Yates County Planning Board Referral Form

Referral # County Use Only 2016-15

Date Received 03/17/2016

Revised 1/2014

Municipality and Referring Agency Town of Jerusalem Planning Board

Project Address 4021 Italy Hill Rd. Branchport, NY 14418 Project Tax Map # 83.03-1-16.1

Zoning District Agricultural Residential (AGR)

Applicant (**Name & MAILING**) Hunt Country Vineyards, LLC

4021 Italy Hill Rd. Branchport, NY 14418 Email Cell Phone (585) 704-4021

Property Owner (**Name & MAILING**) Arthur C. Hunt & Joyce M. Hunt

4021 Italy Hill Rd., Branchport, NY 14418 Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Located adjacent to County Road 32 - Italy Hill Road

Application Type

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

Project Description

Converting the north end of the Visitor center portion of the existing Farm Winery (located in the tasting building - into a small cafe (approx. 450 sq. ft.) Will be adding several items of equipment to the kitchen area to comply with NYS DOH.

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 ☐ _____

See newly adopted regulations to the Ag-Residential Zone to be added under Article V, Section 160-27.2 A - G.

*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.*

Elaine Nesbit/ZAP Secretary, 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**

APPLICATION

TOWN OF JERUSALEM – PLANNING BOARD AND/OR ZONING BOARD OF APPEALS

Date MARCH 17, 2016 **Fee** $ 100 **Application No.** 1069

The undersigned, being the Applicant(s) hereby petitions the Zoning Board of Appeals for

( ) Area Variance ( ) Appeal of a Decision by Building Inspector
( ) Use Variance ( ) Interpretation (X) Special Use (X) Site Plan REST. DRAWING.

according to the provisions of the Ordinance, Local Laws, Rules and Regulations constituting the Zoning and Planning Ordinances and Regulations of the Town of Jerusalem.

Location of Property 4021 ITALY HILL RD, BRANCHPORT, NY 14418

Tax Map No. 83.03-1-16.1 Zone District AGRICULTURAL-RESIDENTIAL

Description of proposed request WE PLAN TO CONVERT THE NORTH END OF OUR VISITOR CENTER INTO A SMALL CAFE, (APPROX 450 sq ft.) WE WILL BE ADDING SEVERAL ITEMS OF EQUIPMENT TO THE KITCHEN AREA TO COMPLY WITH NYSDOH. WE PLAN TO SERVE LUNCHES SEVERAL DAYS PER WEEK DURING THE BUSY SEASON.

Building permit application denied by Building Inspector because Special Use & Site Plan Application (Article X & Article XIX A(1)b 160-103) New Special use Added to Article V, (Restaurant-cafe)

Date 3-17-2016 Building Inspector John F. Phillips

() Use Not Allowed; () Doesn't meet front yd. setback; () Doesn't meet rear yard setback;
() Doesn't meet one or both side yard setback(s); () Exceeds allowable lot coverage; () Exceeds allowable height.

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

Applicant HUNT COUNTRY VINEYARDS, LLC
Address 4021 ITALY HILL RD. BRANCHPORT, N.Y. 14418
Telephone 315-595-2812 - ART'S cell: 585-704-4021
Interest in Property OWNERS
Property Owner, if other than applicant ARTHUR + JOYCE HUNT
Owner's Signature Arthur C Hunt Joyce N Hunt
Owner's Address 4021 ITALY HILL RD BRANCHPORT, NY 14418
Owner's Telephone ART CELL: 585-704-4021

NOTE: As a result of your filing this application, notification is given to the Planning Board and/or Zoning Board who will then visit the property siteprior to their review of this application. Your permission for this visit is implied by the filing of this application.

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:
CAFE AT HUNT COUNTRY VINEYARDS

Project Location (describe, and attach a location map):
IN NORTH END OF VISITOR CENTER, 4021 ITALY HILL RD. BRANCHPORT, N.Y. 14418

Brief Description of Proposed Action:
USING NORTHEND OF OUR VISITOR CENTER (± 450 SQ FT.) AS A SMALL CAFE. WE PLAN TO SERVE LUNCHES SEVERAL DAYS PER WEEK DURING THE BUSY SEASON. WE WILL BE ADDING SEVERAL PIECES OF EQUIPMENT TO COMPLY WITH NYS DOH REQUIREMENTS.

Name of Applicant or Sponsor:
ARTHUR C. HUNT - HUNT COUNTRY VINEYARDS

Telephone: 315-595-2812
E-Mail: arthunt@huntwines.com

Address:
4021 ITALY HILL RD.

City/PO:
BRANCHPORT

State:
NEW YORK

Zip Code:
14418

	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.	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: TOWN OF JERUSALEM ZONING BOARD - PERMITTED SPECIAL USE.		X

3.a. Total acreage of the site of the proposed action? 12 acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 12 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?		X	
b. Consistent with the adopted comprehensive plan?		X	

	NO	YES
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X	
b. Are public transportation service(s) available at or near the site of the proposed action?		X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		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: _____	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? ☐ NO ☒ YES] If No, describe method for providing potable water: _____		X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? ☐ NO ☒ YES] If No, describe method for providing wastewater treatment: _____		X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X	
b. Is the proposed action located in an archeological sensitive area?	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?	X	
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: _____	X	

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?	X	
16. Is the project site located in the 100 year flood plain?	X	
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	X	
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:	X	
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:	X	
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:	X	

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

Applicant/sponsor name: ARTHUR C. HUNT Date: MAR. 17, 2016

Signature: Arthur C. Hunt

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair 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 impair 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)?		

Section 11. Section 160-27 (Off-season boat, vehicle and/or camper storage) of The Town of Jerusalem Zoning Ordinance is hereby amended with the deletion of Paragraph O and with the insertion of a new Paragraph N to read as follows:

N. All buildings under use for off-season boat, vehicle and/or camper storage as such shall be required to meet the minimum standards of the Uniform Fire Prevention and Building Code. Furthermore, buildings listed on the permit under this special use are subject to an annual inspection for this purpose, with an inspection fee determined by the Jerusalem Town Board. If there is a report of a violation, the Code Enforcement Officer may conduct additional inspections as needed to investigate the violation.

Section 12. Article V (Agricultural-Residential (AGR) Use District) of The Town of Jerusalem Zoning Ordinance is hereby amended with the insertion of a new section 160-27.2 to read as follows:

§ 160-27.2 Restaurant associated with a winery, brewery or distillery.

Under this special use, a small restaurant or café business may be a part of a winery, brewery or distillery provided it meets the following conditions:

A. Such a restaurant shall be 1000 sq. ft. or less in area, shall have a seating capacity not to exceed 50 people and shall not be considered to be of a wholesale food preparation character.

B. The winery, brewery or distillery with which the restaurant is associated shall sell and serve on site its own wines, beers or spirits, as applicable.

C. The winery, brewery or distillery with which the restaurant is associated shall use local products in the manufacturing of its products and shall be licensed by the New York State Liquor Authority.

D. The restaurant shall be open during, and not to exceed, the normal operating hours of the winery, brewery or distillery.

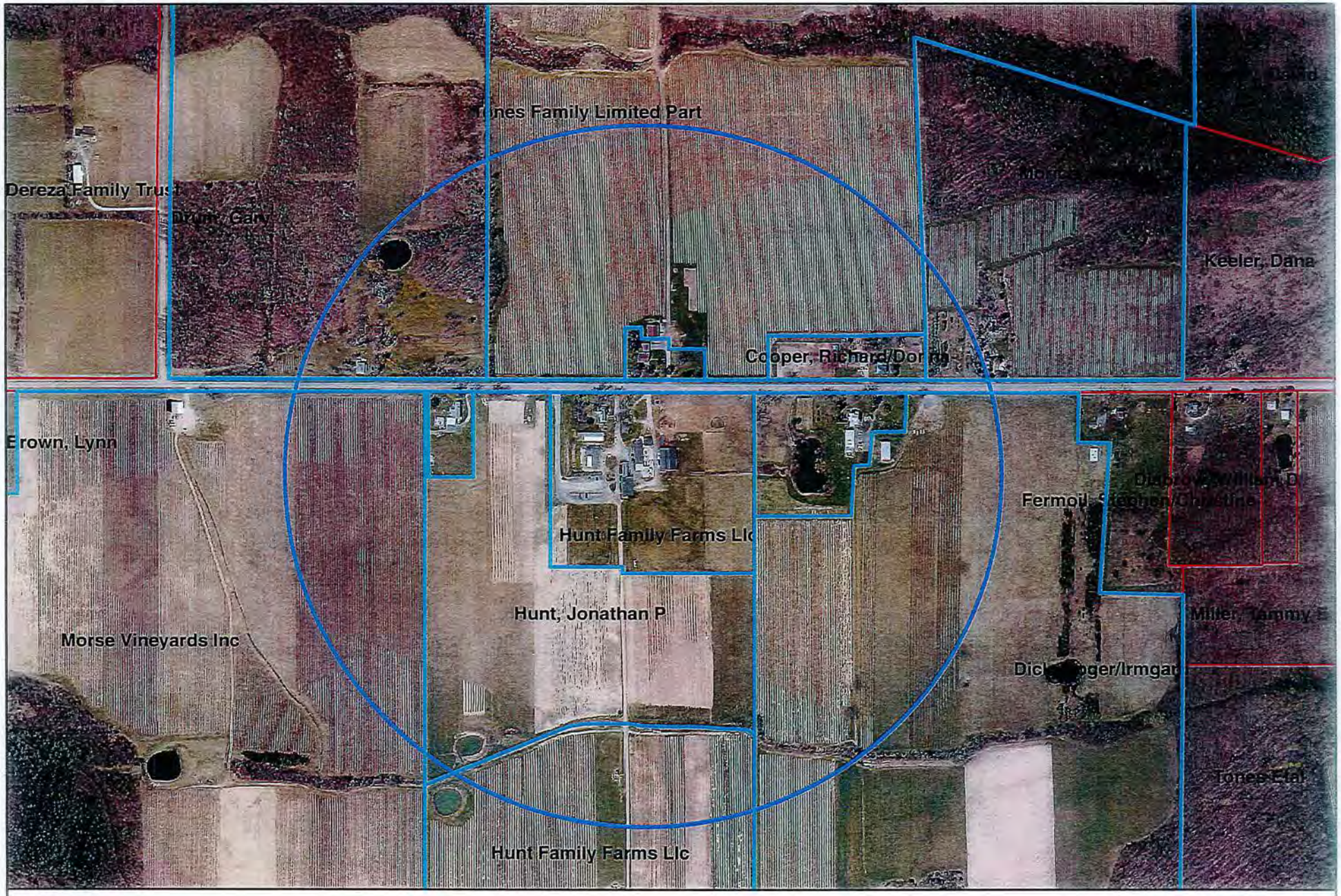
E. Parking spaces shall be available at a rate of 1 space per 50 ft. of serving space in the restaurant. There shall be adequate ingress and egress lanes (wide enough, open view of road, etc.) from the parking lot of the business.

F. The use shall be compatible with the general character of the Town, the Agricultural – Residential district and with nearby developments.

G. The use shall be designed, located and proposed to be for the advantage of the health, safety, welfare and convenience of the public.

Google earth

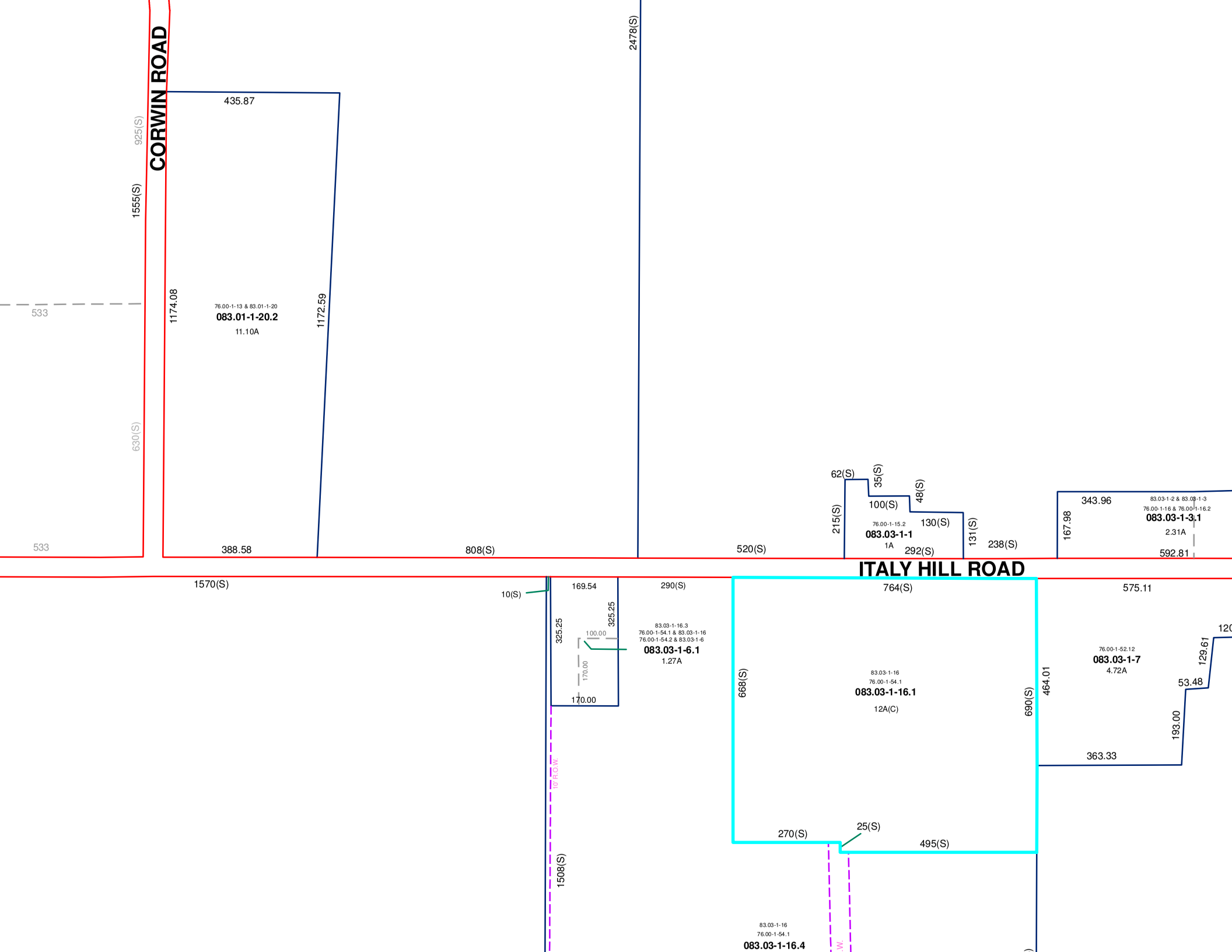
feet 400
meters 100



Art Hunt
Parcels within 500 ft

1 inch = 500 feet

Map produced by:
Yates County Soil & Water
Conservation District GIS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083.03-1-6.1
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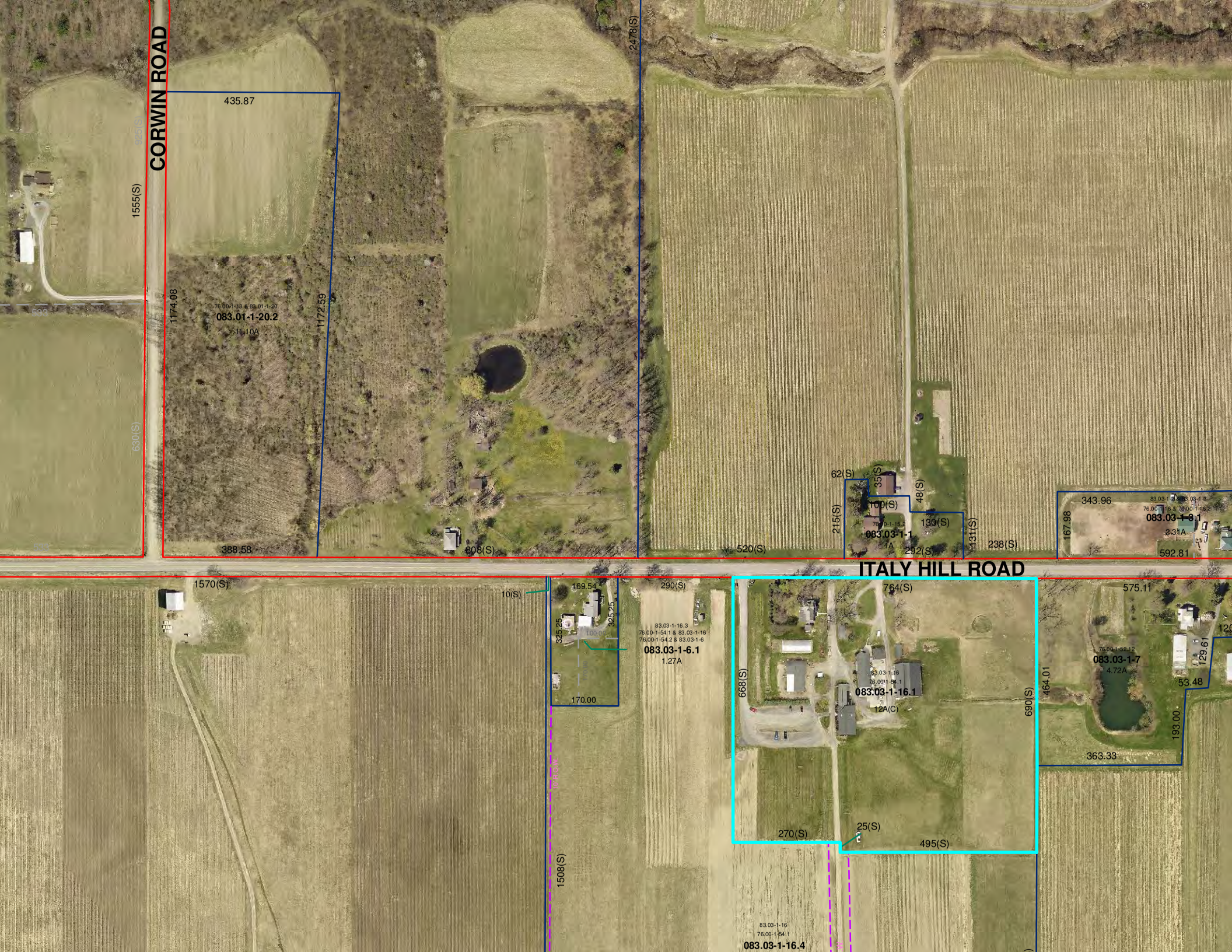
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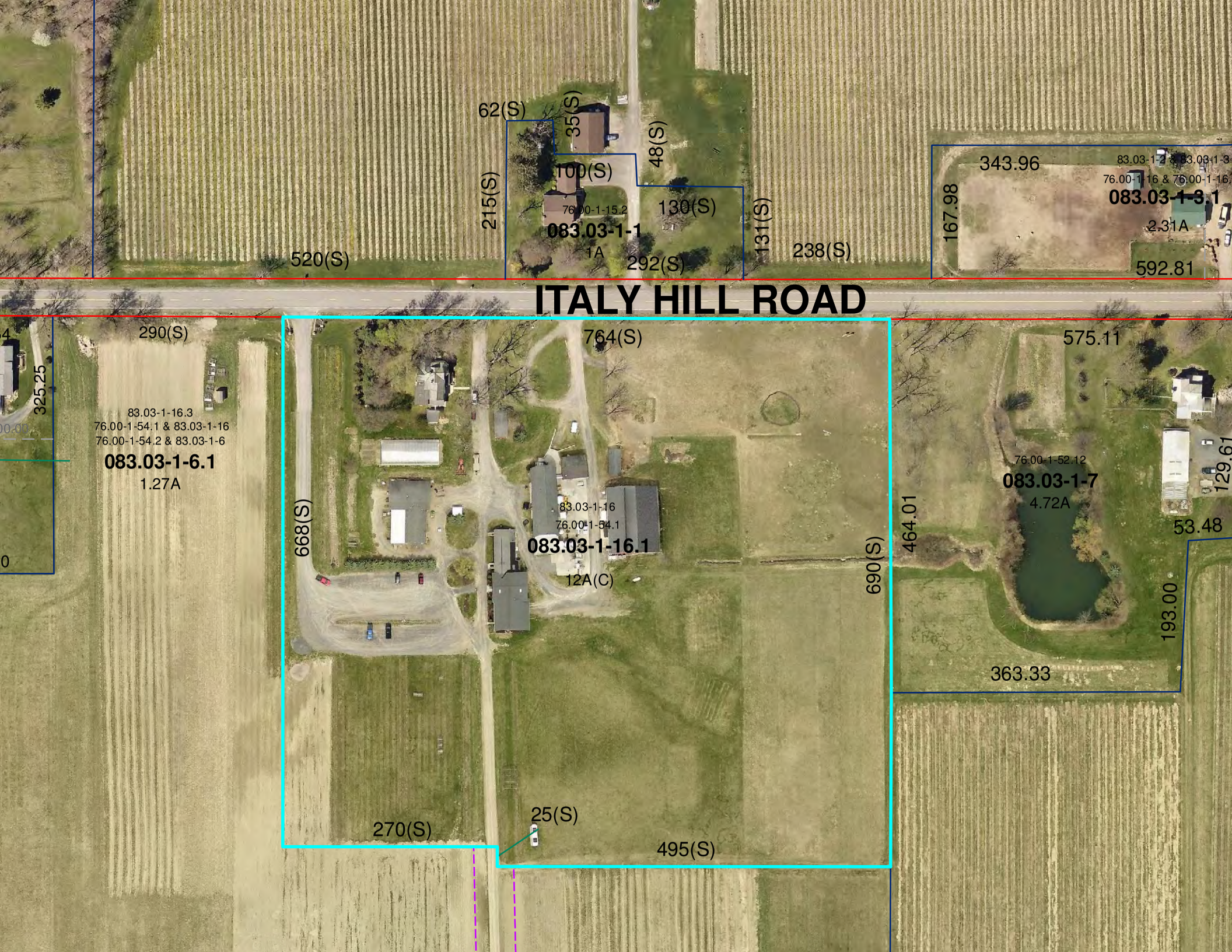
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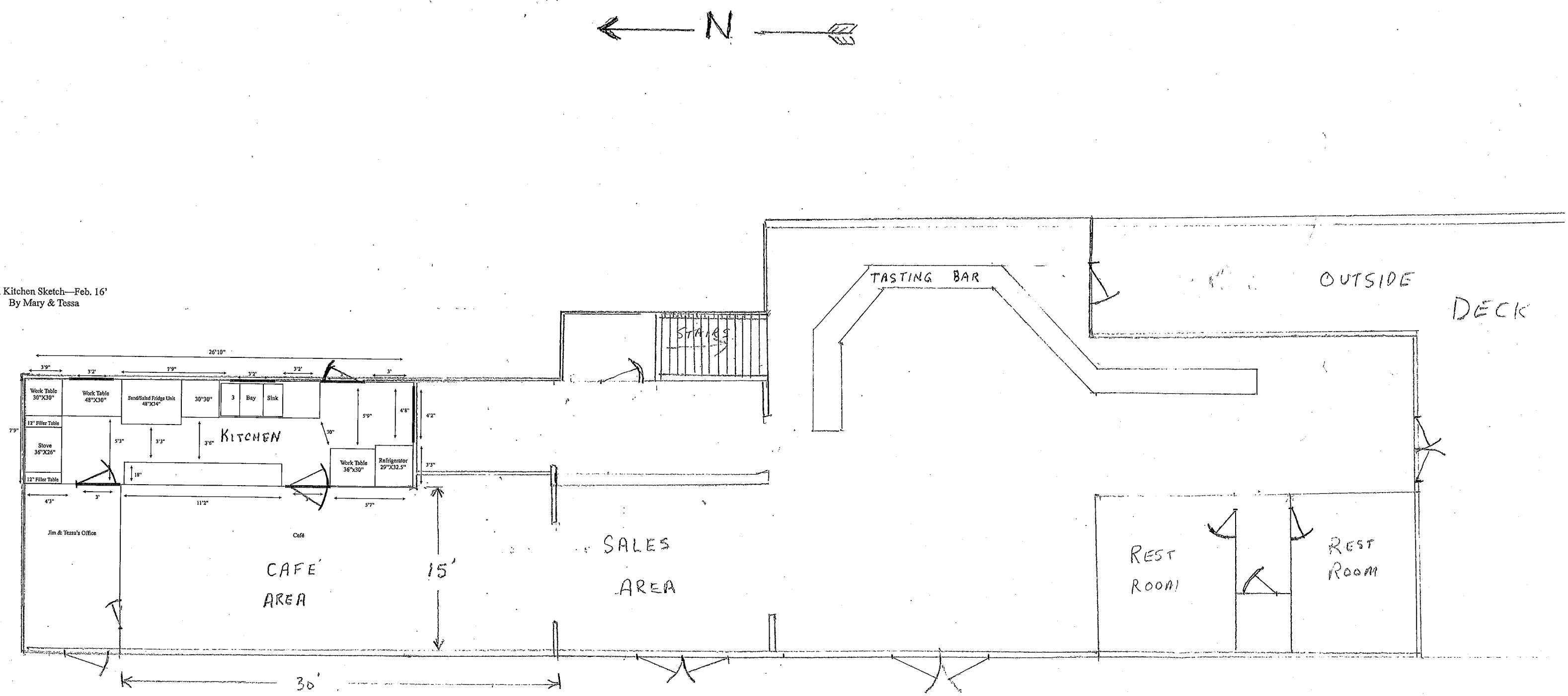
CAFE AREA OF HUNT COUNTRY VINEYARDS VISITOR CENTER
SITE PLAN 4021 ITALY HILL RD. BRANCHPORT, N.Y. 14418
DRAWN 3-17-2016 BY ART HUNT SCALE: 1 INCH ≈ 7 FEET

Final Kitchen Sketch—Feb. 16'
By Mary & Tessa