



Yates County Planning Board Referral Form

Referral #
08/15/2016

Referral #2016-41

Date Received 08/15/2016

Revised 1/2014

Municipality and Referring Agency Town of Jerusalem Planning Board

Project Address 410 Chestnut St. Keuka Park, NY 14478 Project Tax Map # 72.76-1-32

Zoning District (R2) Residential-Public Sewers Use District

Applicant (Name & MAILING) Don Miller, 464 Bare Hill Rd., Rushville, NY 14544

Phone (585-455-6134)

Email

Property Owner (Name & MAILING) Donna Anderson, P.O. Box 127, Keuka Park, NY 14478

& Nancy Scott, 3135 Yoder Hill Rd., Keuka Park, NY 14478

Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) within 500 ft. of County Rd. 21 and County Rd. 25

Application Type

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

Project Description

Convert single family dwelling into a duplex
having living space on first floor level and another
living unit on walkout basement level
CEO has been and reviewed property to verify
that it can be converted.

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.*
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, 580 State St., Suite 1093, Penn Yan, NY 14527

APPLICATION

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

Date 8/11/16 Fee 200.00 Application No. 1078

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 Special Use Site Plan

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 410 Chestnut st. Keuka Park

Tax Map No. 72.76-1-32 Zone District R2

Description of proposed request Remodel Single Family Home INTO 2 FAMILY HOME. WORK IS REQUIRED @ BASEMENT ONLY. TO ADD NEW KITCHEN, EGRESS WINDOWS, INSULATION + DRYWALL IN SOME AREAS

Building permit application denied by Building Inspector because

Article VII 160-32.C(2), Article X, Article XIX, 160-103

Date 8/11/16 Building Inspector Zoe Devel

- 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:

Site Plan Construction Plans Other

Applicant DON MILLER

Address 464 BARR Hill RD RUSHVILLE NY

Telephone 385-455-6134

Interest in Property POTENTIAL OWNER

Property Owner, if other than applicant DONNA ANDERSON

Owner's Signature Donna Anderson exec estate Madalene Kelly

Owner's Address Box 127 Keuka Park

Owner's Telephone 315-536-6619

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 site prior to their review of this application. Your permission for this visit is implied by the filing of this application.

APPLICATION FOR AN AREA VARIANCE

To enable the Zoning Board of Appeals to grant an area variance, the applicant should address the five factors listed below. Attach additional sheets if necessary. The Zoning Board of Appeals will consider these five factors when balancing two elements: (1) the benefit to the applicant from the variance and (2) the detriment to the health, safety and welfare of the community or neighborhood that would occur if the variance were to be granted.

1. Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the grant of the variance.

2. Whether the benefit sought by the applicant can be achieved by some feasible method other than an Area Variance.

3. Whether the requested variance is substantial.

4. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or the district.

5. Whether the alleged difficulty was self-created.

Applicant Signature: _____

Date: _____

Application For a Use Variance

To enable the Zoning Board of Appeals to grant a use variance, the applicant must demonstrate to the Zoning Board of Appeals that the zoning has caused unnecessary hardship, which is defined to require a showing that the following four items are true. Attach additional sheets if necessary.

1. That under the applicable zoning regulations, the applicant is deprived of all economic use or benefit from the property. (The applicant must provide "dollars and cents" proof of this.)

2. That the hardship is unique, and does not apply to a substantial portion of the district neighborhood.

3. That the variance will not alter the essential character of the neighborhood.

4. That the hardship is not self created.

Applicant Signature _____

Dated _____

TOWN OF JERUSALEM
3816 Italy Hill Road
Branchport, New York 14418
Phone: (315) 595-2284
Fax: (315) 595-2558

No. 72-76-1-32
Tax Map # _____
Lot Size 100 x 150
Date _____

DONNA ANDERSON (Owner Name) NANCY SCOTT
Box 127 KUEKA PARK (Address) 3135 YODER HILL
315-536-6619 (Telephone #) KUEKA PARK N
14478

BUILDING PERMIT APPLICATION

1. Nature of work (check): Single family home [] Seasonal home [] Multiple dwelling
Renovation Garage [] Addition [] Farm Related [] Other [] _____
2. Street address or road 410 CHESTNUT STR JERUSALEM NY.
3. Change of use or occupancy [] If business, commercial, or mixed occupancy, state nature and extent of use _____

4. Describe project in full ADD KITCHEN IN BASEMENT. EGRESS WINDOWS
@ BEDROOMS + LEVING ROOM, DRYWALL + INSULATION,
ADDITIONAL ELECTRIC HEATERS

5. Square footage - 1st flr 1100 2nd flr _____ 3rd flr _____ Total _____ Basement 1100

6. Name and address of Contractor & Telephone Number DON MILLER 464 BARR HILL RD
RUSHVILLE N.Y. 14854. 585-455-6134.

7. Estimated cost of construction 15,000 - 20,000 -

PLOT PLAN (160-65) A dimensioned plan to scale, indicating the shape, size, height and location in exact relation to all property lines and to street or road lines of all buildings or structures to be erected, altered or moved and of any building or structure already on the lot. A current survey may be required.

APPROVED SET OF BUILDING PLANS -- Any plans for a Home or an addition over 1500 sq. ft. & All Commercial Buildings will require a Stamp and Certification by a NYS Licensed Engineer or Architect. Any addition costing more than (\$20,000) will also require Stamped & Certified Plans by a NYS Licensed Engineer or Architect.

WASTE WATER PLANS -- will require a permit to hook-up to Municipal Sewer Septic Construction Permit Or Review of Existing System

** Affirmation: I hereby affirm under the penalties of perjury that the information contained on this application is true and complete.

Donald Miller
Signature of Owner or Agent of Owner

Upon issuance of a building permit, work may proceed as set forth in the specifications, plans or statements as filed with the Code Enforcement Officer. Any amendments made to the original plans and specifications must first be submitted for approval. Building permits shall become void six (6) months from the date of issuance unless substantial progress has been made and may be renewed for an additional six (6) months, upon request, without the payment of an additional fee. Bldg. Permits may be renewed for 1 year upon request and for a fee. Permit Fees are Non-refundable.

NOTE: As a result of the issuance of the Building Permit, the Town Assessor is notified. The assessor will visit the site periodically during construction to judge the percent of completion. This completed percentage is added to the roll annually, and the Owner of Record will be notified of any change each year until the project is judged complete.

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: SINGLE FAMILY HOME REMODEL INTO 2 FAMILY							
Project Location (describe, and attach a location map): 410 CHESTNUT STR JERUSALEM NY							
Brief Description of Proposed Action: REMODEL BASEMENT OF SINGLE FAMILY RAUNCH TO BECOME 2 FAMILY							
Name of Applicant or Sponsor: DON MILLER		Telephone: 585-455-6134					
		E-Mail: dmmiller					
Address: 464 BARE HILL RD.							
City/PO: RUSHVILLE NY		State: NY	Zip Code: 14544				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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: TW OF JERUSALEM			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3.a. Total acreage of the site of the proposed action? _____ acres							
b. Total acreage to be physically disturbed? _____ acres		100 x 150 LOT					
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.							
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____							
<input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations? <i>Special permitted use</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <i>Donald Hui</i>	Date: <i>8/11/16</i>	
Signature: <i>Donald Hui</i>		

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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing: a. public / private water supplies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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.

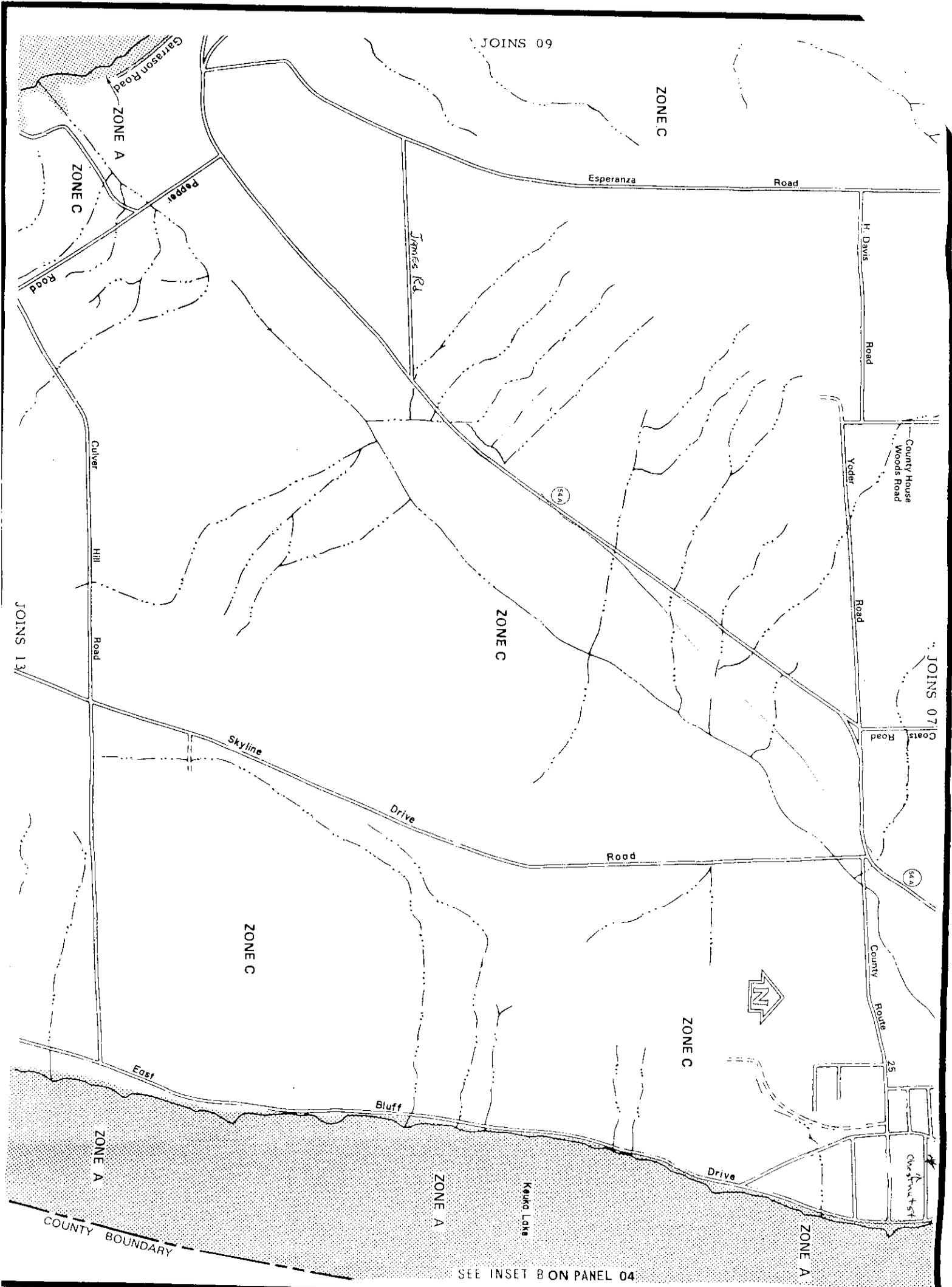
Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency _____ Date _____

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) _____

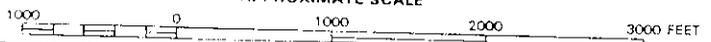
PRINT



federal emergency management agency

TOWN OF JERUSALEM, NY
(YATES COUNTY)

APPROXIMATE SCALE



FLOOD INSURANCE RATE MAP
COMMUNITY NUMBER 360959 C

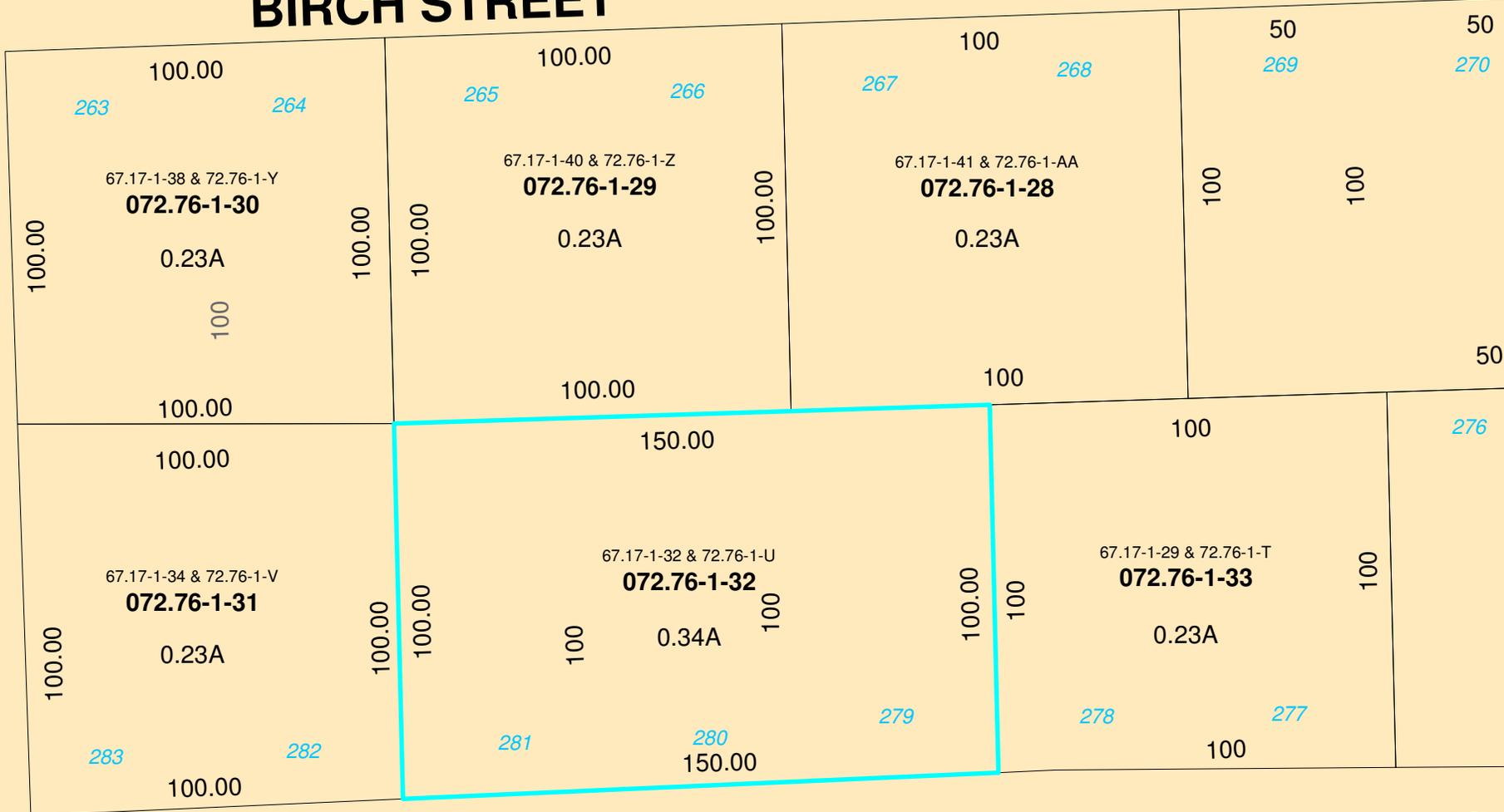
EFFECTIVE DATE
JANUARY 1984

January 20, 1984

MAP 10

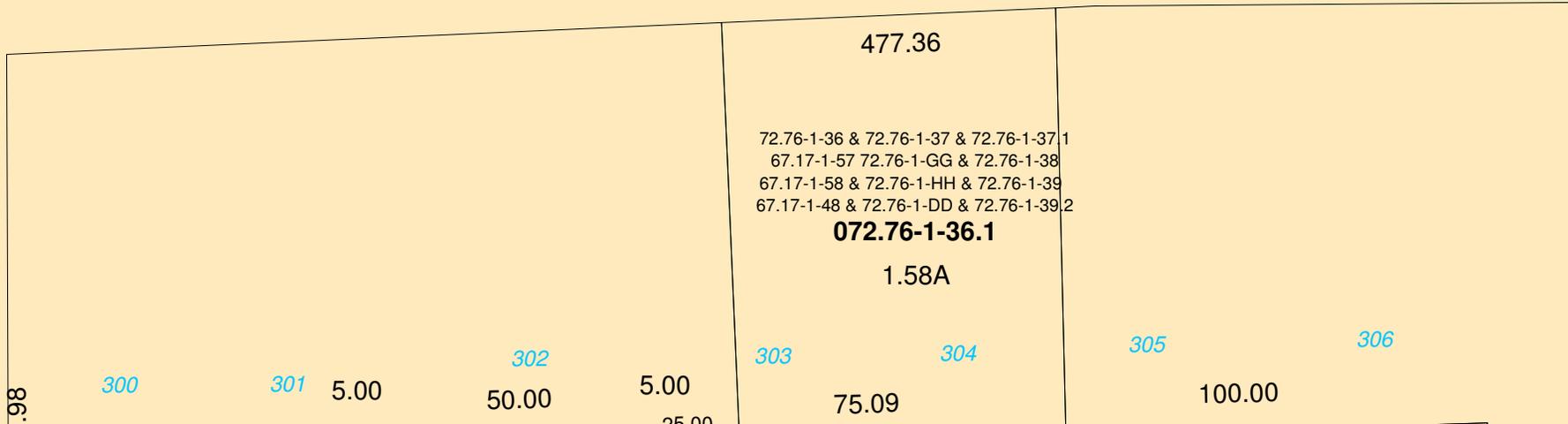
BIRCH STREET

POPLAR STREET



CHESTNUT STREET

(30')



BIRCH STREET

POPLAR STREET



CHESTNUT STREET

(30')

