Yates County Planning Board Referral Form

Referral # County Use Only 2016-20

Date Received 04/07/2016

Revised 1/2014

Municipality and Referring Agency Town of Starkey

Project Address 224 Shannon Corners Rd Project Tax Map # 102.04-1-4

Zoning District Starkey

Applicant (**Name & MAILING**) Kenneth W Zimmerman 224 Shannon Corners Rd Dundee NY 14837 Email

Property Owner (**Name & MAILING**) Kenneth W Zimmerman 224 Shannon Corners Rd Dundee NY 14837 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

To add a 14X90 building with a 16X18 Room to current dog Kennel to house 50-75 more dogs.

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**

RECEIVED

APR 07 2016

REAL PROPERTY TAX SERVICE
PLANNING DEPARTMENT

Town Of Starkey

APPLICATION FOR USE PERMIT

Application fee: $50.00

Permit NO. 2016-PB-4

Date: 3-4-2016

Name: Kenneth W Zimmerman

Address: 224 Shannon Corners Rd

PO Box:

Phone Number: 607-243-5465 City: Dundee State: NY

Zip Code: 14837 Zoning district: Town of Starkey

E-Mail Address:

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) Kenneth Zimmerman Residing at 224 Shannon Corners Rd Dundee 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 224 Shannon Corners Rd Dundee NY 14837

In a district designated as A-1

(A-1, R-1, R-2, R-R, C-1, M-1, L-C)

The specific use (s) is (are) as follows:

To built an addition to current dog Kennel a 14X90 area with a 16'X18 room to connect old Kennel so we can add 50-75 more dogs

Accepted Date: 3-4-2016

Zoning & Building Officer

Kenneth W Zimmerman

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:
Addition to dog Kennel

Project Location (describe, and attach a location map):
224 Shannon Corners Rd Dundee NY 14837

Brief Description of Proposed Action:
The building of an addition of a 14X90 building connected with a 16X18 building to house 50-75 more dogs.

Name of Applicant or Sponsor: Kenneth Zimmerman
Telephone: 607-243-5465
E-Mail:

Address: 224 Shannon Corners RD

City/PO: Dundee NY
State:
Zip Code: 14837

	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:	✓	

3.a. Total acreage of the site of the proposed action? .50 acres
b. Total acreage to be physically disturbed? .50 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 18 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?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
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	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	✓		
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: _____	NO	YES	
		✓	
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: _____	NO	YES	
	✓	✓	
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: _____	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	✓		
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?	NO	YES	
	✓		
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			
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	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	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: Kenneth Zimmerman Date: 4-1-16

Signature: Kenneth W Zimmerman

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)?	✓	

	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.

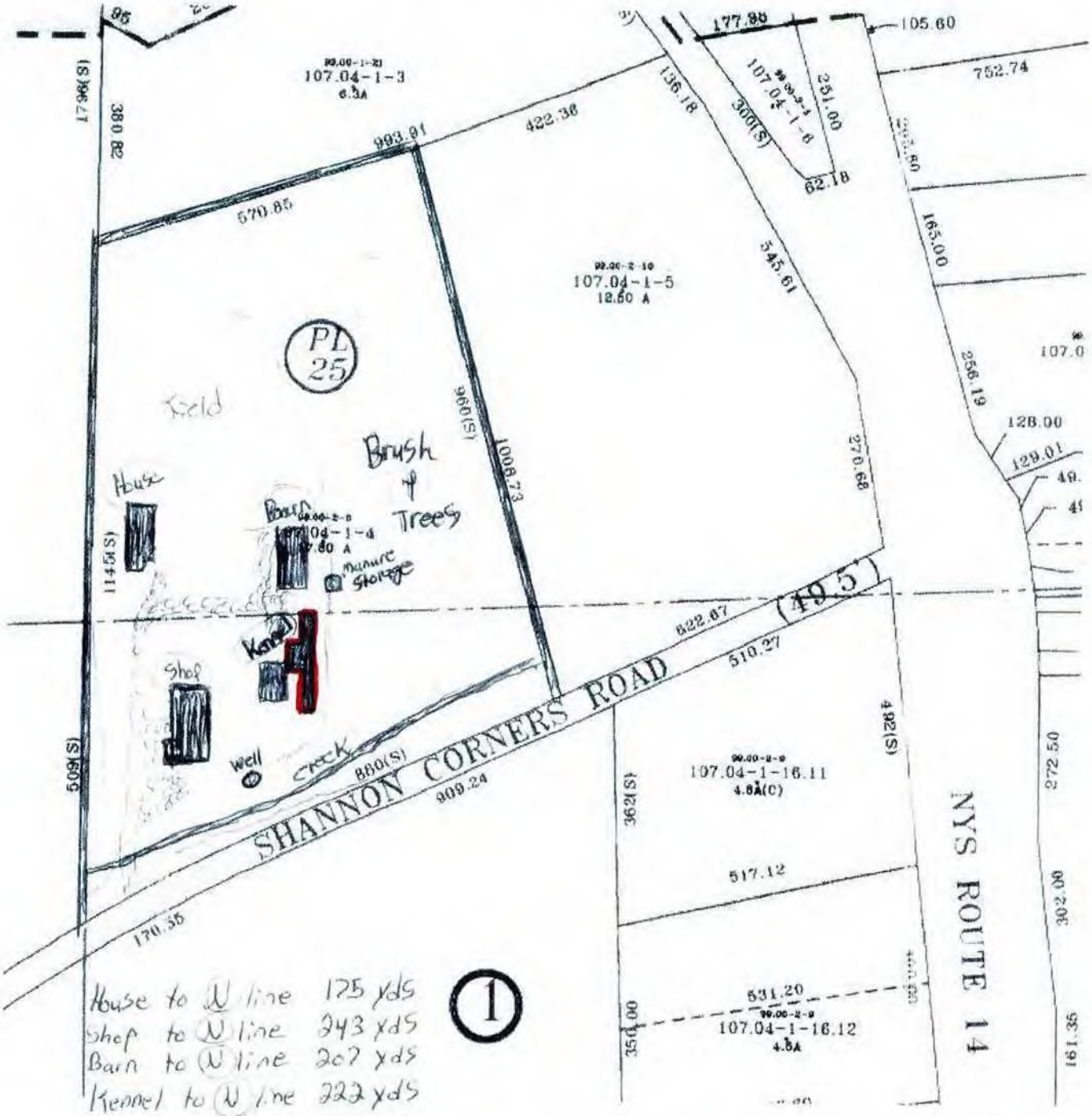
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Town of Starkey	4-5-16
Name of Lead Agency	Date
Robert Schiessner	
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)

Kenneth Zimmerman Sales Comparison Real Estate Valuation Report

N

Tax Map 107.04-1-4 17.8 ac.

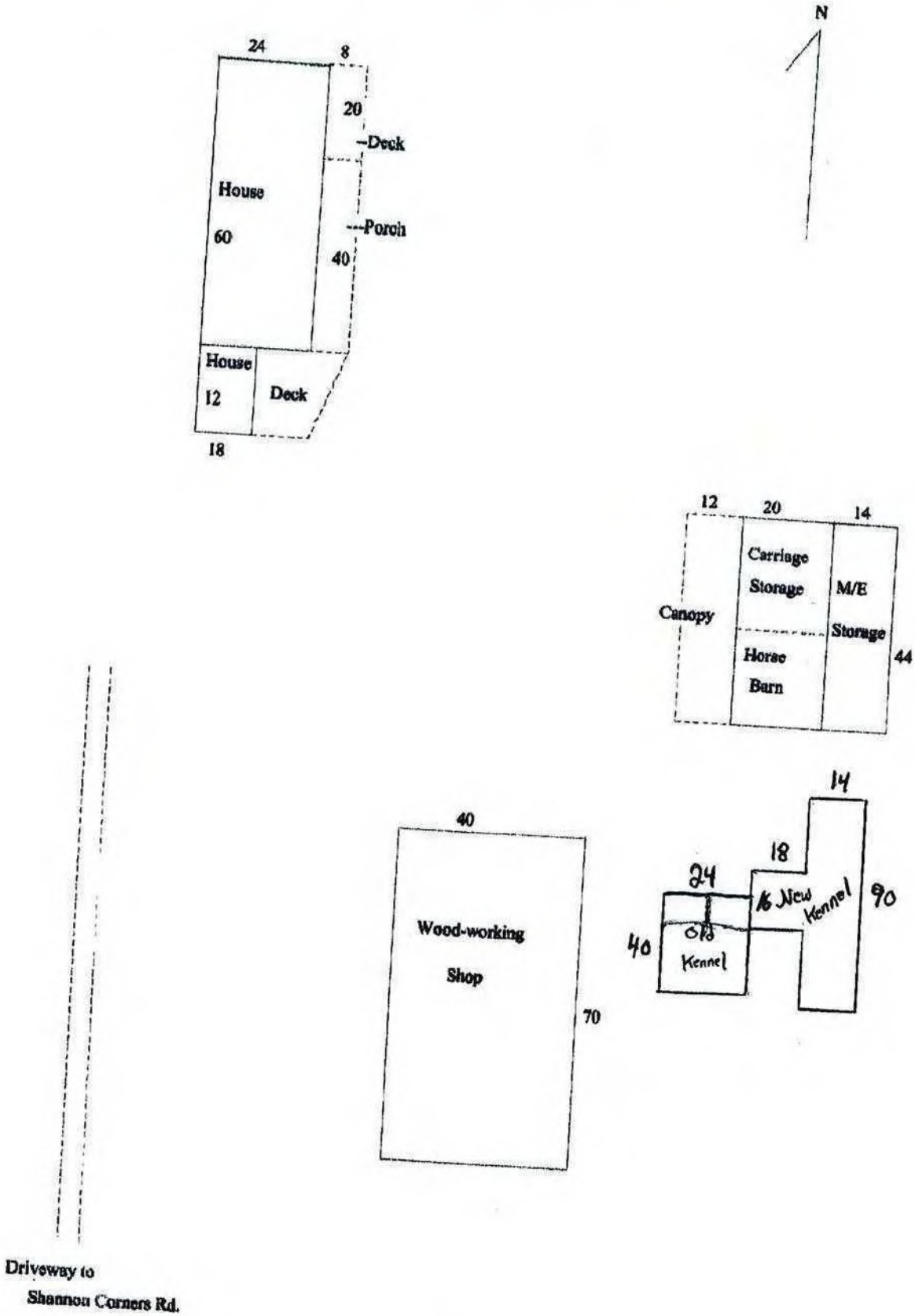


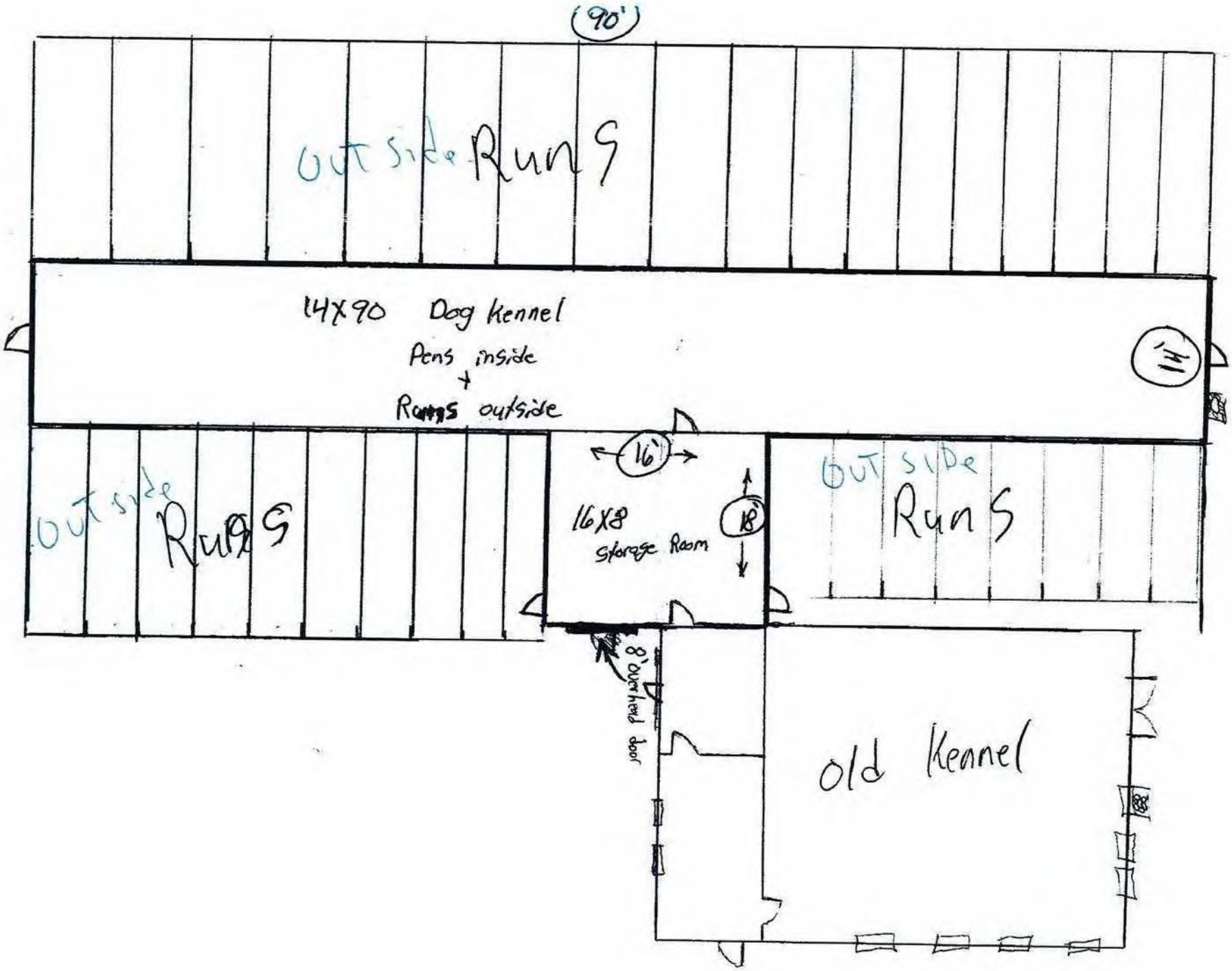
House to N line 175 yds
Shop to N line 243 yds
Barn to N line 207 yds
Kennel to N line 222 yds
House to W line 20 yds
Shop to W line 41 yds
Barn to W line 100 yds
Kennel to W line 88 yds
House to S line 175 yds
Shop to S line 80 yds
Barn to S line 104 yds
Kennel to S line 64 yds

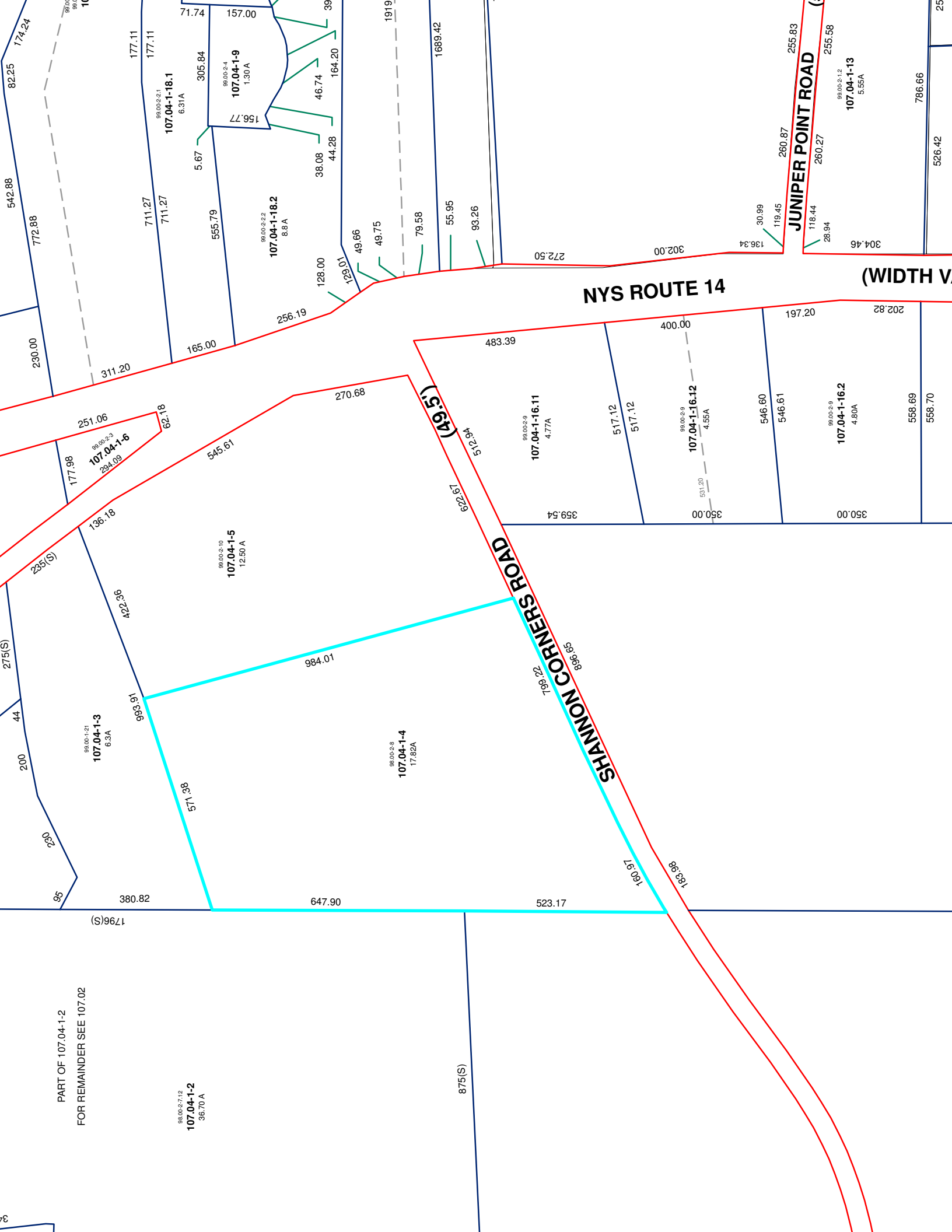
1

Kennel to wood line E side 18 yds
Kennel to creek 36 yds
Kennel to road S side 64 yds
Kennel to Barn 15 yds
Kennel to Shop 42 yds
Kennel to house 70 yds
Kennel to well 40 yds

Building Plat




(90')
Outside Runs
14X90 Dog Kennel
Pens inside
+
Runs outside
(14')
Outside Runs
(16')
16X8
Storage Room
(18')
Outside Runs
8' overhead door
old Kennel


NYS ROUTE 14
(WIDTH V
JUNIPER POINT ROAD
SHANNON CORNERS ROAD
(49.5')
99.00-2-1.1
107.04-1-18.1
6.31A
99.00-2-4
107.04-1-9
1.30 A
99.00-2-2.2
107.04-1-18.2
8.8 A
99.00-2-3
107.04-1-6
294.09
99.00-2-9
107.04-1-16.11
4.77A
99.00-2-9
107.04-1-16.12
4.55A
99.00-2-9
107.04-1-16.2
4.80A
99.00-2-10
107.04-1-5
12.50 A
99.00-1-21
107.04-1-3
6.3A
98.00-2-8
107.04-1-4
17.82A
99.00-2-1.2
107.04-1-13
5.55A
98.00-2-7.12
107.04-1-2
36.70 A
PART OF 107.04-1-2
FOR REMAINDER SEE 107.02
174.24
82.25
542.88
772.88
230.00
311.20
177.11
177.11
71.74
157.00
305.84
156.77
5.67
555.79
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165.00
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30.99
119.45
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260.27
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255.58
304.46
786.66
526.42
483.39
400.00
197.20
202.82
251.06
62.18
177.98
270.68
545.61
136.18
235(S)
422.36
275(S)
44
200
230
95
993.91
984.01
571.38
380.82
647.90
523.17
1796(S)
875(S)
512.94
622.67
799.22
896.65
160.97
183.98
517.12
517.12
546.60
546.61
558.69
558.70
359.54
350.00
350.00
531.20

NYS ROUTE 14
(WIDTH V
JUNIPER POINT ROAD
SHANNON CORNERS ROAD
(49.5')
107.04-1-9
107.04-1-18.2
107.04-1-13
107.04-1-16.11
107.04-1-16.12
107.04-1-16.2
107.04-1-3
107.04-1-4
107.04-1-2
PART OF 107.04-1-2
FOR REMAINDER SEE 107.02
235(S)
275(S)
1796(S)
875(S)
256.19
165.00
311.20
270.68
545.61
984.01
647.90
380.82
523.17
400.00
483.89
197.20
359.54
350.00
272.50
302.00
304.46
157.00
71.74
305.84
164.20
46.74
44.28
38.08
5.67
79.58
55.95
93.26
128.00
129.01
251.06
62.18
177.98
136.18
622.67
160.97
183.98
260.27
255.83
260.87

98.00-2-8
107.04-1-4
17.82A
SHANN
523.17