Yates County Planning Board Referral Form

Referral # County Use Only 2016-13

Date Received 03/14/2016

Revised 1/2014

Municipality and Referring Agency Town of Benton

Project Address 364 Rt 14A Project Tax Map # 7.03-1-6

Zoning District AR1

Applicant (**Name & MAILING**) Tim Delooza

432 Rt !4a Penn Yan N.Y. Email delooza@gmail.com

Property Owner (**Name & MAILING**)

Email

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

located on state road

Application Type

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

Project Description

120' x 60' building for woodworking shop and personal storage

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, Sbonshak@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527**

TOWN OF BENTON

PLANNING BOARD - ZONING BOARD OF APPEALS APPLICATION

Application No. 15 SUP-16 Date 3-11-16 Fee 80.00

Name: Tim Deloza (Deloza Custom Works LLC) phone 315 719 2475

Address: 432 State Route 14A Penn Yan NY 14527 email deloza@gmail.com

Applicant is applying for the following:

( ) Area Variance
( ) Use Variance
(X) Special Use Permit
( ) Zoning Interpretation
( ) Subdivision
( ) Site Plan Review

Other _____

Location of Property 364 State Route 14A Penn Yan NY 14527

Tax Map No. 7.03-1-6 Zoning District AR1

Describe Action requested:
Special use permit for 60'x100' building
to house woodworking business
see map and business plan

Area Variance Information:

	Required	Actual	Variance Request
Frontage:			
Front Setback:			
Side Setback:			
Rear Setback:			
Lot Size:			

Attached to this application is the following documentation:
(✓) Site Plan ( ) Construction Plans (✓) SEQR ( ) Other _____

Property Owner Tim Deloza Telephone 315 719 2475
Address 432 State Route 14A Penn Yan NY 14527

Signature Tim Deloza Date 3-11-16

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:
15 SUP -16

Project Location (describe, and attach a location map):
3641 RT 14A Penn Yan N.Y. 14527

Brief Description of Proposed Action:
Construct 60'x100' buiding for woodworking shop

Name of Applicant or Sponsor:	Telephone: 315 719 0475
Tim Delooza	E-Mail: delooz@gmail.com

Address:
4132 RT 14A

City/PO:	State:	Zip Code:
Penn Yan	N.Y.	14527

	NO	YES
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.	☑	☐
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: Special use Permit Town of Benton	☐	☑

3.a. Total acreage of the site of the proposed action? 5 acres
b. Total acreage to be physically disturbed? >1 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 5 acres

4. Check all land uses that occur on, adjoining and near the proposed action.
☐ Urban ☑ Rural (non-agriculture) ☐ Industrial ☑ Commercial ☑ Residential (suburban)
☑ Forest ☑ Agriculture ☐ Aquatic ☐ Other (specify): _____
☐ Parkland

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?	☐	☑	☐
b. Consistent with the adopted comprehensive plan?	☐	☑	☐

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	☐	☑
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	☑	☐
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?	☑	☐
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: _____	☐	☑
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	☑	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: on site system	☑	☐
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?	☐	☐
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: _____	☐	☐

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:
☐ Shoreline ☑ Forest ☑ Agricultural/grasslands ☐ Early mid-successional
☐ Wetland ☐ Urban ☐ Suburban

	NO	YES
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?	☑	☐
16. Is the project site located in the 100 year flood plain?	☑	☐
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? ☑ NO ☐ YES	☐	☑
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES		

	NO	YES
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:	☑	☐
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:	☑	☐
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:	☑	☐

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

Applicant/sponsor name: Tim DeLooze Date: 3-11-16

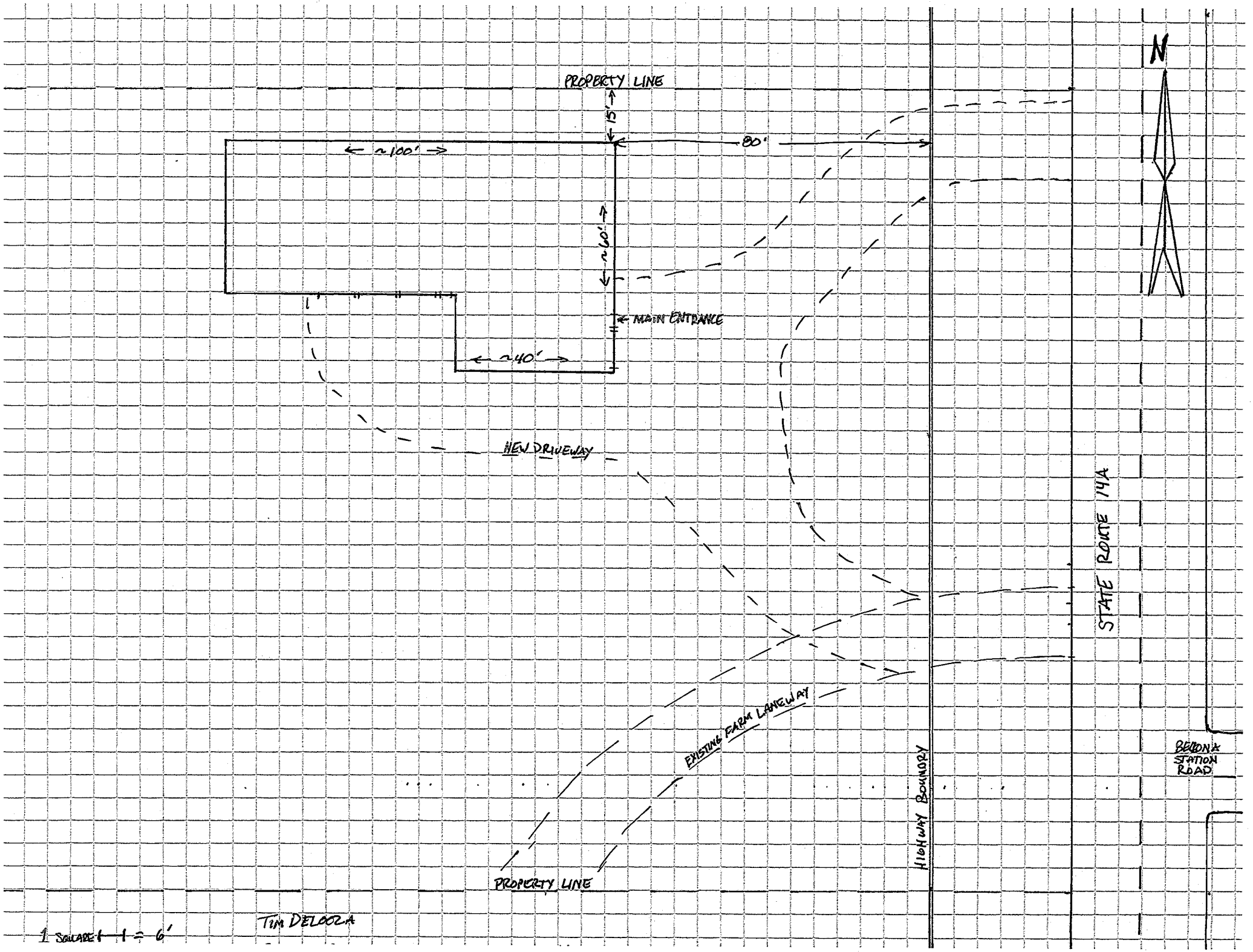
Signature: Tim DeLooze

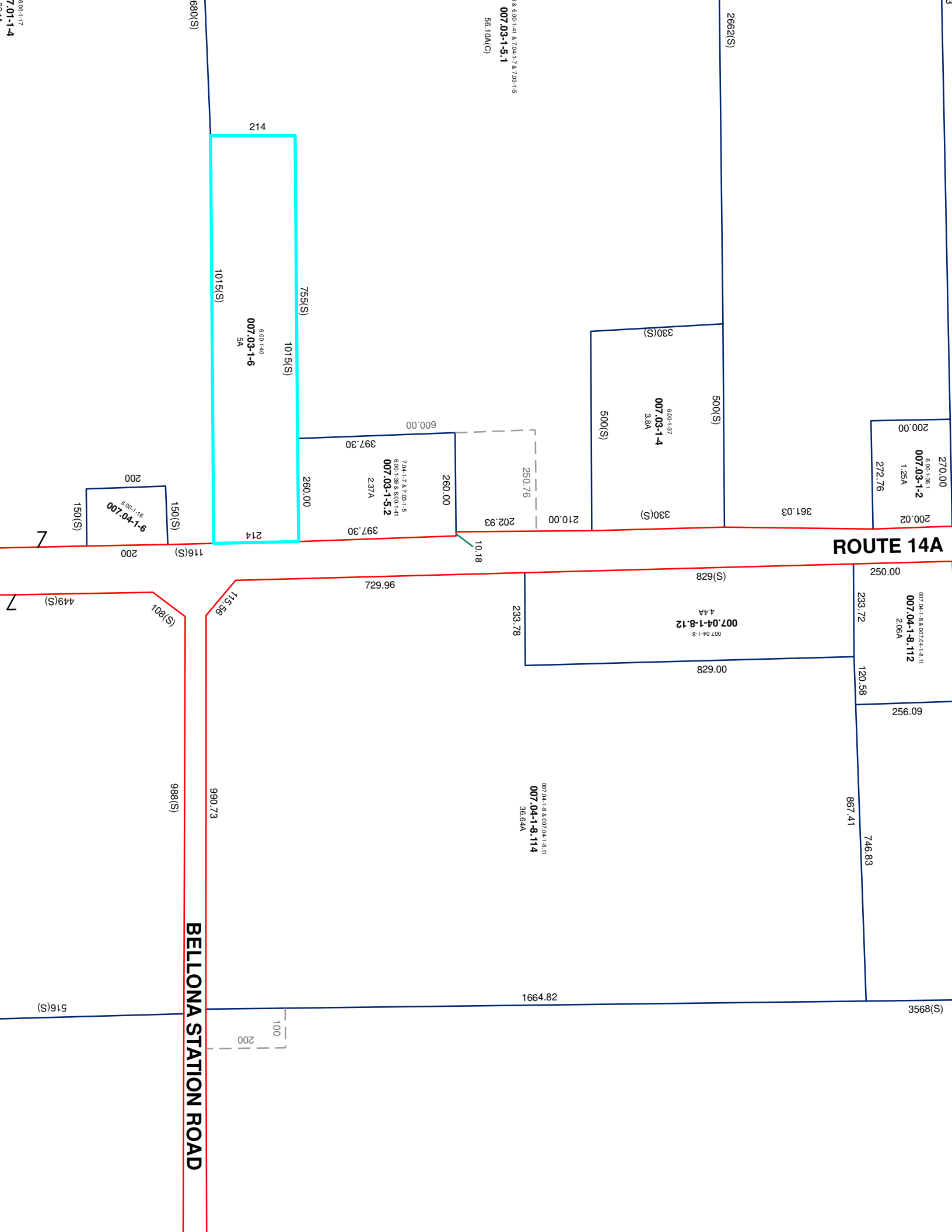
PRINT FORM

Tim DeLooza
315-719-2475
delooza@gmail.com

364 State Route 14A is currently vacant land located on the West side of 14A between my home (432 State Route 14A) and Weaver's Bike Shop (338 State Route 14A). I would like to build an L shaped building of approximately 60' wide and 100' long. The front half of the building would house a woodworking shop for my business and the back half would be personal storage. There are currently two driveways on the property. One is used as a farm laneway to access the fields behind my house. The other is unused and overgrown. I plan to link these two driveways in a U shape to make it easy for material delivery trucks. The driveway will also extend down the south side of the building for access to the personal storage doors. The front (road side) of the building will be board and baton siding with a stone wainscoting. The board and baton will potentially extend the rest of the way around the building. There will be an overhead door on the left front corner to accept deliveries and the main entrance door will be located next to it, leading into the shop area. The main door will either be backlit by a night light inside the shop or a wall sconce outside.

I would estimate lumber delivery trucks about once a month and customer traffic of about one a week. Shop hours would be from 7am-5pm Monday through Saturday with other times available by appointment.


PROPERTY LINE
15'
~100'
80'
~100'
MAIN ENTRANCE
~40'
NEW DRIVEWAY
N
STATE ROUTE 14A
BEDONA STATION ROAD
HIGHWAY BOUNDRY
EXISTING FARM LANEWAY
PROPERTY LINE
TIM DELOOZA
1 SQUARE = 6'



ROUTE 14A
BELLONA STATION ROAD
007.03-1-5.1
56.10A(C)
007.03-1-6
5A
007.03-1-5.2
2.37A
007.03-1-4
3.8A
007.03-1-2
1.25A
007.04-1-6
007.04-1-8.12
4.4A
007.04-1-8.112
2.06A
007.04-1-8.114
36.64A
007.04-1-8 & 007.04-1-8.11
007.04-1-8 & 007.04-1-8.11
6.00-1-40
6.00-1-37
6.00-1-36.1
6.00-1-16
6.00-1-17
7.01-1-4
6.00-1-41 & 7.04-1-7 & 7.03-1-5
7.04-1-7 & 7.03-1-5
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2662(S)
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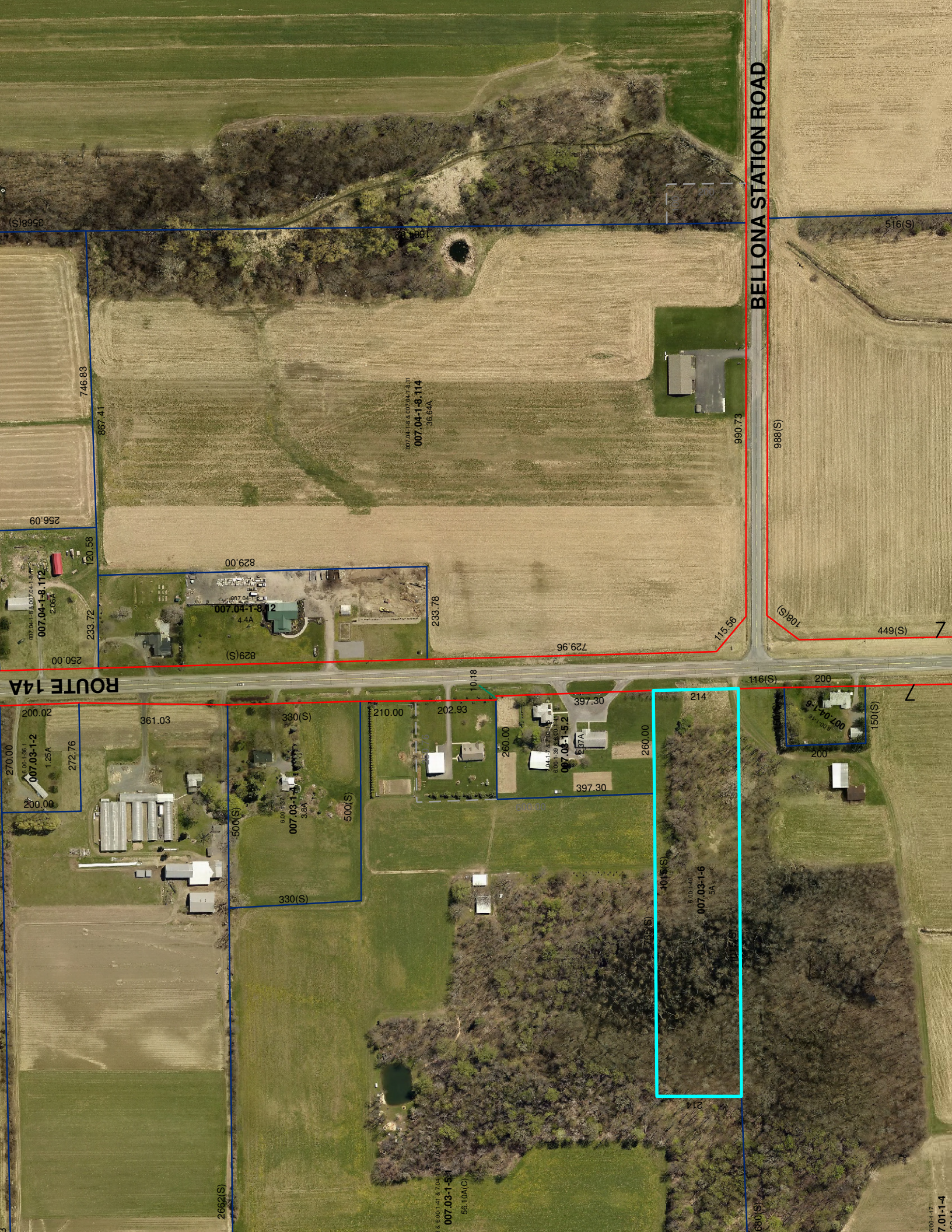
BELLONA STATION ROAD
ROUTE 14A
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36.64A
007.04-1-8.112
2.06A
007.04-1-8.12
4.4A
007.03-1-2
1.25A
007.03-1-4
3.8A
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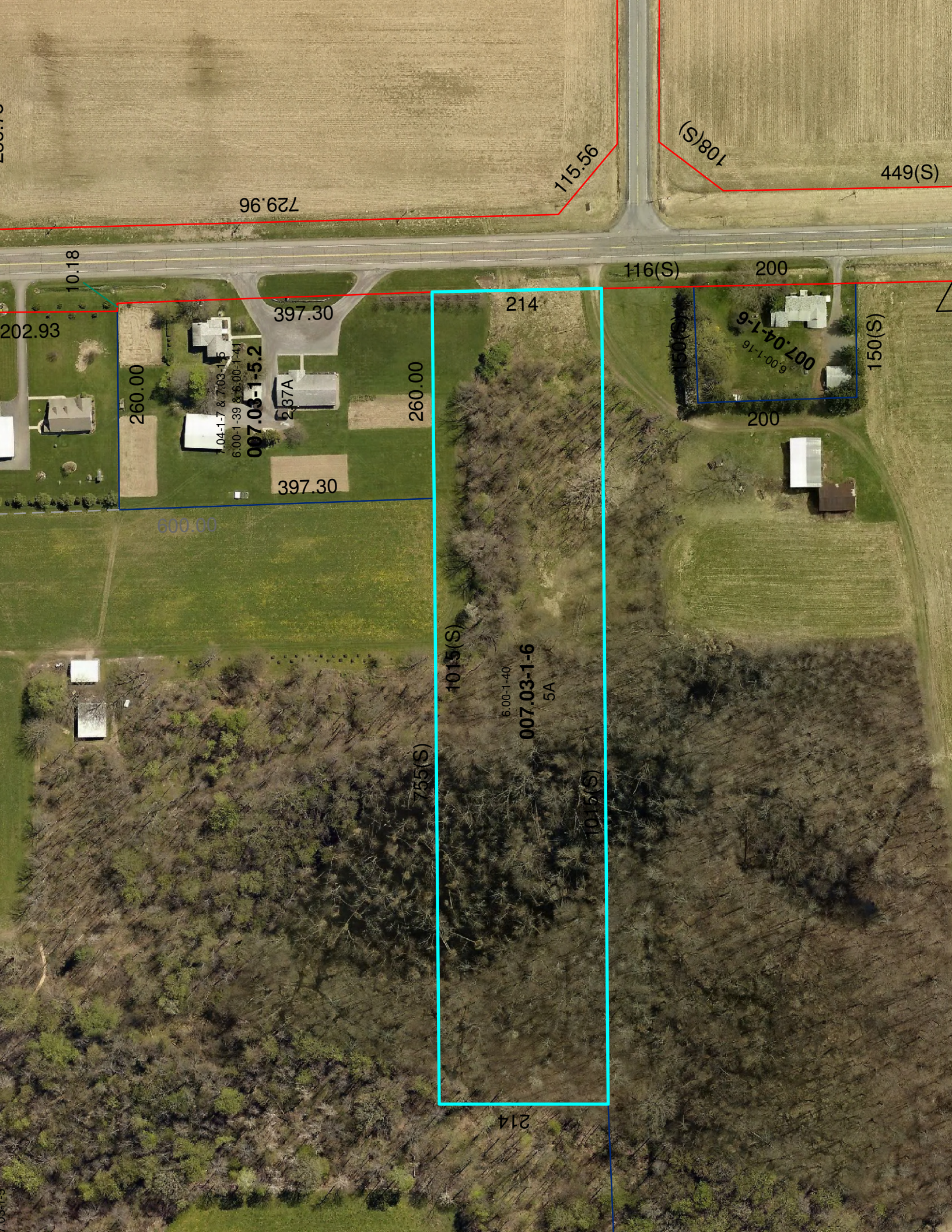
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