Yates County Planning Board Referral Form

Referral # County Use Only 2016-32

Date Received 07/01/2016

Revised 1/2014

Municipality and Referring Agency Town of Jerusalem Zoning Board of Appeals

Project Address 3554 Darbys Corners Road, Branchport, NY 14418 Project Tax Map # 82.04-1-13

Zoning District Agricultural-Residential

Applicant (**Name & MAILING**) Matthew & Ann Cramer - (Keuka Trail Farm Market)

3554 Darbys Corners Road, Branchport, NY 14418 Email mattocramer@yahoo.com

Property Owner (**Name & MAILING**) Matthew & Ann Cramer - (Keuka Trail Farm Market)

3554 Darbys Corners Road, Branchport, NY 14418 Email mattocramer@yahoo.com

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Property located adjacent to County Road 33 (Darbys Corners Road)

Application Type

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

Project Description

Has a permit to grow and sell nursery stock and locally grown vegetables & fruit. Would also like to sell additional items such as homemade chairs, baked goods, ice-cream and is pending a license from NYS Liquor Authority to sell bottled brew from local producers that are within a 20 mile radius of their property as part of Small Retail Service Business.

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 ☐ _____

Small Retail Service Business From Article V, Section 160-26, A-F.

*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 6-24-2016 **Fee** $200.00 **Application No.** 1076

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 ZB (X) Site Plan PB

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 3554 Darbys Corners Rd Branchport, NY. 14418

Tax Map No. 82.04-1-13 Zone District Ag/Res

Description of proposed request We would like to be a Small Retail Market. We would be selling ice cream, nursery stock, baked goods, vegetables, novelty items, propane refills, Branchport items, flavored olive oils, balsamic, vinegars, jams, jellies, locally made outdoor lawn furniture and more getting like Fat Pending SALE OF LOCAL bottled Gas within 20 mile

Building permit application denied by Building Inspector because Special use in Ag Res

Referred owners to apply for Special use per Article 160-2 For a Small Retail Service business.

Date 6/27/16 Building Inspector Zac Pettoe

() 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 Matthew and Ann Cramer

Address

Telephone 315-694-2934

Interest in Property Own the property

Property Owner, if other than applicant

Owner's Signature n/A

Owner's Address

Owner's Telephone

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.

Kuckle Trail Farm Market
3554 Darbys Corners Rd
Branchport, NY 14418
Matthew and Ann Cramer

Hours of Operation: 10 am to 8pm
Thursday through Sunday
April 15 - November 15th
November 15th - December 31st hours would be Saturday and Sunday 12noon - 6pm

§ 160-26. Small retail service businesses. [Added 2-17-1977]

Small retail service businesses shall be defined as those businesses of a retail nature which provide a localized service to the public. Such businesses shall be small in nature and shall not be considered to be of a manufacturing or wholesale character. Such businesses shall meet the following conditions:

A. When the business structure is located within 200 feet of a residential or otherwise incompatible use, there shall be adequate screening on the business property to reduce noise, eliminate unsightliness, reduce dust, etc.

B. There shall be adequate ingress and egress lanes (wide enough, open view of road, etc.) from the parking lot of the business.

C. The use shall be relatively compatible with nearby developments.

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

E. Noises shall not be generated that will be injurious to neighbors or neighboring developments.

F. Other environmental conditions, such as vibration, radioactivity, odor, toxicity, visual glare, excessive heat, dust, flyash and smoke that cause danger or harm to the neighboring properties shall not be permitted.

§ 160-27. Off-season boat storage. [Added 6-26-1991 by L.L. No. 1-1991]

A. There shall be no more than one building devoted to off-season boat storage on any one lot. **[Amended 6-17-2009 by L.L. No. 3-2009]**

B. The owner/applicant shall complete a short environmental assessment form and submit it with an application for a special use permit to the Zoning Board of Appeals. The application shall include a plan for storage and disposal of hazardous waste from motorboats.

C. The building shall not be used for purposes other than boat storage or agricultural purposes.

D. Boats shall be stored inside the walls.

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: Kuka Trail Farm Market

Project Location (describe, and attach a location map): Small Retail Store / Farmers Market

Brief Description of Proposed Action: 3554 Darbyo Corners Rd. Branchport, NY 14418

Name of Applicant or Sponsor: Matt and Ann Cramer

Telephone: 315-694-2934

E-Mail: mattocramer@yahoo.com

Address: 8989 Chidsey Hill Rd

City/PO: Branchport

State: NY

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.	☐	☐
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? 10+ acres

b. Total acreage to be physically disturbed? 10+ acres

c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 10+ 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 No, describe method for providing potable water: _____	NO ☐	YES ☒	
11. Will the proposed action connect to existing wastewater utilities? 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

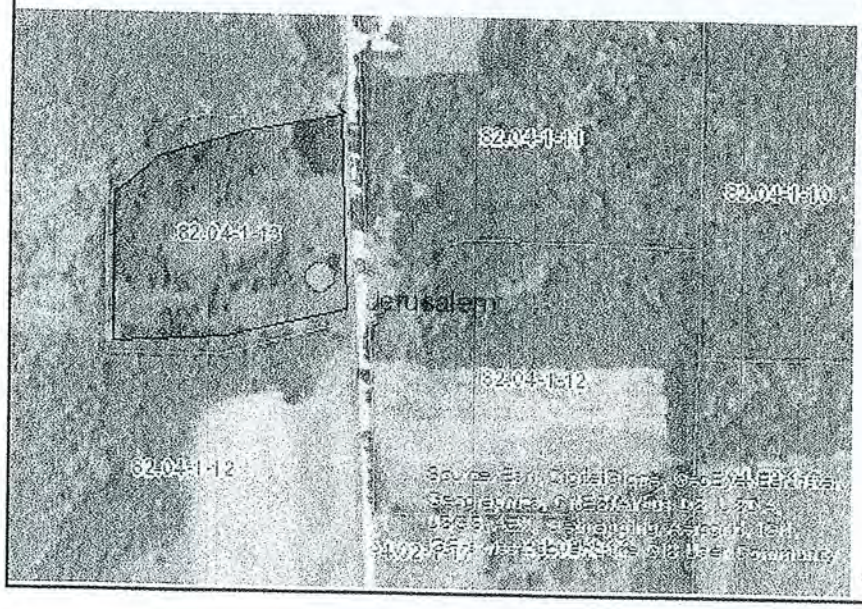
Applicant/sponsor name: Ann M Cramer Matthew Cramer Date: 6/22/16

Signature: Ann M Cramer Matthew Cramer

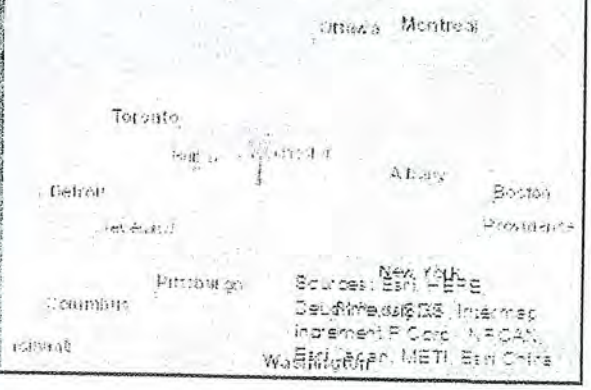
PRINT FORM

EAF Mapper Summary Report

Friday, June 24, 2016 1:31 PM



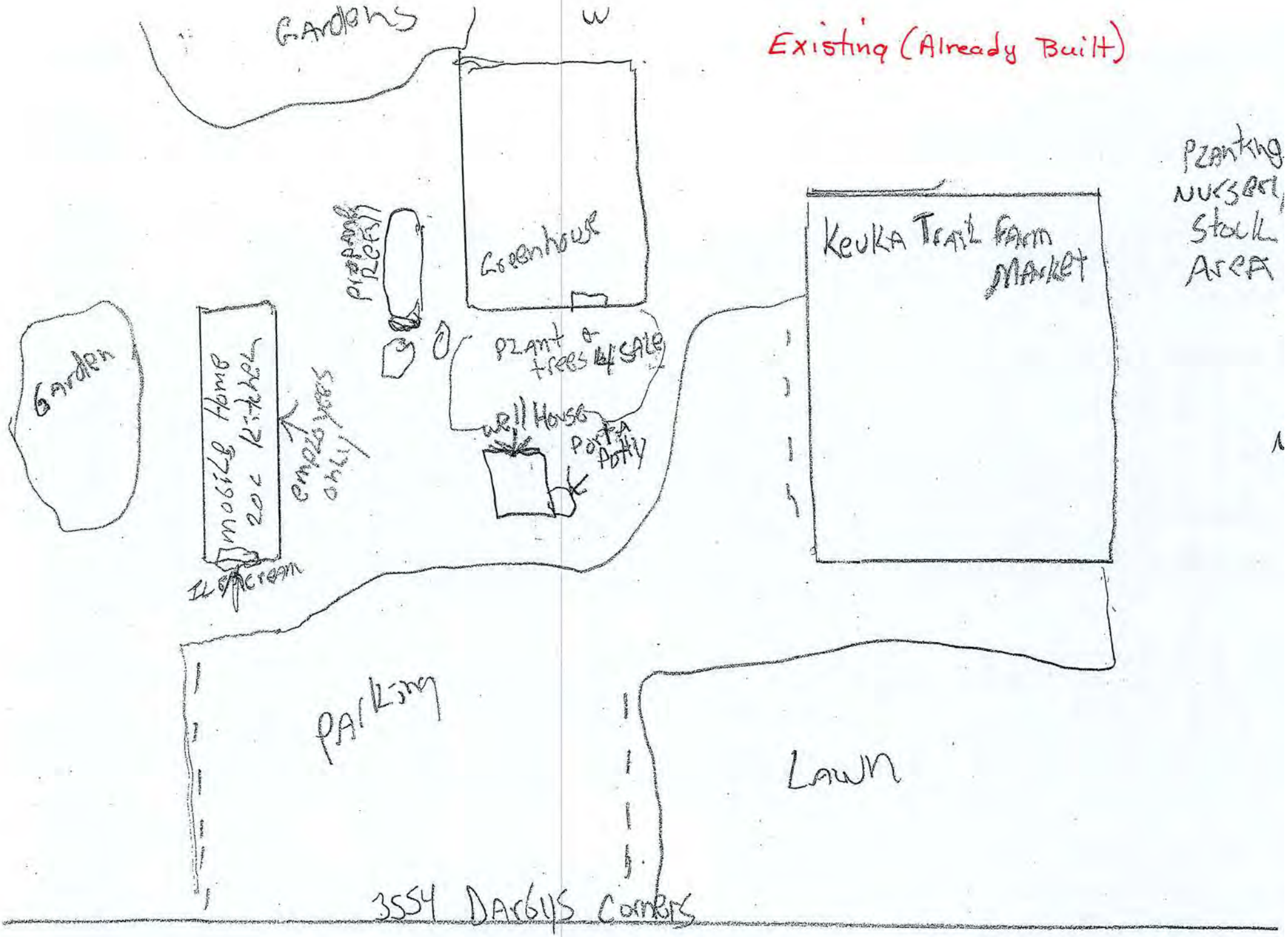
Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

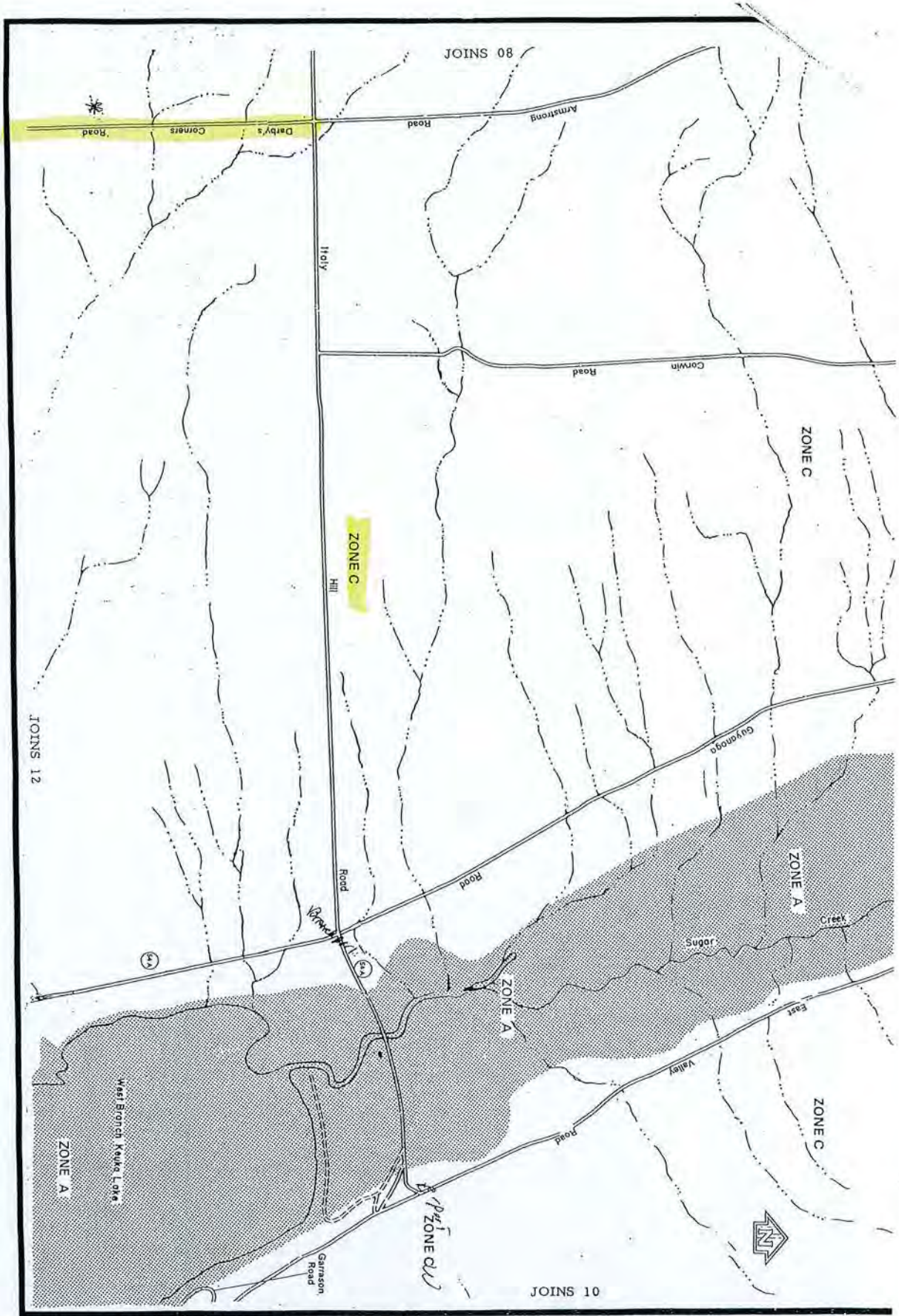


Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

Part 1 Question 13a: Subject Property has boundary lines that are part of Classified "C" streams. No activity is planned to b near or part of these streams.

Part 1/Question 16: Subject property is located in Zone C per Map Panel 09 Flood Ins. Rate Map Community No. 360959C Effective Date: 1/20/1984.


Existing (Already Built)
Gardens
W
Greenhouse
Propane Refill
Plant & trees 4 sale
Well House
Porta Potty
Garden
mobile Home 20c Kitchen
employees only
Ice Cream
Keuka Trail Farm Market
Planting Nursery Stock Area
Parking
Lawn
3554 Dargys Corners



MAP 09

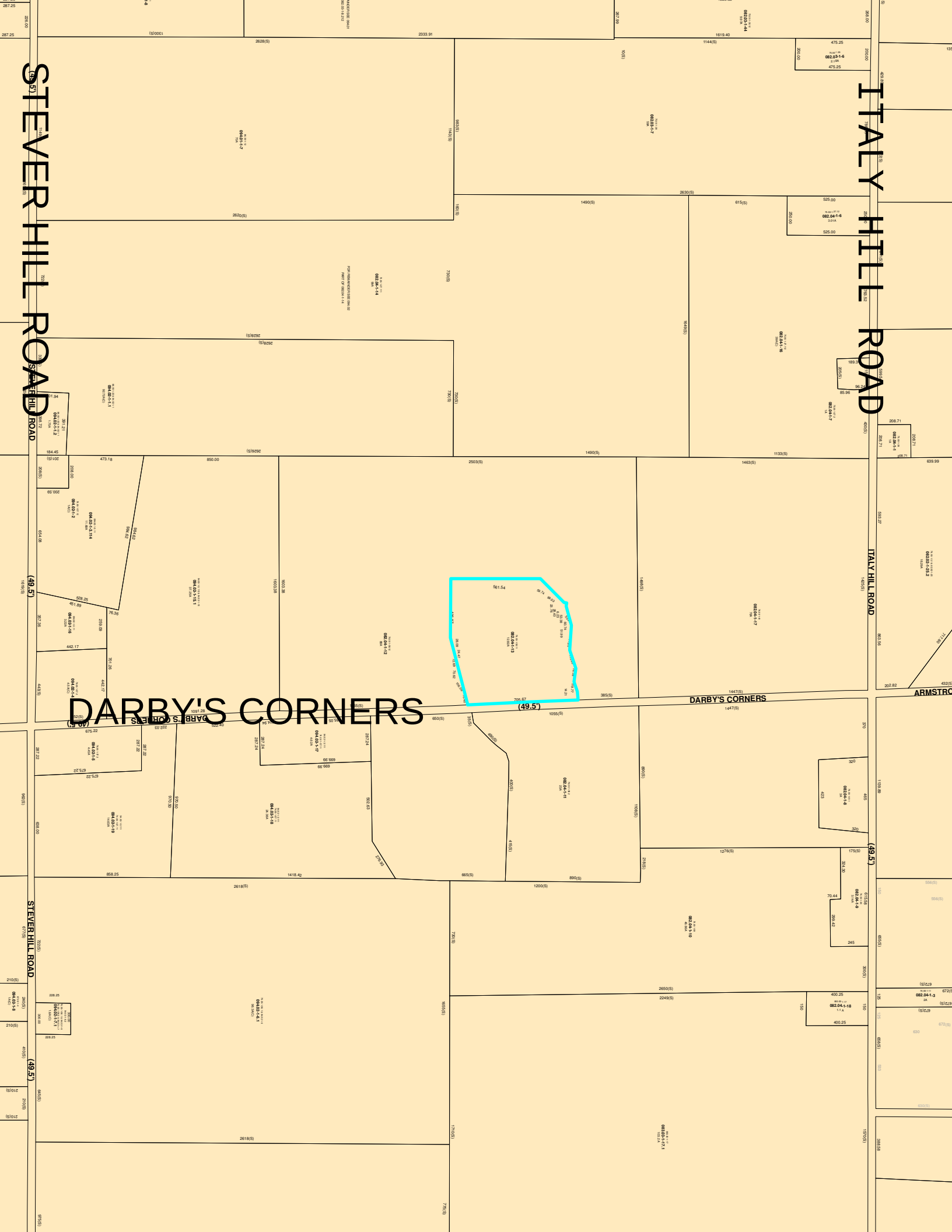
federal emergency management agency

TOWN OF JERUSALEM, NY
(YATES COUNTY)

APPROXIMATE SCALE
1000 0 1000 2000 3000 FEET

FLOOD INSURANCE RATE MAP
COMMUNITY NUMBER 360959 C

EFFECTIVE DATE
JANUARY 20, 1


STEVER HILL ROAD
ITALY HILL ROAD
DARBY'S CORNERS
(49.5')
(49.5)
ARMSTRO

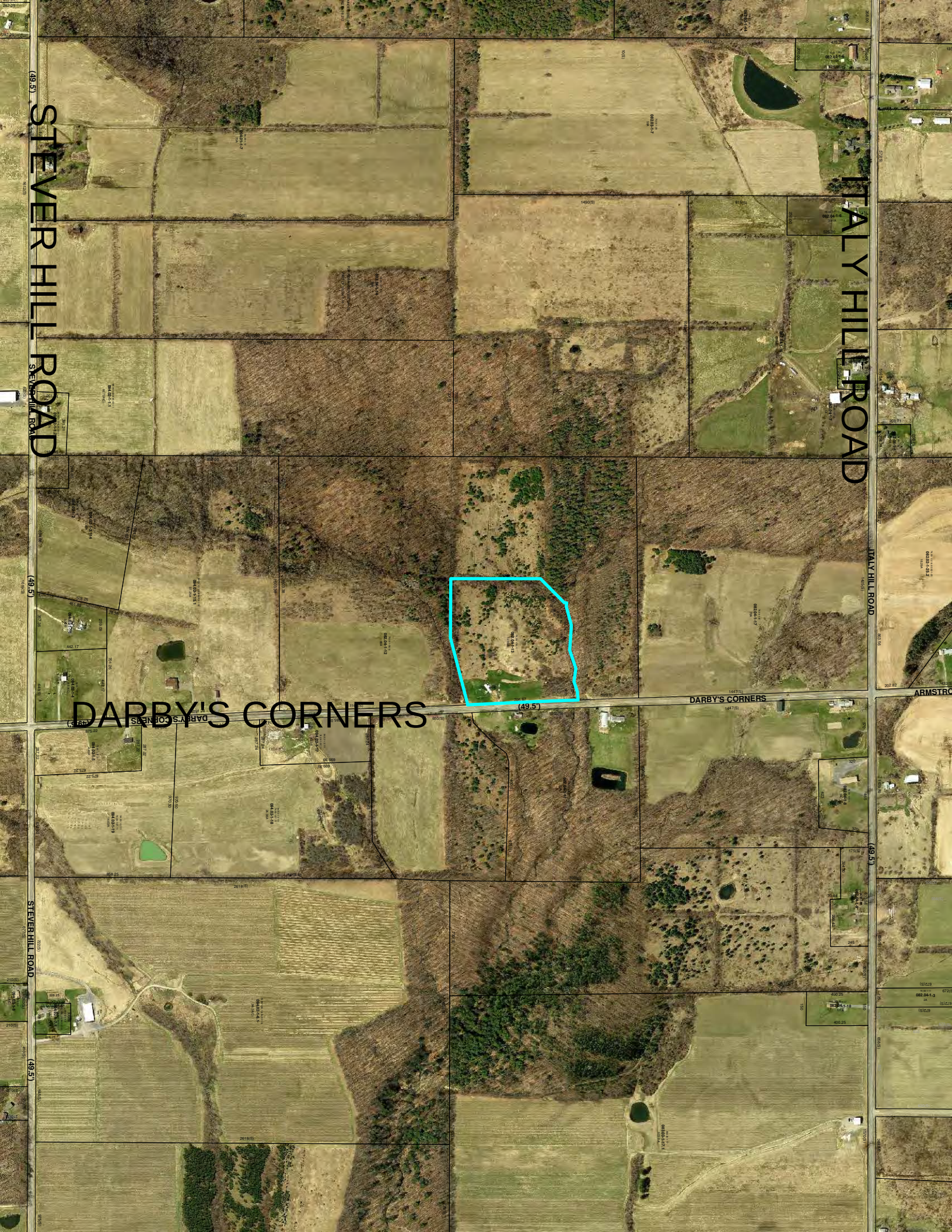
CONNECTEXPLORER

map: Auto 11/21/2015 (Latest) image 1 of 3

This picture is before they had their nursery stock or built their pole barn/garage.

CONNECTEXPLORER

map: Auto 11/21/2015 (Latest) image 1 of 3



STEVER HILL ROAD
ITALY HILL ROAD
DARBY'S CORNERS
(49.5')

76.00-1-58.11
082.04-1-13
12.82A
705.67
(49.5')
1055(S)
490(S)
35(S)
DARBY'S CORNERS
70.40
106.08
24.47
28.09
72.69
70.62
87