Yates County Planning Board Referral Form

Referral # County Use Only 2016-5

Date Received 02/10/2016

Revised 1/2014

Municipality and Referring Agency TOWN OF MILO, NEW YORK

Project Address 280 Route 54-East Lake Road Project Tax Map # 73.55-1-1.11

Zoning District RR(old zoning law) / LR (new zoning law)

Applicant (**Name & MAILING**) Robert Schwarting and Carol Worth / 280 Route 54-East Lake Road
Penn Yan, New York 14527 Email rhs32@cornell.edu / carolworth280@gmail.com

Property Owner (**Name & MAILING**) Robert Schwarting and Carol Worth / 280 Route 54-East Lake Road
Penn Yan, New York 14527 Email rhs32@cornell.edu / carolworth280@gmail.com

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Special Use Permit (Conversion of Single Unit Dwelling to a Bed & Breakfast Dwelling (1 lodging room) w/i 500 feet of NYS Route 54-East Lake Road

Application Type

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

Project Description

Special Use Permit for the conversion of a single unit dwelling to a Bed & Breakfast Dwelling (1 lodging room) at 280 Route 54-East Lake Road. No land disturbance and no exterior work required for said conversion. No exterior signage proposed by owner that will advertise such use.

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 ☒ Pictometry, RPS, etc.

See attached letter from Code Enforcement Officer

*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 applicotian pursuant to NYS General Municipal Law Article 12b, Section 239-m, part c.*

Anthony Valentine, 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 MILO, NEW YORK

Department of Code Enforcement and Administration
137 Main Street – Town Hall
Penn Yan, New York 14527
Telephone No.: (315) 531-8042
Facsimile No.: (315) 536-9760
TDD No.: (202) 720-6382
Email: codeofficer@townofmilo.com
Website. www.townofmilo.com

Wednesday, February 10, 2016

To: ☑ Planning Board ☐ Town Board ☐ Zoning Board of Appeals

Current ref.: 280 Route 54-East Lake Road, Penn Yan (Tax Map ID#: 73.55-1-1.11)
Land Use Application No.: PB-04-12-2016A_ Application for a Special Use Permit to Convert Single Unit Dwelling to a Bed & Breakfast Dwelling (1 Lodging/Sleeping Room)

Dear Board Members:

Thank you for taking the time to read this letter. Our department has received an application for a Special Use Permit to convert a single unit dwelling to a bed & breakfast dwelling that is proposed at the above-mentioned lot of record on November 23, 2015. The owner submitted all required documentation in order for the application to be considered "complete" on February 10, 2016. Therefore, the Code Enforcement Officer has reviewed the application and wishes to convey the following information:

1. The owner has his/her permanent place of abode at 280 Route 54-East Lake Road. This permanent residency is required for the owner to operate a Bed & Breakfast Dwelling pursuant to the Zoning Law of the Town of Milo as well as the NYS Uniform Fire Prevention and Building Code, specifically the Residential Code of NYS, 2010 edition.

2. The owner has applied for and has obtained a certificate to collect the Yates County Occupancy Tax, which was confirmed by the Town of Milo with the Yates County Treasurer.

3. The owner is proposing only one (1) lodging/sleeping room at this Bed & Breakfast Dwelling.

4. The owner informed the Town of Milo, which is also stated in the Short EAF, that no land disturbance will occur and no exterior work will be performed.

5. 280 Route 54-East Lake Road has direct access to Route 54-East Lake Road, a NYS primary highway system.

6. The owner informed the Town of Milo that no exterior signage will be installed that will advertise the Bed & Breakfast Dwelling.

7. The Code Enforcement Officer conducted a zoning compliance review and the proposed use appears to conform to the applicable provisions of the Zoning Law of the Town of Milo, adopted 1/23/2016.

8. The Code Enforcement Officer conducted a code compliance review and the proposed use appears to conform to the applicable provisions of the Residential Code of NYS, 2010 edition.

9. The Code Enforcement Officer spoke with Andrea Chaloux of the NYSDEC on 2/10/2016 and the NYSDEC has no concerns due to no land disturbance as it pertains to the "Rare Animals and Plants" layer illustrated on the NYSDEC environmental resource mapper.

Therefore, it is the opinion of the Code Enforcement Officer that this application be "Approved with Conditions" since this application appears to conform to Chapter 140, Zoning, of the Code of the Town of Milo, which was adopted on 1/23/2016. Therefore, the Code Enforcement Officer suggests that the conditions of approval are as follows:

- All parties involved in this application fully understand and agree to obtain all necessary local, state and federal approvals prior to the start of any future development; and

- All parties involved in this application fully understand and agree to obtain approval from the NYSDOT for any new access unto Himrod Road, which is a state owned primary highway system; and

- All parties involved in this application fully understand and agree to abide by any easements and/or right-of-way agreements and that no obstruction is permitted within said easements and/or right-of-way; and

- All parties involved in this application fully understand and agree to secure a Building Permit from the Code Enforcement Officer of the Town of Milo prior to constructing any new buildings and/or structures on any parcels; and

- All parties involved in this application fully understand and agree that the owner shall have his/her/their permanent place of abode at 280 Route 54-East Lake Road in order to operate a Bed & Breakfast Dwelling as mandated by the Zoning Law of the Town of Milo, adopted 1/23/2016, and the applicable provisions of the Residential Code of NYS, 2010 edition. Failure of the owner to maintain such permanent residency shall cause the Special Use Permit to be rendered null & void without requiring notice to be sent to the owner by the Town of Milo.

- All parties involved in this application fully understand and agree that the Bed & Breakfast Dwelling shall be established, maintained and operated so as to preserve and compliment the residential character and integrity of the surrounding area, which is predominantly residential uses.

- All parties involved in this application fully understand and agree that only one (1) lodging/sleeping room shall be used for transient occupancy at the proposed Bed & Breakfast Dwelling.

- All parties involved in this application fully understand and agree that any signage installed at this lot of record shall comply with the applicable provisions of the Zoning Law of the Town of Milo, adopted 1/23/2016. If signage is proposed in the future, such signage will preserve the residential character of the surrounding area, which is predominantly residential uses. An example of an acceptable sign is attached herein under the caption "Figure 1." Lastly, NYSDOT approval for on-premise advertising signage might be required since 280 Route 54-East Lake Road is located on a state primary highway system.

Figure 1 – Example of an Acceptable Type of Bed & Breakfast Sign

- All parties involved in this application fully understand and agree to comply with the applicable provisions of the Zoning Law of the Town of Milo, adopted 1/23/2016, and the NYS Uniform Fire Prevention and Building Code.

- In the event that it is necessary for the Town of Milo to take legal action to enforce the conditions stated hereinabove, the Applicant shall be responsible for all legal expenses and other costs incurred by the Town of Milo in such proceedings to enforce the conditions stated hereinabove.

Respectfully,

Anthony Validzic
Code Enforcement Officer

Reset Form

Print Form

TOWN OF MILO, NEW YORK

Department of Code Enforcement and Administration
137 Main Street
Penn Yan, New York 14527
Telephone No.: (315) 531-8042
Facsimile No.: (315) 536-9760
TDD No.: (202) 720-6382
Email: codeofficer@townofmilo.com
Website: www.townofmilo.com

RECEIVED
NOV 23 2015
TOWN OF MILO

PAID
11/23/2015
Robert Schwarting
check # 1135
$250

FILE COPY

APPLICATION FOR A SPECIAL USE PERMIT

Part 1. Contact Information.

Owner:		*Authorized Representative:*	
Name	Robert Schwarting and Carol Worth	Name	
Address	280 Route 54 - East Lake Road	Address	
City	Penn Yan State NY Zip Code 14527	City	State Zip Code
Telephone	315-536-9850	Telephone	
Email	rhs32@cornell.edu and carolworth280@gmail.com	Email	

Part 2. Property Information.

Address: 280 Route 54 - East Lake Road

Zoning District: RR - Recreational Residential (Old Zoning Law) — LR - Lake Front Residential (New Zoning Law) (AW)

Part 3. Occupancy/Use Information.

Existing Occupancy/Use: Owner Occupied Home

Proposed Occupancy/Use: Bed and Breakfast — 1 lodging room only (AW)

Part 4. Explanation of Special Use.

Please explain your proposed special use and how it satisfies the standards for a Special Use Permit as mandated by the Zoning Law of the Town of Milo. Please understand that the Planning Board is required to make findings of fact as part of its decision-making process. This fact-finding step functions as a safeguard for both the Town of Milo and the applicant in that it imposes discipline on the exercise of discretion and helps to guard against ad hoc decisions. Simply stated, so long as a Court can find credible reasons for the approval, or evidence from record, the approval is likely to be upheld.

We have a guest room and separate bath in one wing of the house and we would like to rent it to occasional guests to help defray part of the tax burden on the property. We advertised it briefly on Airbnb, an Internet site for people who occasionally rent their apartment, home or a room. The technicality of the state law requires us to convert our home use to a B & B, regardless of the minimal use of this guest room and so long as we don't rent the whole house. We are not Trimmer House, Los Gatos, Steamboat Landing or Finton's Landing. We do not have a sign outside and we are not a commercial entity such as these other dedicated Bed and Breakfast operationss. We are a single family home that occasionally rents a room and provides that guest a breakfast, just as we would a non-paying guest or relative in our home. We impose considerably less impact on neighbors and present far greater fire and life safety than do the hundred or more lake homes that rent the whole house to transient renters.

There are fire detection alarms in the guest room and a smoke/CO alarm in the hall within 2' of the door. The house is newly constructed, passed the code enforcement officer's inspection under the current fire safety code, requiring the same alarm standards, exits, etc. as section 1220 which governs B and B operations. The guest room has one ground level (first floor) exit to the left, and a second ground level exit down two steps into the entry foyer to the right. Two of three windows in the room are opening and exceed the necessary dimensions for fire exit from this first floor room.

The site is approximately 4.5 acres and we have at least seven outside parking spots and 4 inside parking spots between the barn and garage. No new construction is involved. The only modification to the home or lot will be the posting of a sign on the back of the guest room door that shows a route from the house in case of fire. The house is located above the flood plain and is at least 22 feet from any property line and over 600' from route 54.

2/8/2016 - Amended letter received. Application complete. (AW)

Part 5. Infrastructure Information.

Type of road access:	Type of water system:	Type of sanitary system:
(Please check all that apply.)	*(Please check all that apply.)*	*(Please check all that apply.)*
☐ Private	☐ Private	☐ Private
☐ Town	☒ Public	☒ Public
☐ County	☐ None	☐ None
☒ State		

12/14/15 - Owner informed that amended documents not received - Undusbed & not scheduled for 1/2016 meeting of PB. (AW)

Part 6. Development Information.

a. How many patrons, clients, pupils and other such users do you anticipated and during what time periods?
(Example: 20 patrons each business day during business hours.)

Up to two persons (a couple) per day for approximately 45 days a year, probably during the summer months.

b. How many employees, staff and other personnel do you anticipate and during what time periods?
(Example: 2 employees each business day during business hours.)

none

c. What are the proposed work hours and days of operation of the special use?

Monday	overnight sleeping	Tuesday	Same	Wednesday	Same	Thursday	Same
Friday	Same	Saturday	Same	Sunday	Same		

d. How many parking spaces of each type are provided for the special use?

Standard	2	Handicap		Other	

e. How many loading docks/spaces are provided for the special use?

Amount	none	Location	

Accessibility not required. Still governed by Residential Code of NYS, zoned. Such code does not have accessibility requirements. AM

f. How many signs are proposed to be provided for the special use?

Amount	None	Total sign area		Location	

g. Is a fire detection (a.k.a. fire alarm) system proposed to be installed for the special use?

existing smoke/fire/CO alarms

☐ Yes
☒ No

h. Is a fire protection (a.k.a. sprinkler) system proposed to be installed for the special use?

☐ Yes
☒ No

i. Will the proposed use include the sale of beer, wine or mixed drinks?

If "yes," describe the alcohol sales on a seperate documen, including if the ABC license will include on-premise and/or off-premise sales. Existing uses shall describe their existing alcohol sales and/or services and identify any proposed changes in that aspect of the business operation.

☐ Yes
☒ No

Part 7. Performance Standards.

a. Will the proposed special use involve the storage or use of explosive materials?
☐ Yes ☒ No

b. Will the proposed special use emit dangerous radioactivity or electrical disturbance that will jeopardize the health of any employee or adjacent resident or property or otherwise adversely affect the operation of any equipment other than that on the premises?
☐ Yes ☒ No

c. Will the proposed use create vibrations which is detectable, other than by instrument, at the property line?
☐ Yes ☒ No

d. Will the proposed special use create direct or reflective glare from any lighting or process that will interfere with traffic safety or a significant adverse effect at adjoining properties?
☐ Yes ☒ No

e. Will the proposed use create emissions of odorous gases or other matter in a quantity or a type that permits it to be detectable, other than by instrument, at the property line?
☐ Yes ☒ No

f. Will the proposed use emit any form of pollution, whether a gas, liquid or vapor, which can jeopardize human health or animal or vegetable life or which otherwise will create a significant adverse effect upon the community?

☐ Yes ☒ No

g. Are all proposed traffic accessways adequate but not excessive in number; adequate in width, grade, alignment and visibility; sufficiently separated from street intersections; and satisfy other similar safety considerations?

☒ Yes ☐ No

Part 8. Miscellaneous Information.

Do any of the lots involved in this application directly abut Keuka or Seneca Lakes? ☒ Yes

If "yes," these lands are designated as areas of special flood hazard by FEMA, which requires the owner to comply with the Flood Damage Prevention Law of the Town of Milo prior to the start of any construction activity. ☐ No

Do any of the lots involved in this application directly abut Keuka Lake Outlet or Plum Point Creek? ☐ Yes

If "yes," these lands are designated as areas of special flood hazard by FEMA, which requires the owner to comply with the Flood Damage Prevention Law of the Town of Milo prior to the start of any construction activity. ☒ No

Are any of the lots involved in this application located within a NYS certified agricultural district? ☐ Yes

If "yes," please complete an Agricultural Data Statement if any lot involved in this action is located within 500 feet of a farm operation. In addition, the Code Enforcement Officer can help you create a list of owners within 500 feet of any property in our Town, which is required as part of this data statement. ☒ No

Are any of the lots involved in this application located in a protected natural resource or environment feature? ☐ Yes

If "yes," please inform us in the attached environmental assessment form if permit approval or funding from other governmental agencies (federal, state or local) is involved in this action. To assist you, theNYSDEC's environmental resource mapper (http://www.dec.ny.gov/imsmaps/ERM/viewer.htm) can help you identify such resources and features in your area. Please understand that any development located in aprotected natural resource or environmental feature might require the review of the Town Engineer and/or professional consultants to evaluate if any significant affects are being created. ☒ No

Are any of the lots involved in this application located in, whether wholly or partially, in a designated steep slope area? ☐ Yes

If "yes," the owner will need to comply with the Steep Slopes Law of the Town of Milo prior to the start of any construction activity. (Note: A map showing the designated steep slope areas in the Town of Milo is located on our website under the subsection of "Forms and Applications by Department.") ☒ No

Does the proposed action create a new sewer and/or water district or an extension thereof? ☐ Yes

If "yes," any new sewer and/or water district or an extension thereof shall be approved by the Town Board pursuant to law. The owner shall submit a request to the Town Clerk and attach all necessary documents needed for the approval of a sewer and/or water district or extension thereof. For this reason, the determination of a Special Use Permit will be delayed until the Town Board grants their approval. ☒ No

Does the proposed action require coverage under the NYSDEC's SPDES General Permit for Stormwater Discharges? ☐ Yes

If "yes," please attach a SWPPP that is prepared in conformance with NYSDEC's Phase II Stormwater Permit Program.
Note: With some exceptions, operators of construction activities that will result in the disturbanceof one (1) or more acres of land must obtain coverage under Permit No. GP-0-10-001 prior to the commencement of soil disturbance. Also requiring a permit are construction activities disturbing less than 1 acre if they are part of a larger common plan of development or sale with a planned disturbance of equal to or greater than 1 acre, or activities that are designated by the NYSDEC. The NYSDEC can require a permit for construction activities disturbing less than 1 acre based on the potential for contribution to a violation of a water quality standard or for significant contribution of pollutants to waters of the United States. ☒ No

Does this action create a new roadway, whether private or public, or extension therof in the Town? ☐ Yes

If "yes," please attach roadway design and specifications that are prepared and certified by a professional engineer licensed in the State of New York, which comply with the Town standards for construction of new roadways. . ☒ No

If a new roadway is being proposed, does the owner intend for it to be dedicated to the Town? N/A ☐ Yes ☒ No N/A

If "yes," any roadway proposed to be dedicated to the Town shall be approved by the Town Board pursuant to law. The owner shall submit a request to the Town Clerk and attach all necessary documents needed for the approval of a Town highway or extension thereof. For this reason, the determination of a Special Use Permit will be delayed until the Town Board grants their approval.

Does this action conform to the applicable regulations of the Code of the Town of Milo (e.g., zoning)? "special use" ☒ Yes

If "no," please submit a completed application for an area variance as part of this application. The Zoning Board of Appeals is required to make a final determination pertaining to any needed variances prior to the Planning Board making its final determination on this application for a subdivision of land. ☐ No

Does this action violate a deed restriction, covenant, etc. filed against the deed of any lot involved in this action? ☐ Yes

If "yes," please submit a copy of the deed restriction, covenant, etc. and an explanation of any alleged violation(s) for review by the Town Attorney. ☒ No

Are any easements or any other type of deed restriction being created due to this action? ☐ Yes

If "yes," please submit a copy of such easements for review by the Town Attorney. ☒ No

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:
280 Route 54-East Lake Road / Conversion of single unit dwelling to Bed & Breakfast Dwelling

Project Location (describe, and attach a location map):
280 Route 54-East Lake Road

Brief Description of Proposed Action:
Conversion of a single unit dwelling to a Bed & Breakfast Dwelling as defined and regulated by the Residential Code of NYS, 2010 edition. No exterior additions or alteration work required. No interior alteration work required. Emergency egress escape ladder and fire safety notice to be installed in lodging room.

Only one lodging room being proposed at this Bed and Breakfast Dwelling. Yates County Occupancy Tax certificate has been applied for by the owner and accepted by the Yates County Treasurer.

Name of Applicant or Sponsor:	Telephone: 315-536-9850
Robert Schwarting and Carol Worth	E-Mail: rhs32@cornell.edu/carolworth280@gmail.c

Address:
280 Route 54-East Lake Road

City/PO:	State:	Zip Code:
Penn Yan	NY	14527

	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? ~4.6 ~~[illegible]~~ acres
b. Total acreage to be physically disturbed? 0 acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? ~4.6 ~~[illegible]~~ 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: Residential structure did submit a REScheck to document compliance with the Energy Conservation Construction Code of NYS, 2010 edition, during permit review, inspections and certification.	☐	✓
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: No physical alteration or encroachment onto existing wetland or waterbody.	✓	☐
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		

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
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: Robert Schwarting / Carol Worth Date: 2-10-16

Signature: Robert H. Schwarting

PRINT FORM

6. Liber 109A of Maps, Page 100 (2/12/2009)
7. Liber 12 of Maps, Page 451 (7/1/1999)
11. Liber 12 of Maps, Page 100 (2/12/2009)

F	S36-21'-20" W	61.71
G	S55°-27'-58" W	158.27'
H	N73°-44'-58" E	69.00'

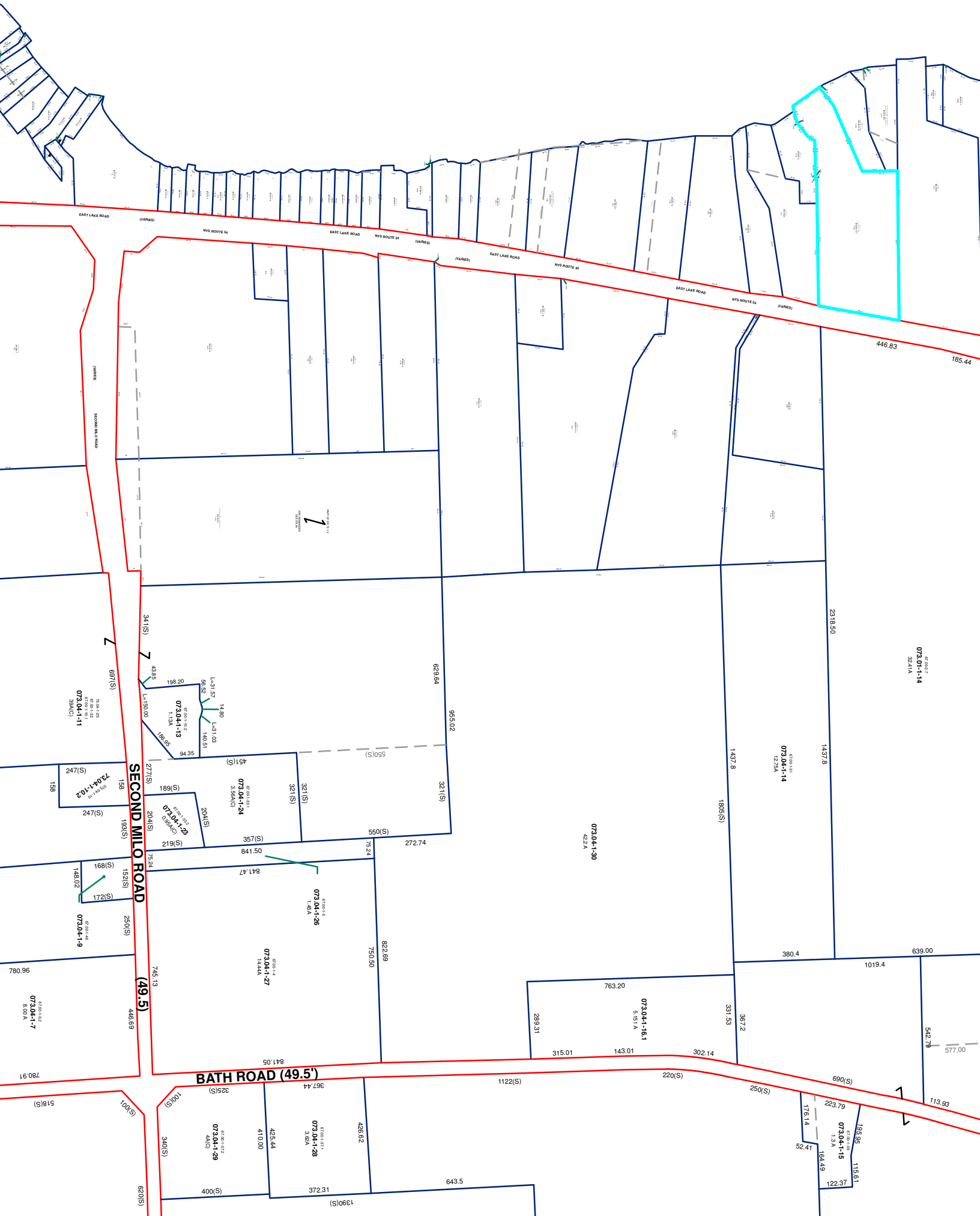
Now or Formerly
Becks
Liber 400, Page 622
TM# 73.47-1-9

Now or Formerly
Smith
Liber 619, Page 153
TM# 73.47-1-10

N 78°28'12" E
288.49'
31.4'
218.00'
58.79'
24.1'
24.1'
12.84'
N 12°10'30" E
113.63'
100.00'
N78°28'12" E
Woods
PYWTT
Ditch/Sm Stream
Brkn Utility Pole
548.39'
Parcel S-4
10.0' to SE Garage Cr.
42.19'
130.16'
100.79'
Wooded
G
Septic Pump
229.15'
99.76'
130.39'
Water Valve
Sewer Valve
87.97'
N 11°31'48" W
Parcel S-3
40.1'
Septic Pump
Fence
Framed Bldg's
Parcel S-2
Area =0.855 Acre
263.90'
culvert
1 Sty Hse
Deck
9.4'
N 55°27'58" E
188.90'
Gravel Drive
Sycamore Tree
Platanus Occidentalis
Drain pipes
75.00'
22.4'
Framed Garage
48.5'
32.4'
32.4'
48.5'
Parcel S-1
Area =4.489 Acres
(To Assumed Road Limits)

S-1	4.490 Acres	19
S-2	0.855 Acre	8
S-3	0.039 Acre	
S-4	0.190 Acre	

N 41°24'39" E
83.97'
Septic Pump
GM
Gravel
Approximate
30' Right of Way
Best Fit Existing Gravel Drive
& Improvements
Hydrant
Top of Bank
1 Sty Frame
Retaining Wall
Hot Tub
Conc HW
S 76°54'58" W
65.06'
C
GM
Gravel Drive
465.90'
Conc S 79°24'37" W
65.90'
B
A
20.38'
70.00'
30' Right of Way
See Liber 272,
Boat Hse
Conc S 41°01'12" W
58.12'
2' CPPSI culvert
Shed
Shed
Pump Hse
20' Right of Way
See Liber 278, Page 80
Ditch/Small Stream
375.52'
41.94'
17.9'
D
E
Sm Stream
26.9'
2 Sty Hse
N 45°12'08" W
82.82'
Now or Formerly
Williams/Sardegna
Liber 498, Page 29
TM# 73.55-1-2
Gravel Drive
S 00°39'51" E
52.26'
S 78°12'09" W
82.62'
S 11°47'51" E
64.11'
PARKING SLOT
Now or Formerly
Patchett


EAST LAKE ROAD
(VARIES)
NYS ROUTE 54
SECOND MILO ROAD
BATH ROAD (49.5')
(49.5)
073.01-1-14
32.41A
073.04-1-11
39A(C)
073.04-1-13
1.13A
073.04-1-102
073.04-1-23
0.85A(C)
073.04-1-24
3.56A(C)
073.04-1-30
42.2 A
073.04-1-14
12.75A
073.04-1-26
1.45A
073.04-1-27
14.44A
073.04-1-9
073.04-1-7
8.00 A
073.04-1-16.1
5.151 A
073.04-1-28
3.62A
073.04-1-29
4A(C)
073.04-1-15
1.3A

KE ROAD
NYS ROUTE 54
(VARIES)
446.83
185.44
216.68
518(S)

2 parking spaces for
single unit dwelling in
attached garage.
1 parking space
(10'x20') for B&B
© 2014 Pictometry (04/25/2014)

Anthony Validzic

From: Rob Schwarting <rob.schwarting.280@gmail.com>
Sent: Tuesday, January 19, 2016 10:12 AM
To: Anthony Validzic
Subject: Schwarting Air BnB permit

Anthony: Thank you for your recent review of our special use application for a Bed and Breakfast in our residence. As you know from the website, it is for one bedroom in the guest bedroom wing of our house on the lakeshore. It is NOT for any residential activity in the barn structure to the east of the house.

No signs

Also, as I said on my application, we have no intentions to put a B&B sign on the road. We are entirely and only engaged in AirBnB which is operated on the Internet. We continue to state that we are not a classic B&B operation where we attract transients with roadside or other advertising. We are simply renting a room from time to time for weekend guests when we aren't hosting family or friends.

Let me know if you need something more formal that this assurance.

Thanks, Rob