204 Cell phone: \_\_\_\_\_ Business fax: \_\_\_\_\_

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

Property Owner's name: Bei Bei, LLC

Property Owner's Address: 120 Carvedale Dr, Rochester NY 14618

**PROJECT ADDRESS:** 111 Liberty St,

**Tax Map #** 049 83-1-3

Type of proposed building: existing building  
(Masonry  Wood  Metal

Use of Building: dwelling Parking requirements: 5  
(See code office/bldg. dept)

Zoning district: WDC Water district: PY Fire district: PY

Total square footage of: Building: 8,832 Open storage area: 5091

Landscaped area: 90 Parking: 988

Other: driveway = 2,280  
(Give reason for **other** as it relates to proposed use):

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

Easements  Yes  No If Yes, \_\_\_\_\_  
(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 for Land Development, section 1.7  
"Requirements for Approval for Dedication".



Date: 2/23/16

**PRINT** Cindy L. B-Rosato  
APPLICANT NAME

**SIGN** [Signature]  
APPLICANT NAME

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.

<b>Part 1 - Project and Sponsor Information</b>			
REI REI, LLC			
Name of Action or Project: 111 Liberty Street, Penn Yan NY 14927 TM No. = 049,83-1-3			
Project Location (describe, and attach a location map): 111 Liberty Street			
Brief Description of Proposed Action: Installation of a defined gravel drive lane to parking field. Construction of retaining wall to allow expansion of existing patio.			
Name of Applicant or Sponsor: Rei Rei, LLC		Telephone: 315-270-2204	
		E-Mail:	
Address: 120 Carrodale Dr			
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 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
just Village of Penn Yan			X
3.a. Total acreage of the site of the proposed action?		0.397 acres	
b. Total acreage to be physically disturbed?		0.139 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.397 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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			



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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Cindy L. B. Plesano</u>	Date: <u>2/23/16</u>	
Signature: <u>[Signature]</u>		

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

	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?	N	
11. Will the proposed action create a hazard to environmental resources or human health?	N	

**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.

Village of Penn Yan Planning Board 3/7/2016  
Name of Lead Agency Date

RICHARD PIERLE Vice Chairman of the Board  
Print or Type Name of Responsible Officer in Lead Agency Title of Responsible Officer

*Richard Pierle*  
Signature of Responsible Officer in Lead Agency Signature of Preparer (if different from Responsible Officer)



**Soil and Water Conservation Districts  
in New York State**

*Protecting Today, Preserving Tomorrow*

**Yates County  
Soil & Water Conservation District**

417 Liberty Street  
Penn Yan, New York 14527  
315 536 5188 fax 315 536 5136

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March 8, 2016

To: Tim Cutler, Yates Co. Planning Board  
Re: Rei, Rei LLC – 111 Liberty Street referral

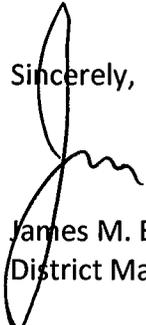
Tim,

I have reviewed the referral sent by the Village Planning Board regarding the change of use at 111 Liberty Street.

The application outlines the installation of a gravel drive and parking. The Short Environmental Assessment Form indicates that the construction activity will create a stormwater discharge (Question 17).

The documents submitted do not show any erosion and sediment control measures or determine how stormwater discharges will be controlled.

Sincerely,

  
James M. Balyszak, CPESC  
District Manager





WATER STREET

WATER STREET

NYS ROUTE 14A

LIBERTY STREET

WATER STREET

049.82-1-6  
46.17-1-20  
0.89A(C)

049.82-1-9  
46.17-2-14

049.83-1-1  
46.17-2-13

049.83-1-2  
46.17-2-12  
0.15A

049.83-1-3  
46.17-2-67

049.75-1-55  
46.17-2-68  
0.81A

049.75-1-56  
46.17-2-74

049.75-1-57  
46.17-2-69  
0.75A

049.74-2-42  
46.17-2-8

049.75-1-54  
46.17-2-11

049.75-1-51  
46.17-2-64

049.75-1-50  
46.17-2-63

049.75-1-49  
46.17-2-62

049.75-1-48  
46.17-2-61

373(S)

373(S)

VILLAGE OF PENN YAN

VILLAGE OF PENN YAN

VILLAGE OF PENN YAN

(66)

(66)

38(S)

32(S)

18(S)

226(S)

(265.05)

(66)

1

5.5

214.5

199

350.88

50.45

50.17

50.41

50.17

50.17

50.17

50.17

50.17

(66)



**LIBERTY STREET**

**STREET**

VILLAGE OF  
PENN YAN

52(S)

049.83-1-2  
0.15A  
46.17-2-12

103.21

103.21

66.00

47.00

56.23

.37

10.00

29.97

32.25

54.31

2.78

26.05

52.95

158.58

64.81

049.83-1-3  
46.17-2-67

121.83

80.29

167.85

0.80

7

13.27

82.63

049.75-1-55  
0.81A  
46.17-2-68

049.75-1-56

