Yates County Planning Board Referral Form

Referral # County Use Only 2016-48

Date Received 10/05/2016

Revised 9/2016

Municipality and Referring Agency Village of Penn Yan Planning Board

Project Address 199 Brown Street Extension Project Tax Map # 061.35-1-17

Zoning District GC

Applicant (**Name & MAILING**) Keuka Gardens, LLC

180 Clinton Square, Rochester 14604 Email

Property Owner (**Name & MAILING**) W. Scott and Virginia McCredy

400 North Ave, Penn Yan 14527 Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) 500' from State Route

Application Type

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

Project Description

18,715sf 2-3 story apartment building with misc on-site amenities and parking

*Engineer's Report available for review in YC Planning Department

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 ☒ Add'l plan + Eng Report

*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.*

Lynn Drake, 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, tcutler@yatescounty.org or 417 Liberty St. Suite 1093, Penn Yan, NY 14527**

****Illegible Applications will be rejected. PRINT OR TYPE ONLY****

Application for Site Plan Review

Applicant: KEUKA GARDENS, LLC. Date: 9/20/2016

Mailing Address: 180 CLINTON SQUARE, ROCHESTER, NY 14604

Business phone: (585) 262-6210 Cell phone: — Business fax: (585) 232-3135

Consent has been granted by the owner for this application ✓ yes ____ no

Proof of consent must be supplied.

Property Owner's name: W. SCOTT McCREDY & VIRGINIA McCREDY

Property Owner's Address: 400 NORTH AVENUE, PENNYAN, NY 14527

PROJECT ADDRESS: 199 BROWN STREET EXTENSION

Tax Map # 061.35-1-17

Type of proposed building: WOOD
(Masonry – Wood - Metal)

Use of Building: RESIDENTIAL APARTMENT BUILDING Parking requirements: 42 SPACES (1 PER UNIT)
(See code office/bldg. dept)

Zoning district: GC-GENERAL COMMERCIAL Water district: PENN YAN Fire district: PENN YAN

Total **square footage** of: Building: 19,625 (SF) Open storage area: N/A

Landscaped area: ____ Parking: & PAVEMENT

Other: N/A

(Give reason for ***other*** as it relates to proposed use):

TOTAL SITE (ft²): 157,000 (ft²) ≈ +/- 3.60 (AC)

Easements ✓ Yes ___ No If Yes, ACCESS & UTILITY EASEMENTS
(Brief description)

Deed Restrictions: ___ Yes ✓ No If Yes, ____
(Brief description)

Do you plan to dedicate infrastructure facilities to the village? ✓ Yes ____ No

If yes, refer to *Penn Yan Design & Construction Standards for Land Development*, **section 1.7** ***"Requirements for Approval for Dedication"***.

//

Date: 9/16/16

PRINT Jenifer J. Higgins
APPLICANT NAME

SIGN Jenifer J. Higgins
APPLICANT NAME

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:
Keuka Gardens

Project Location (describe, and attach a location map):
199 Brown Street Extension

Brief Description of Proposed Action:
Requesting site plan approval for a +/-18,715 sf 2-3 story building on 3.6 acres. The action includes all utility connections, parking area and site amenities including a playground, community gardens, trails, parking, landscaping and lighting.

Name of Applicant or Sponsor:	Telephone: (585) 262-6210
Keuka Gardens, LLC.	E-Mail: toddgo@homeleasing.net

Address:
180 Clinton Square

City/PO:	State:	Zip Code:
Rochester	NY	14604

	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: Village of Penn Yan ZBA, Area Variance	☐	☑

3.a. Total acreage of the site of the proposed action? 3.6 acres
b. Total acreage to be physically disturbed? +/-3.0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 3.6 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): Vacant land
☐ 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?	NO	YES	
If No, describe method for providing potable water: _____	☐	☑	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
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?	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, a. Will storm water discharges flow to adjacent properties? ☐ NO ☑ YES	NO	YES	
	☐	☑	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: ☐ NO ☑ YES Proposed on-site stormwater management facility will detain runoff and discharge it at a lower controlled rate to the existing on-site stream. See Engineer's REport			

	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: Proposed stormwater management pond to be sized according to requirements of NYSDEC Stormwater Management Design Manual	☐	☑
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: Keuka Gardens, LLC. Date: 9/15/16

Signature: Jennifer J. Higgins

PRINT FORM

August 23, 2016

Re: 199 Brown Street Extension,
Penn Yan, NY 14527

To Whom It May Concern:

We authorize Home Leasing, LLC to make application to the Village of Penn Yan for all local approvals related to 199 Brown Street Extension for the development of multifamily housing.

Sincerely,

W. Scott McCredy
400 North Avenue
Penn Yan, NY 1452

Virginia McCredy
400 North Avenue
Penn Yan, NY 14527

The Keuka Gardens project site has an area of 3.6 acres and is located along the west side of Brown Street Extension (NYS Route 14A), south of South Avenue. The Keuka Gardens project consists of +/-18,715 GSF (footprint) 2-3 story building with 42 proposed residential apartment units. The building is split level to follow the existing topography and walk-out to patio area at the lower level. Other amenities to the site include a playground area and a garden area for the residents use.

An area variance was granted by the Village of Penn Yan Zoning Board of Appeals on August 30, 2016 to reduce the minimum lot area per dwelling unit from 6,000 S.F. to 3,730 S.F. to allow the 42 proposed residential apartment units.

The plans meet all other standard requirements for the GC zoning district including building setbacks, building height, lot coverage, and parking requirements. Fifty one (51) parking spaces are proposed for the proposed development exceeding the 42 spaces required per Village Code (1 per unit). The applicant feels that the parking will meet the needs of the proposed building as 11 units will be assisted living and likely will not require a space for each of those units.

Landscaping will be provided throughout the project site for aesthetic purposes and to add additional green buffer between the site and the adjoining properties. A combination of sidewalks and a trail with a connection to South Avenue is also proposed within the project site to provide for internal pedestrian circulation, and also to provide access to the Village of Penn Yan with a connection to the sidewalk north of South Avenue along Brown Street Extension. The site plan set also includes a proposed lighting plan.

Access to the site is proposed through with a cross access easement through the bowling alley parcel (T.A. Number 61.35-1-7.1) adjacent to the site. The proposed access would limit another access point onto Brown Street Extension (NYS Route 14A) and limit disturbance of the slope from Brown Street Extension into the site. The applicant is working with the adjoining land owner to obtain the cross access easement.

A 6" DIP combined water service will be extended from South Avenue to the proposed building. A proposed 8" pvc sanitary sewer system will extend into the site from South Avenue to serve the project site and maintain the existing sanitary sewer service to the adjoining property to the south (T.A. Number 61.35-1-7.1). The proposed 8" pvc gravity sanitary sewer system serving the site is proposed to be dedicated to the Village of Penn Yan. A 6" private sanitary sewer will be extended to serve the proposed building, as well as the existing bowling alley to the south. A private storm sewer system is proposed to collect the majority of the on-site runoff and direct it to a green infrastructure practice, and ultimately to an on-site stormwater management pond. The proposed stormwater management has been designed to meet the guidelines of the NYSDEC Stormwater Management Design Manual. The design of the site's utility systems, green infrastructure practice, and stormwater management plan are explained in detail in the enclosed Engineer's Report.

We look forward to our appearance before the Planning Board on October 3, 2016 to discuss this request. If you require any additional information prior to then, please contact our office.

Thank you for your consideration of this application.

Sincerely,
BME ASSOCIATES

Ryan T. Destro

Ryan T. Destro, P.E.

RTD

Encl.

c: Todd Goodwin; Keuka Gardens, LLC
Jenifer Higgins; Keuka Gardens, LLC
Megan Houppert; Keuka Gardens, LLC
Joe Gibbons: SWBR Architects

Soil and Water Conservation Districts
in New York State

Protecting Today, Preserving Tomorrow

Yates County
Soil & Water Conservation District
417 Liberty Street
Penn Yan, New York 14527
315 536 5188 fax 315 536 5136
rikaaa@rochester.twcbc.com

October 18, 2016
Tim Cutler, Planner
Yates County
417 Liberty Street
Penn Yan, NY 14527

Re: Keuka Gardens

Dear Tim,

I have reviewed the site plan for Keuka Gardens. The plan as proposed has addressed erosion control and stormwater management for the site. The hydrology calculations included in the SWPPP documents a reduction in runoff with the proposed stormwater practices.

I do not have any additional comments. If you have any questions please contact me.

Sincerely,

Richard A. Ayers
Conservation District Technician, CPESC

8/29/2016 10:24:51 AM

FILE PATH: C:\1-Local Revit Models 2016\16570.00_Home Leasing Keuka Gardens_Central_kathyd.rvt

EXTERIOR ELEVATION - FRONT ELEVATION

SWBR ARCHITECTS

387 East Main Street
Rochester, NY 14604-2107
Voice: 585.232.8300
Fax: 585.232.9221
www.swbr.com

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ROCHESTER, NEW YORK

REVISIONS

no.	date	by	description

PROJECT:
KEUKA GARDENS
BROWN STREET
PENN YAN, NEW YORK

CLIENT:
HOME LEASING, LLC
180 CLINTON SQUARE
ROCHESTER, NY 14604

DRAWING TITLE
EXTERIOR ELEVATION

DRAWING NO.
A-201

drawn by	KD
checked	TNZ
proj. mgr.	TNZ
proj. no.	16570.00

STATUS:
PRESENTATION DRAWINGS
ISSUE DATE:
08/29/2016

9/8/2016 1:24:10 PM

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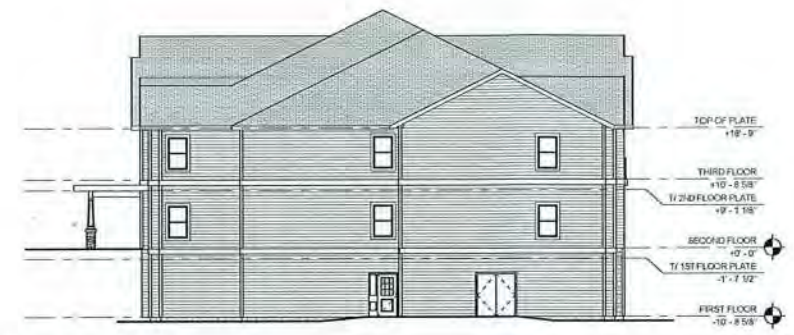
ELEVATION KEY NOTES (A)

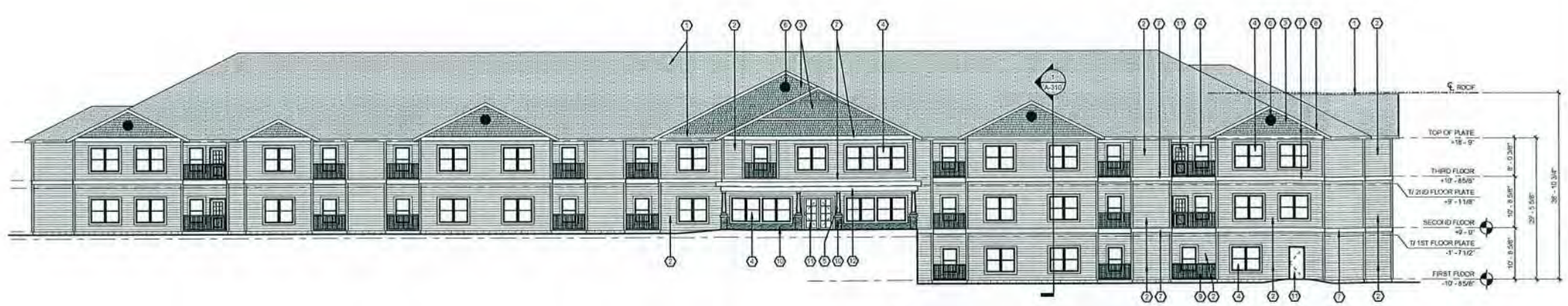
NO.	DESCRIPTION
1	ASPHALT SHINGLE
2	VINYL LAP SIDING
3	SIMULATED CEDAR SHAKE VINYL SIDING
4	VINYL SINGLE HUNG WINDOW w/ 4" VINYL TRIM ALL SIDES
5	CELLULAR PVC WRAPPED WOOD COLUMN
6	DECORATIVE PVC LOUVER
7	DECORATIVE PVC TRIM BAND
8	ALUMINUM RAKE
9	ALUMINUM REINFORCED VINYL RAILING SYSTEM
10	MANUFACTURED STONE VENEER
11	INSULATED HOLLOW METAL DOOR AND FRAME
12	CELLULAR PVC TRIM AT PORCH BEAM

4 EXTERIOR ELEVATION - WEST
3/32" = 1'-0"



3 EXTERIOR ELEVATION - EAST
3/32" = 1'-0"

2 EXTERIOR ELEVATION - NORTH
3/32" = 1'-0"



1 EXTERIOR ELEVATION - FRONT ELEVATION
3/32" = 1'-0"

SWBR ARCHITECTS
387 East Main Street
Rochester, NY 14604-2107
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BROWN STREET
PENN YAN, N.Y. 14527

CLIENT:
HOME LEASING, LLC
180 CLINTON SQUARE
ROCHESTER, NY 14604

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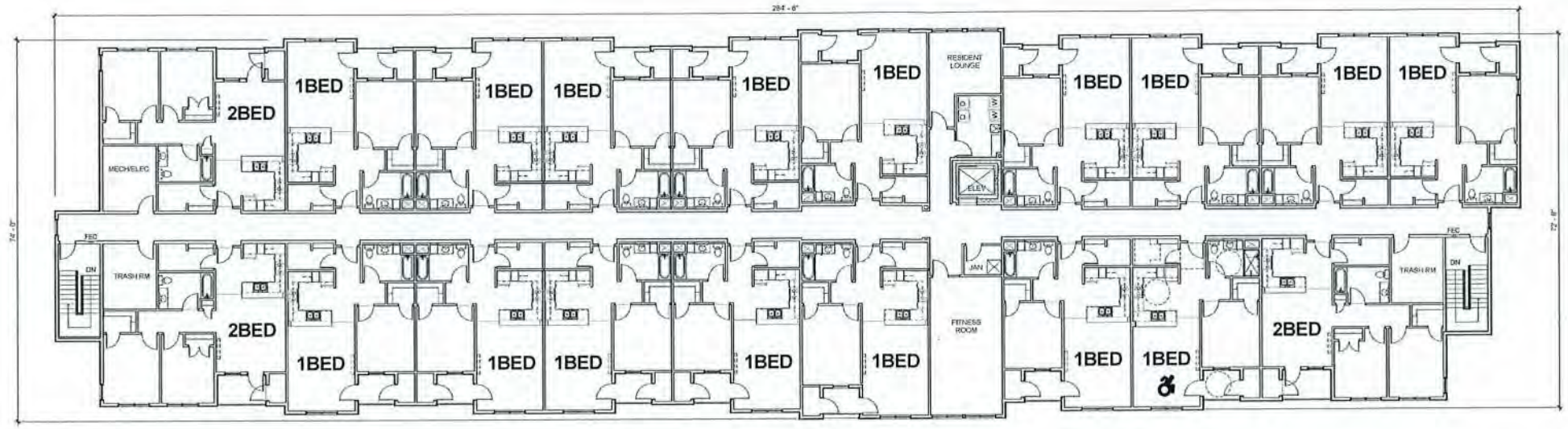
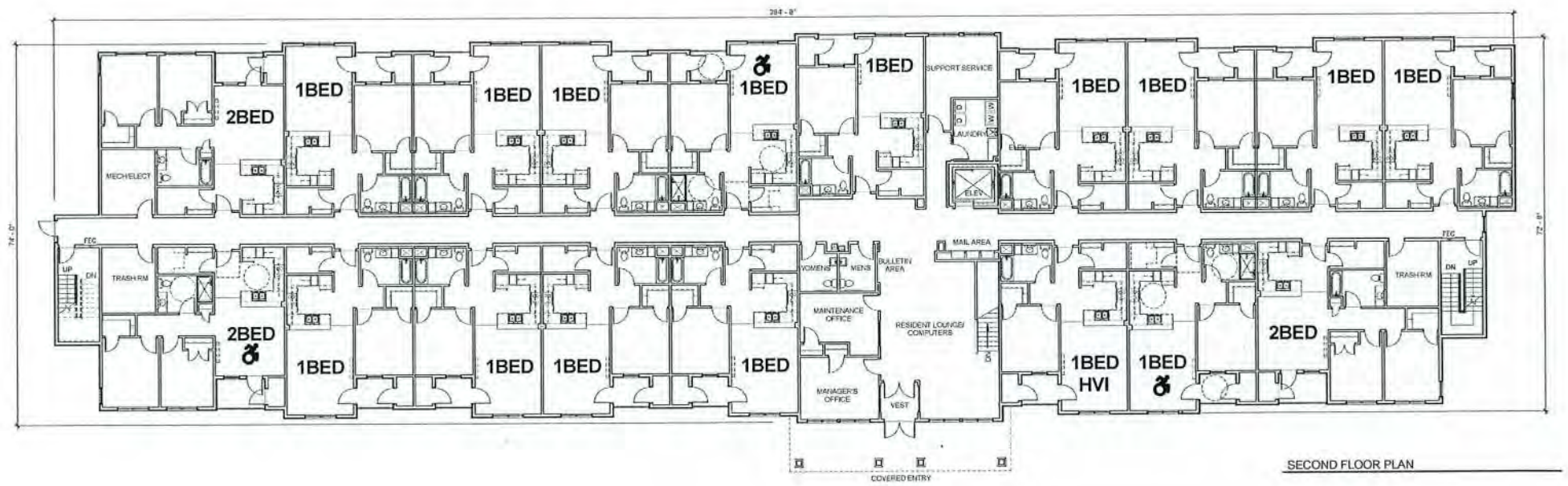
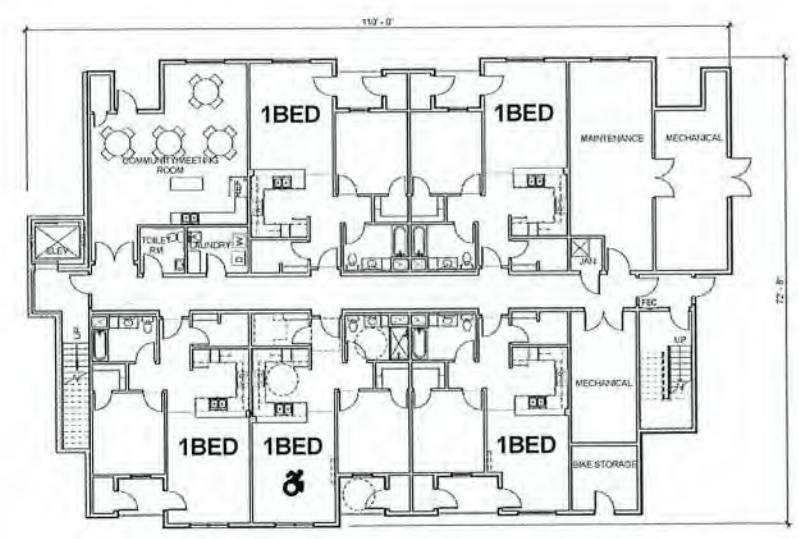


THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

THIRD FLOOR PLAN - RESIDENTIAL AREA

UNIT TYPE	COUNT		AREA
1 BEDROOM	16		743 SF
1 BEDROOM HVI	-		-
1 BEDROOM ADA	1		743 SF
2 BEDROOM	3		910 SF
2 BEDROOM ADA	-		-
			14,618 SF
TOTALS	19		

TOTAL FLOOR = 18,715 S.F.

SECOND FLOOR PLAN - RESIDENTIAL AREA

UNIT TYPE	COUNT		GROSS
1 BEDROOM	12		743 SF
1 BEDROOM HVI	1		743 SF
1 BEDROOM ADA	2		743 SF
2 BEDROOM	2		910 SF
2 BEDROOM ADA'	1		910 SF
TOTALS	18		13,875 SF

TOTAL FLOOR = 18,715 S.F.

FIRST FLOOR PLAN - RESIDENTIAL AREA

UNIT TYPE	COUNT		GROSS
1 BEDROOM	4		743 SF
1 BEDROOM HVI	-		-
1 BEDROOM ADA	1		743 SF
2 BEDROOM	-		-
2 BEDROOM ADA	-		-
TOTALS	5		3715 SF

TOTAL FLOOR = 6,730 S.F.

TOTAL UNIT COUNT

UNIT TYPE	COUNT
1 BEDROOM	30
1 BEDROOM HVI	1
1 BEDROOM ADA	5
2 BEDROOM	5
2 BEDROOM ADA	1

TOTAL UNIT COUNT - 42 UNITS

OVERALL BUILDING SQ FT.
(BUILDING SF EXCLUDES COVERED PORCHES/BALCONIES)

GROSS S.F. - FIRST FLOOR	6,730 S.F.
GROSS S.F. - SECOND FLOOR	18,715 S.F.
GROSS S.F. - THIRD FLOOR	18,715 S.F.

TOTAL BUILDING GROSS S.F. 44,160 S.F.

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drawn by KD
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STATUS:
PRESENTATION DRAWINGS
ISSUE DATE:
08/29/2016

9/6/2016 8:05:39 AM

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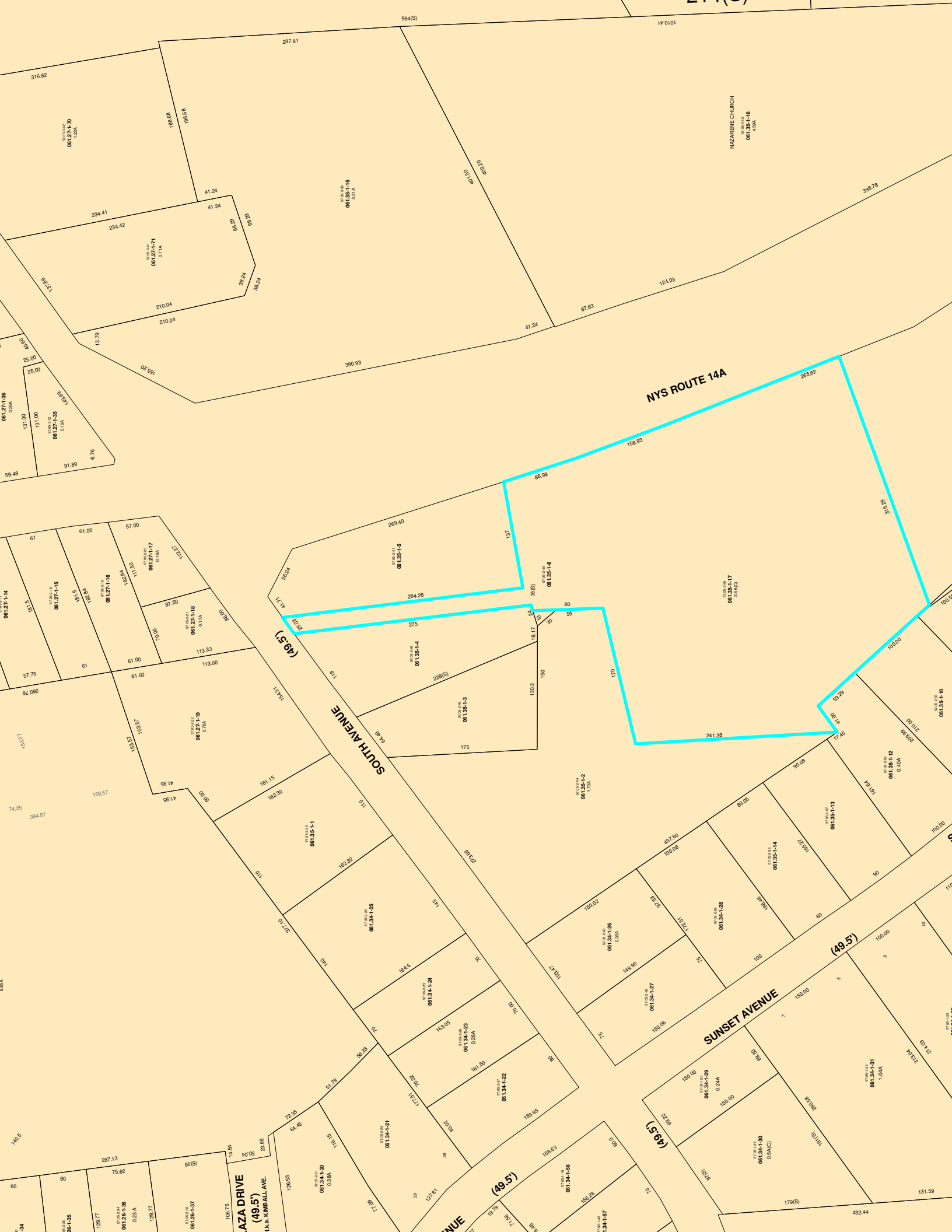
NYS ROUTE 14A
SOUTH AVENUE
(49.5')
SUNSET AVENUE
(49.5')
NAZARENE CHURCH
061.35-1-16
4.59A
061.35-1-15
3.31A
061.27-1-70
1.22A
061.27-1-71
0.71A
061.27-1-36
0.25A
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0.23A
061.26-1-37
AZA DRIVE
(49.5')
f.k.a. KIMBALL AVE.
NUE
(49.5')
564(S)
1010.41
287.81
316.62
398.78
124.03
87.63
47.24
390.93
155.20
265.62
158.93
86.99
269.40
284.26
275
241.38
175
228(S)
315.29
437.80
150.02
149.90
150.06
150.00
179(S)
432.44
131.59
287.13
75.62
90(S)
106.75
126.53
127.81
159.95
158.63
156.28

NYS ROUTE 14A
SOUTH AVENUE
(49.5')
SUNSET AVENUE
(49.5')
(49.5')
(49.5')
NAZARENE CHURCH
061.27-1-70
061.27-1-71
061.35-1-15
061.35-1-16
061.27-1-17
061.27-1-18
061.27-1-19
061.35-1-5
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