Yates County Planning Board Referral Form

Referral # County Use Only 2016-34

Date Received 07/07/2016

Revised 1/2014

Municipality and Referring Agency STARKEY

Project Address 4655 DUNDEE-HIMROD RD., DUNDEE Project Tax Map # 113-02-1-9

Zoning District AG-1

Applicant (**Name & MAILING**) TIMOTHY M. GIBSON, ~~MANG~~. PRESIDENT

4619 DUNDEE-HIMROD. RD. Email tgibson@stny.rr.com

Property Owner (**Name & MAILING**) TIMOTHY M. GIBSON, INC.

SAA Email SAA

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

50'X60' ADDITION TO 50X100' BUILDING - SPECIAL USE PERMIT PREVIOUSLY GRANTED FOR INSULATION CONTRACTOR OPERATIONS

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 Starkey

APPLICATION FOR USE PERMIT

Application fee: $50.00

Permit NO. 2016-98-13

Name: TIMOTHY M. GIBSON, INC. Date: 6/27/16

Address: 4655 DUNDEE-HIMROD RD., DUNDEE

PO Box:

Phone Number: (607) 243-5154 City: DUNDEE State: NY

Zip Code: 14837 Zoning district: A6-1

E-Mail Address: tgibson@stny.rr.com

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) TIMOTHY M. GIBSON, PRESIDENT OF CORP. Residing at 4619 DUNDEE - HIMROD 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 4655 DUNDEE-HIMROD RD.

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:

INSULATION CONTRACTOR OPERATION

50'x60' - Pole Barn addition

Accepted Date: 7.5.16

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

SUNRISE INSULATION ADDITION - TIMOTHY M. GIBSON, PRESIDENT AS SPONSOR

Name of Action or Project:

TIMOTHY M. GIBSON, INC. D/B/A SUNRISE INSULATION

Project Location (describe, and attach a location map):

4655 DUNDEE-HIMROD RD., DUNDEE, NY 14837

Brief Description of Proposed Action:

BUILDING ADDITION OF 50' X 60' ON EXISTING BUILDING OF 50' X 100' ON THE SOUTH END OF BUILDING WITH OVERHEAD DOORS REMAINING AT THE SOUTH END OF BUILDING TO BE USED FOR VEHICLE AND TRAILER STORAGE.

Name of Applicant or Sponsor:	Telephone: (607) 243-5154
TIMOTHY GIBSON, PRESIDENT	E-Mail: tgibson@stny.rr.com

Address:

4619 DUNDEE-HIMROD RD.

City/PO:	State:	Zip Code:
DUNDEE	NY	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: TOWN OF STARKEY PLANNING BOARD / YATES COUNTY PLANNING BOARD TOWN OF STARKEY CODE ENFORCEMENT OFFICER BUILDING PERMIT	☐	☑

3.a. Total acreage of the site of the proposed action? .50 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? 80.17 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: NO WATER REQUIRED IN THE ADDITION, WATER AVAILABLE IN EXISTING BUILDING	✓	☐
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: WASTEWATER/SEPTIC EXISTS IN EXISTING BUILDING	✓	☐
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 M. GIBSON, PRESIDENT Date: 6/24/16

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	7-5-16
Name of Lead Agency	Date
Robert Schlesser	Chairperson
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Robert M. Schlesser	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

SUNRISE INSULATION
4619 Dundee-Himrod Road
Dundee, New York 14837
(607) 243-5154 - Office
(607) 243-8124 - Fax
www.sunriseinsulation.com

June 24, 2016

Brian L. Quackenbush
Code Enforcement Officer
Town of Starkey
40 Seneca St.
Dundee, NY 14837

Re: Special Use Permit (Amendment) Application

Dear Mr. Quackenbush and Members of the Starkey Planning Board:

Enclosed please find the following documentation correlated in ten (10) packages relative to our application.

1) Town of Starkey Planning Board Application
2) Yates County Planning Board Application
3) Application Fee of $50.00 - check number 10225
4) Environmental Assessment Form
5) Copy of Tax Map/Survey
6) Site Plan Drawing

As per your instructions, we have not included the architect drawings of the proposed addition at this time and will submit with our Building Permit Application. Lew Childs, RA, NCARB of Rochester will be the architect of record and J & J Construction will be the general contractor of record.

As your records will reflect, we already have on file an approved special use permit to operate Sunrise Insulation in an A-1 district. We are writing to you and the Planning Board Members to consider our application to amend the permit for a 50' x 60' addition to our existing 50' x 100' building.

The purpose of the addition is to bring our trucks and trailers inside that currently are exposed to the elements.

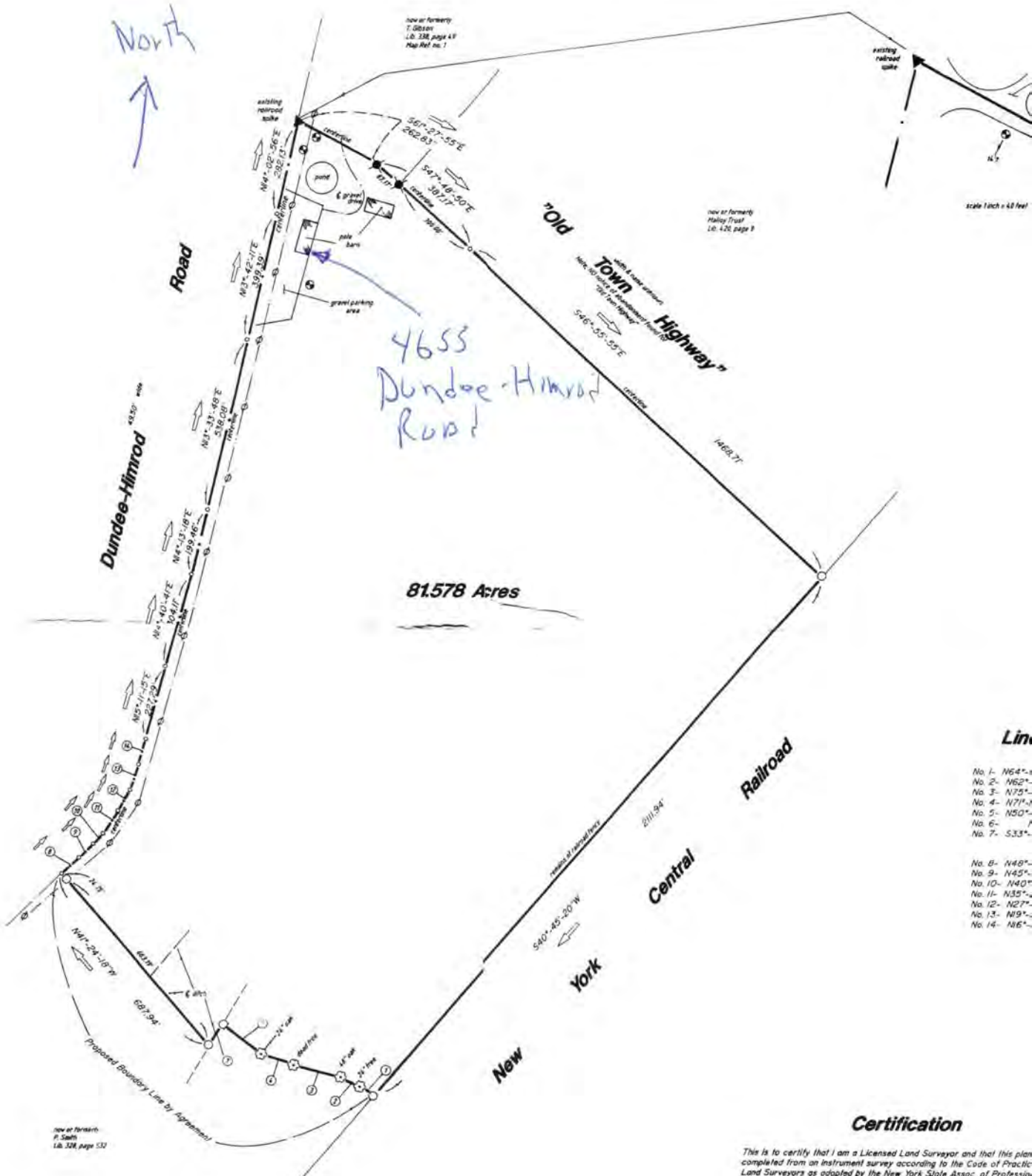
We have been incorporated since August 13, 2001 and employee six people including myself. We have been servicing the Finger Lakes Region with our insulation service for fifteen (15) years. All service employees and myself arrive on the property by 6:45 to 7:00 am. We in turn generally leave the building at approximately 7:15 to 7:30 am except for the office manager, therefore traffic in and out of our property is very light as we mainly deal with customers and vendors over the phone. Occasionally there is a traveling salesman or customer that stops at our property or a delivery truck unloads various products; however, this is very rare. Most employees traditionally leave for the day at 5 pm when we return from servicing our customers.

We have installed additional drainage in the driveway area and the drainage areas are noted on the proposed site plan drawing.

If I can answer any questions or be of additional assistance during the consideration process, please do not hesitate to contact me or Wendy Gibson, Office Manager at (607) 243-5154.

Sincerely,

Tim Gibson
President
Timothy M. Gibson, Inc. d/b/a Sunrise Insulation



Lin

No. 1- N64°-
No. 2- N62°-
No. 3- N75°-
No. 4- N71°-
No. 5- N50°-
No. 6-
No. 7- S33°-

No. 8- N48°-
No. 9- N45°-
No. 10- N40°
No. 11- N35°-
No. 12- N27°-
No. 13- N19°-
No. 14- N16°-

Certification

This is to certify that I am a Licensed Land Surveyor and that this plan
completed from an instrument survey according to the Code of Practic
Land Surveyors as adopted by the New York State Assoc. of Professio
Land Surveyors.

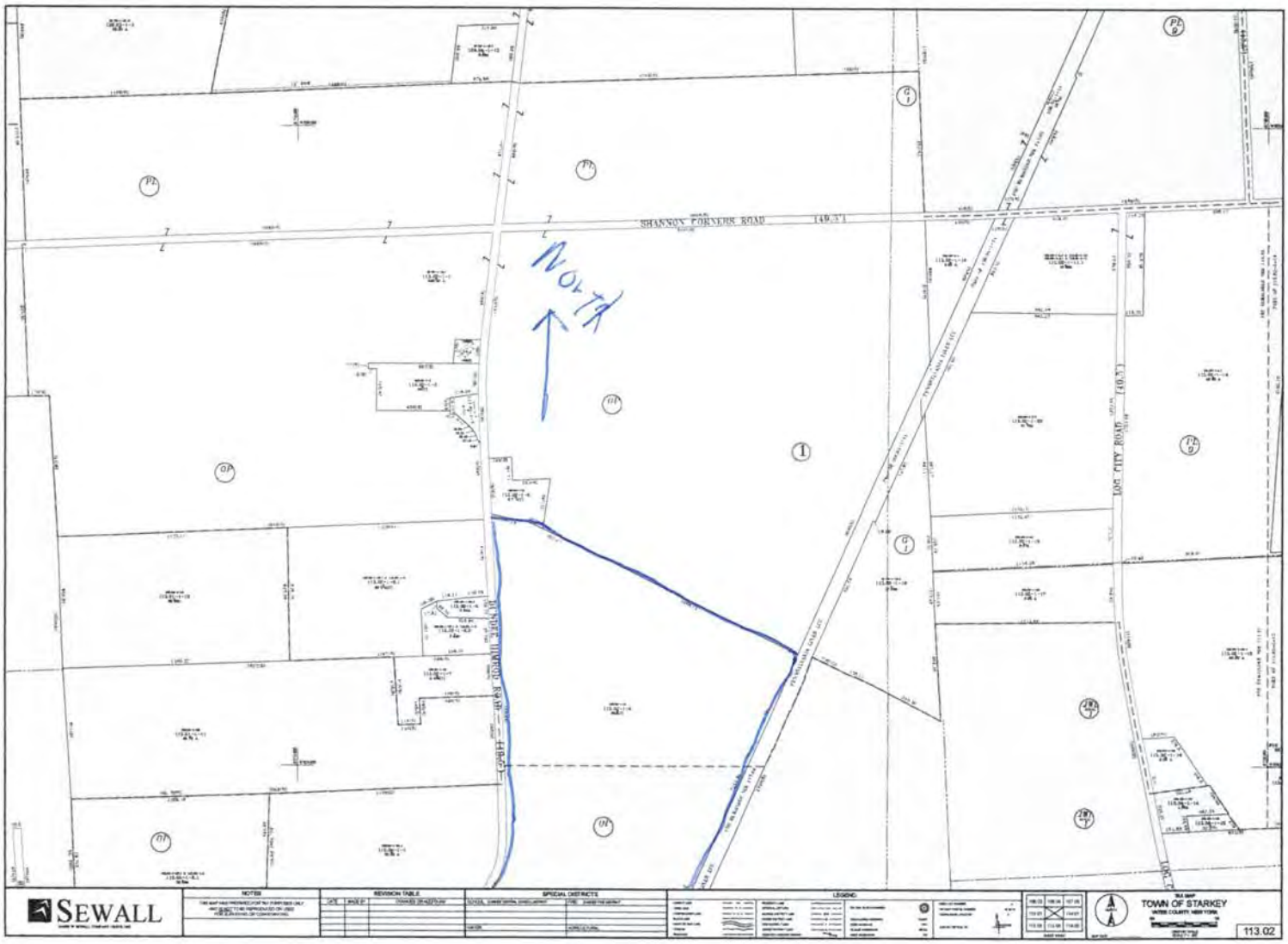
signed:

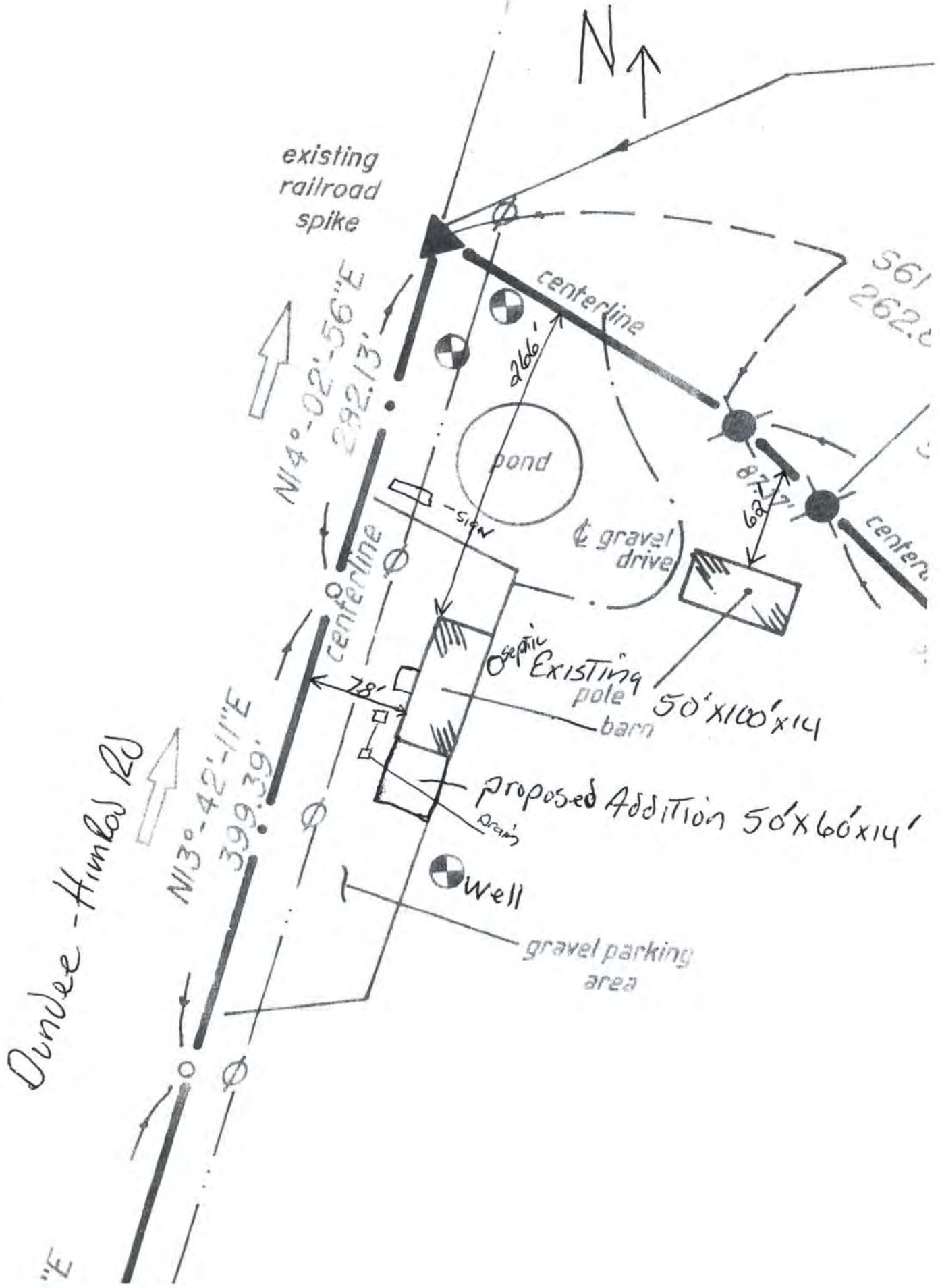
Dwight L Lattey
License no. 49276
File no. 1150(Disk 127)
Field Work Completed Sept. 2
Map Completed Oct. 15 2003
FMC

Alterations of this document except by a Licensed Land Surveyor is ille
under New York State Education law section 7209

Only copies of the original of this survey marked with an original of the
Land Surveyors embossed seal shall be considered to be valid true cop

Certifications listed hereon are limited to the persons for whom the sur
map is prepared, to the title company, to the governmental agency, and
lending institution listed on this survey. certifications are not transferab
to additional institutions or subsequent owners.


SHANNON CORNERS ROAD
LOG CITY ROAD
PENNSYLVANIA GRADE LOT
NORTH
SEWALL
NOTES
REVISION TABLE
SPECIAL DISTRICTS
LEGEND
TOWN OF STARKEY
113.02


Map
N
existing railroad spike
centerline
N14°-02'-56"E
282.13'
266'
pond
sign
℄ gravel drive
62'
centerline
septic
Existing pole
50'x100'x14
barn
78'
proposed Addition 50'x60'x14'
drain
Well
gravel parking area
N13°-42'-11"E
399.39'
Dundee - Himlod Rd

DUNDEE HIMROD ROAD
(49.5')
PENNSYLVANIA LINES LCC
FOR REMAINDER SEE 113.04
PART OF 106.04-1-11
113.02-1-9
80A(C)
113.04-1-5.1
184A(C)
113.02-1-19
113.02-1-6.1
20.57A(C)
113.04-1-1
32.90 A
113.04-1-4
113.04-1-2
7.80 A
113.02-1-8
2.77 A(C)
113.02-1-5
0.64A
113.02-1-6.2
2.44A
113.02-1-7
4.10A(C)
113.03-1-3.1
11.00 A
1468.71
1720(S)
1845(S)
1565(S)
588(S)
2467(S)
1486(S)
1218(S)
1247(S)
1428(S)
2640(S)
2052(S)
2000(S)
965(S)
400(S)
640(S)
476(S)
560(S)
260(S)
460(S)
420(S)
160(S)
140(S)
294.70
832.28
1097.76

387.17
317
91(S)
237.26
DUN
138.72
476(S)
138.00
103.00-1-20.4
113.02-1-5
0.84A
256.84
178.17
86.52