Yates County Planning Board Referral Form

Referral # County Use Only 2016-30

Date Received 06/08/2016

Revised 1/2014

Municipality and Referring Agency Town of Starkey

Project Address 3878 Route 14 Project Tax Map # 100-03-1-6 92.00-2-8.1

Zoning District

Applicant (**Name & MAILING**) Timothy J. Welch (DBA) Lakeville Marine Service
3742 Oakmount Rd. Email LMSmerc@FrontierNet.Net
Bloomfield, N.Y. 14469

Property Owner (**Name & MAILING**) / Myron & Joleen Glick
270 Pine Rd. Dundee N.Y. 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

Marine engine Repair Facility, Retail Parts and Accessories Some Storage. Lease 1800 Square foot Building and Yard Space Seasonal Traffic

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**

Town Of Starkey

APPLICATION FOR USE PERMIT

Application fee: $50.00

Permit NO. 2016-PB-9

Date: 6-6-16

Name: Timothy Welch

Address: 3742 Oakmount Rd., Bloomfield N.Y. 14469

PO Box: 478

Phone Number: 585-346-6010 City: Lakeville State: N.Y.

Zip Code: 14480 Zoning district:

E-Mail Address: Lmsmerc@Frontiernet.Net

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) Timothy J. Welch Residing at 3742 Oakmount Rd. Bloomfield 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 3878 State Route 14 Town of Starkey Part of Tax Map I.D. 100-03-1-6

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:

Lease 1800 Sq. Ft. Building and Yard Space for Marine engine Repair and retail parts Accessories, Some Storage, seasonal traffic

Accepted Date: 6-6-16

Zoning & Building Officer

Applicant Signature

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:
Lakeville Marine Service

Project Location (describe, and attach a location map):
3878 State Route 14

Brief Description of Proposed Action:
Lease 1800 sq ft building for the purpose of marine engine repair and retail parts sales , some storage. Place 20' storage container on premise, seasonal traffic

Name of Applicant or Sponsor:	Telephone: 585-346-6010
Timothy Welch	E-Mail: LMSMERCE@fronitiernet.net

Address:
3742 Oakmount Road

City/PO:	State:	Zip Code:
Bloomfield	NY	14469

	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? 30 acres
b. Total acreage to be physically disturbed? .25 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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: _____	✓	☐
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: Timothy Welch Date: 6-7-16

Signature:

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 2 - Impact Assessment

Part 2 is to be completed by the Lead Agency.
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)?	☑	☐
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?	☑	☐

PRINT FORM

Agency Use Only [If applicable]

Project:

Date:

Short Environmental Assessment Form
Part 3 Determination of Significance

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	6.7.16
Name of Lead Agency	Date
Robert Schiessor	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Robert Schiessor	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

- REBUILD AND REPAIR ENGINE AND DRIVE UNITS.

- COMPUTER DIAGNOSTICS FOR MOST POPULAR ENGINE BRANDS.
- FULL LINE OF BOAT ACCESSORIES AND PARTS

- SHRINK-WRAP, STORAGE, AND WINTERIZING AVAILABLE

LAKEVILLE MARINE SERVICE FOR ALL YOUR BOATING NEEDS!

MARINE DRIVE SYSTEM REPAIRS

LAKEVILLE marine service

LAKEVILLE MARINE SERVICE OFFERS A FULL SERVICE AND REBUILDING FOR MARINE OUTBOARD, INBOARD, AND STERNDRIVE SYSTEMS

P.O Box 478

Lakeville, NY 14480

Phone: 585-346-6010

Email: LMSmerc@frontiernet.net

Proposed use at 3878 State Route 14, Starkey, New York 14837

Established in 1987 Lakeville Marine Service, (DBA), provides a full range of marine engine parts and services to the Finger Lakes boating community, focused on a customer friendly experience. The business services most major brands of marine engines and drive systems and also maintains a large inventory of new, used and remanufactured equipment. Lakeville Marine has established relationships with suppliers throughout the industry to provide for our customer needs.

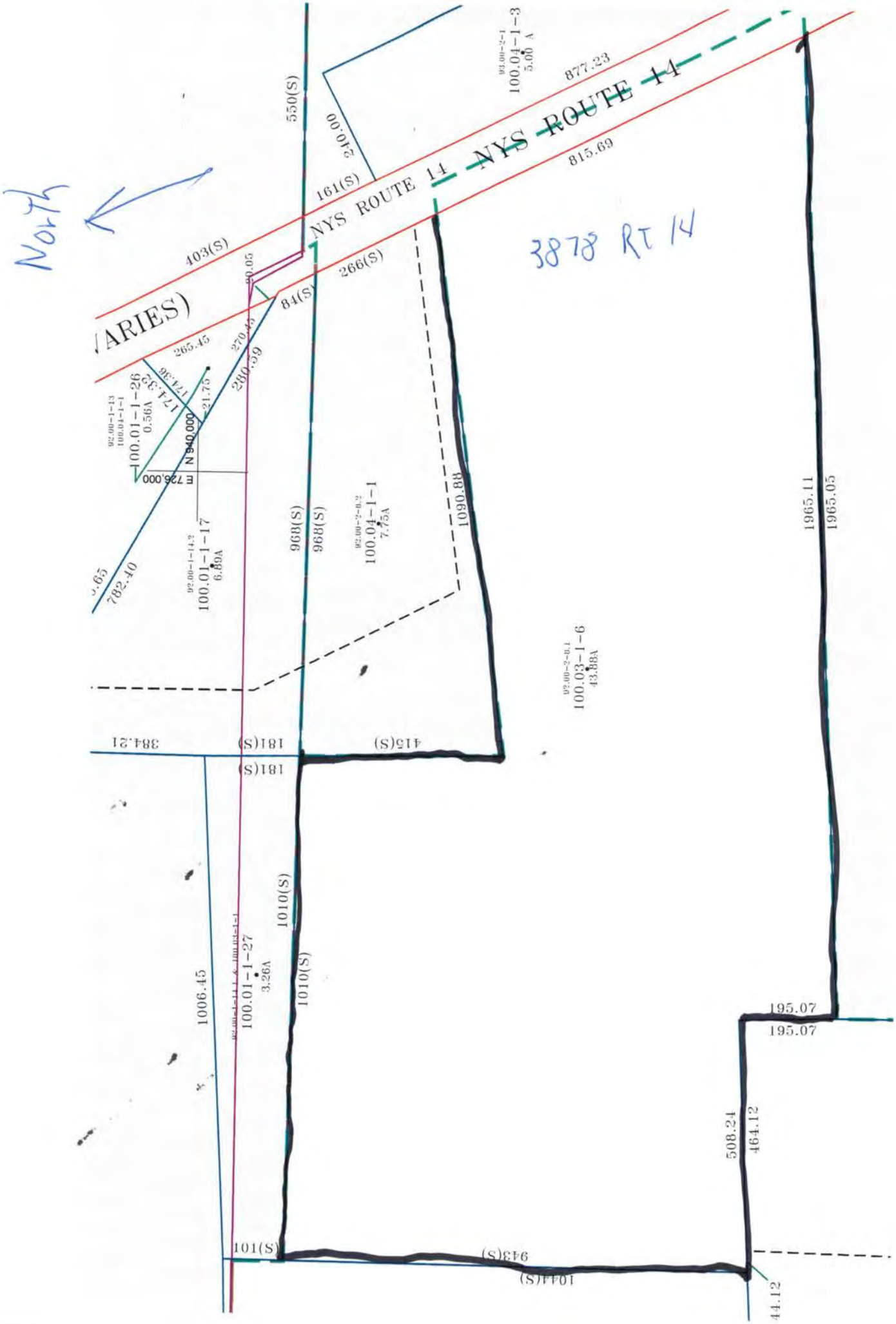
Normal business hours are expected to be seasonal April-Aug. Mon.-Sat. 10:AM -6:PM, Fall hours Tue.- Sat. 10:AM-5:PM, Closed down Nov. to Feb. This may change with market force.

Day-to-day operations would consist of lite engine and drive machining, rebuilding, customer repairs and maintenance. All waste oil and solvent is recycled. A small yard operation would provide for off season storage, shrink wrap and maintenance. It is projected the yard storage would support 30-35 storage units. All storage customers are required to be shrunk wrapped and loose tarps are not allowed for long term storage. Waste shrink material is returned to the supplier for recycling. During the normal boating season it is projected 20-25 units a month in repair turnover, so 10-15 units would be present on the property at any time. I do not expect excessive retail traffic except during spring prep and fall layup. At this time, I plan to remain as sole employee until a market has been established and then would project hiring 2-3 seasonal employees.

Proposed alterations to building and grounds.

1. Enclosed wall on north face of lean-to area.
2. Placing a 20' storage container on west side of lean-to for added storage.
3. Door installed from shop to lean-to area.
4. Signage would consist of approximate 3'x 6' and 2'x 3' located on building and at road frontage.

All water and electrical power will remain unaltered at this time. It may be required by our insurance carrier to provide security entrance gates at drive entryways. The property owner has required access to be maintained for agriculture operations on west portion of property.


North
NYS ROUTE 14
NYS ROUTE 14
3878 RT 14
(ARIES)
877.23
815.69
550(S)
240.00
161(S)
403(S)
266(S)
84(S)
265.45
270.45
280.59
174.36
21.75
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0.56A
N 940,000
E 726,000
100.01-1-17
6.89A
782.40
968(S)
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1965.05
384.21
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415(S)
1010(S)
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101(S)
943(S)
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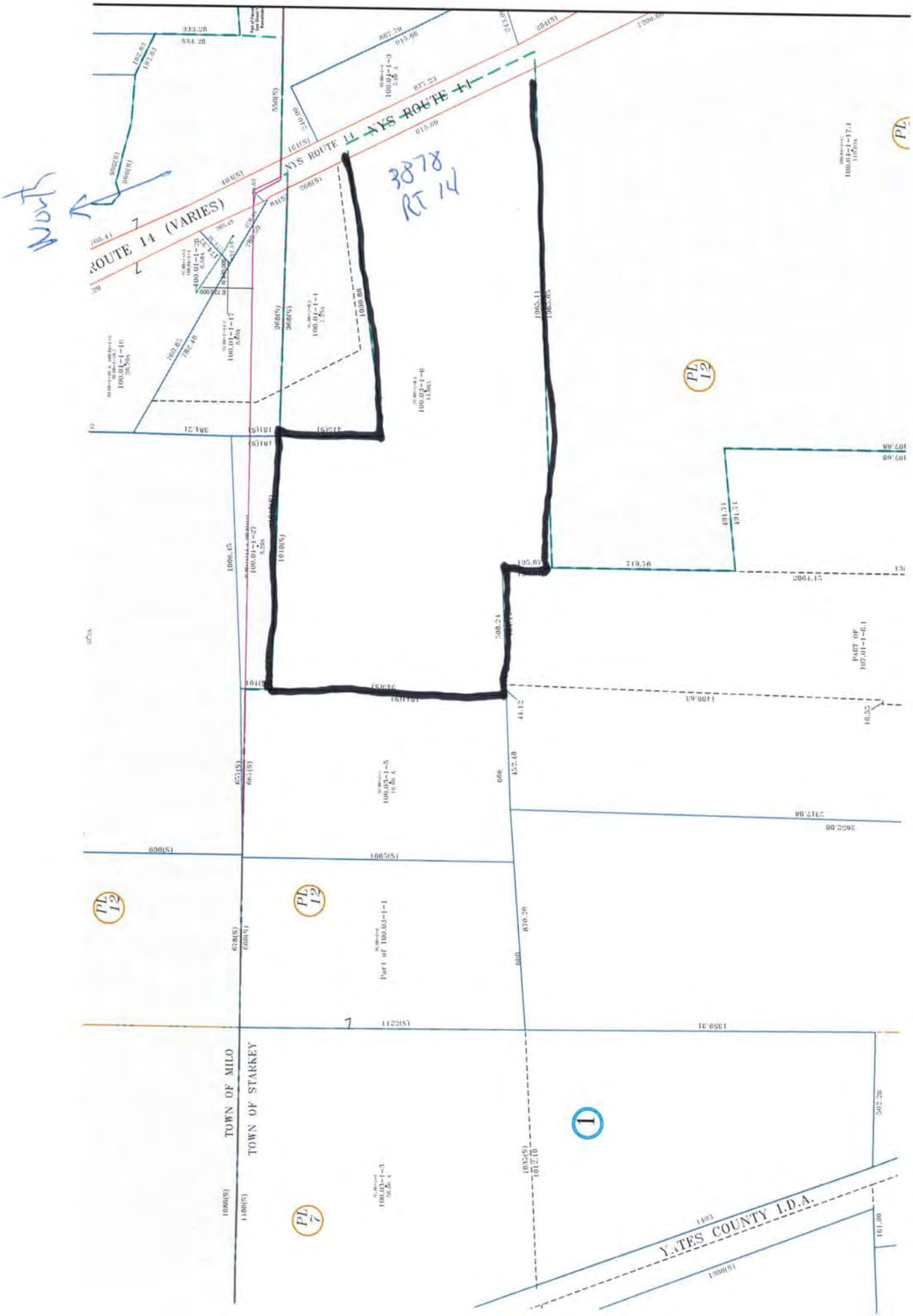
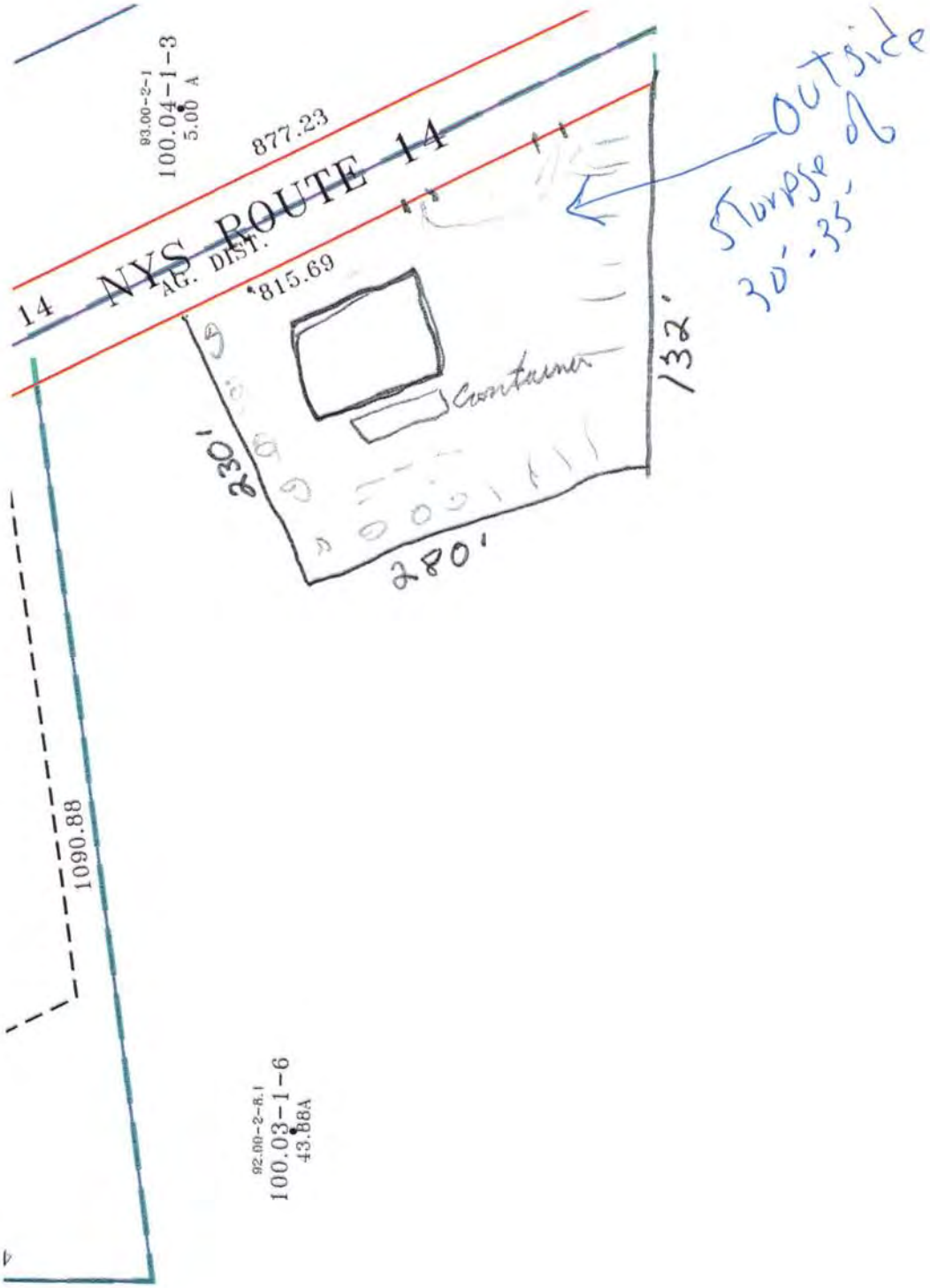


NYS ROUTE 14
ROUTE 14 (VARIES)
3878
RT 14
TOWN OF MILO
TOWN OF STARKEY
YATES COUNTY I.D.A.
PL 12
PL 7
1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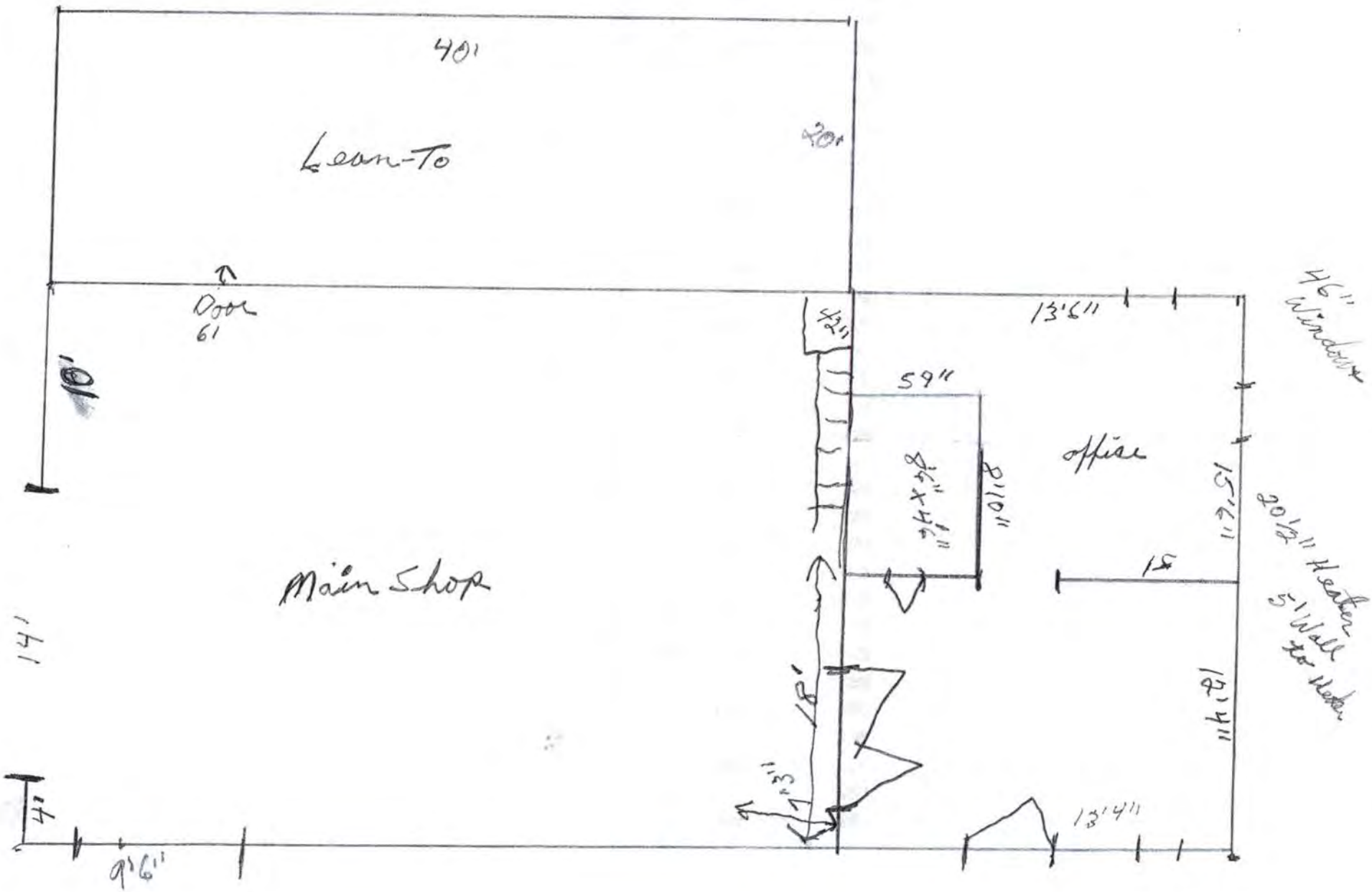
100.04-1-3
5.00 A
877.23
NYS ROUTE 14
14
AG. DIST.
815.69
Container
132'
230'
280'
Outside
Storage of
30'-35'
1090.88
92.00-2-8.1
100.03-1-6
43.88A

Upper Storage 14'9" X 30'



NYS ROUTE 14
(VARIES)
NYS ROUTE 14
NYS ROUTE 14
CASTLE POINT ROAD
(49.5')
(WIDTH VARIES)
100.04-1-5
28.20 A
100.04-1-3
5.86 A
100.01-1-26
0.56A
100.01-1-16
100.01-1-27
100.03-1-6
43.88A
PART OF
107.01-1-6.1