Yates County Planning Board Referral Form

Referral # County Use Only 2016-52

Date Received 10/06/2016

Revised 1/2014

Municipality and Referring Agency Town of Starkey

Project Address 4242 Dundee Himrod RD Dundee NY Project Tax Map # 106.02-1-12

Zoning District A-1

Applicant (**Name & MAILING**) Buddy + Donna Meier

4242 Dundee Himrod RD Dundee NY 14837 Email dinissen@frontier.com

Property Owner (**Name & MAILING**) Buddy Meier

4242 Dundee Himrod RD Dundee NY 14837 Email

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 ☐

BQ
MG

Project Description

See attached

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.*

[signature], 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. 2016.88.20

Date: 9.28.16

Name: Buddy Donna Meier

Address: 4242 Dundee Himrod Road

Dundee PO Box:

Phone Number: 607 201-3449 City: Dundee State: NY

Zip Code: 14837 Zoning district:

E-Mail Address: dinissen@frontier.com

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) Buddy + Donna Meier

Residing at 4242 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 4242 Dundee Himrod RD Dundee NY 14837.

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:

See attached

Accepted Date: 9.28.16

Zoning & Building Officer

Buddy / Meier
Donna Meier

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

Name of Action or Project:
A Little Bit of Everything

Project Location (describe, and attach a location map):
4242 Dundee Himrod RD Dundee ny 14837

Brief Description of Proposed Action:
See attached

Name of Applicant or Sponsor:	Telephone:
Buddy + Donna Meier	E-Mail:

Address:
4242 Dundee Himrod RD Dundee ny 14837

City/PO:	State:	Zip Code:
Dundee	NY 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:	☒	☐

3.a. Total acreage of the site of the proposed action? .23 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? 2.00 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: _____	☒	☐
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: _____	☒	☐

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: Buddy J Meier Donna I Meier Date: 9/26/16

Signature: Donna I. Meier Buddy J. Meier

PRINT FORM

Agency Use Only [If applicable]

Project: 2016-PB-20

Date: 10-4-16

2016-PB-20
Buddy Meier

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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing: a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

PRINT FORM

Agency Use Only [If applicable]

Project: 2016.PB.20

Date: 10.4.16

Budd x Meier

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	~~August 2 2016~~ OCT 4 · 2016
Name of Lead Agency	Date
Robert Schiesser	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Robert M Schiesser	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

We would like to open a Small home based business, located at 4242 Dundee Himrod RD.

The business would be A Small Seasonal merchantile. Hours of operation will be. monday - Saturday (Appr)
10 Am - 5pm (Appr)
no Sunday Sales
no Winter Hours

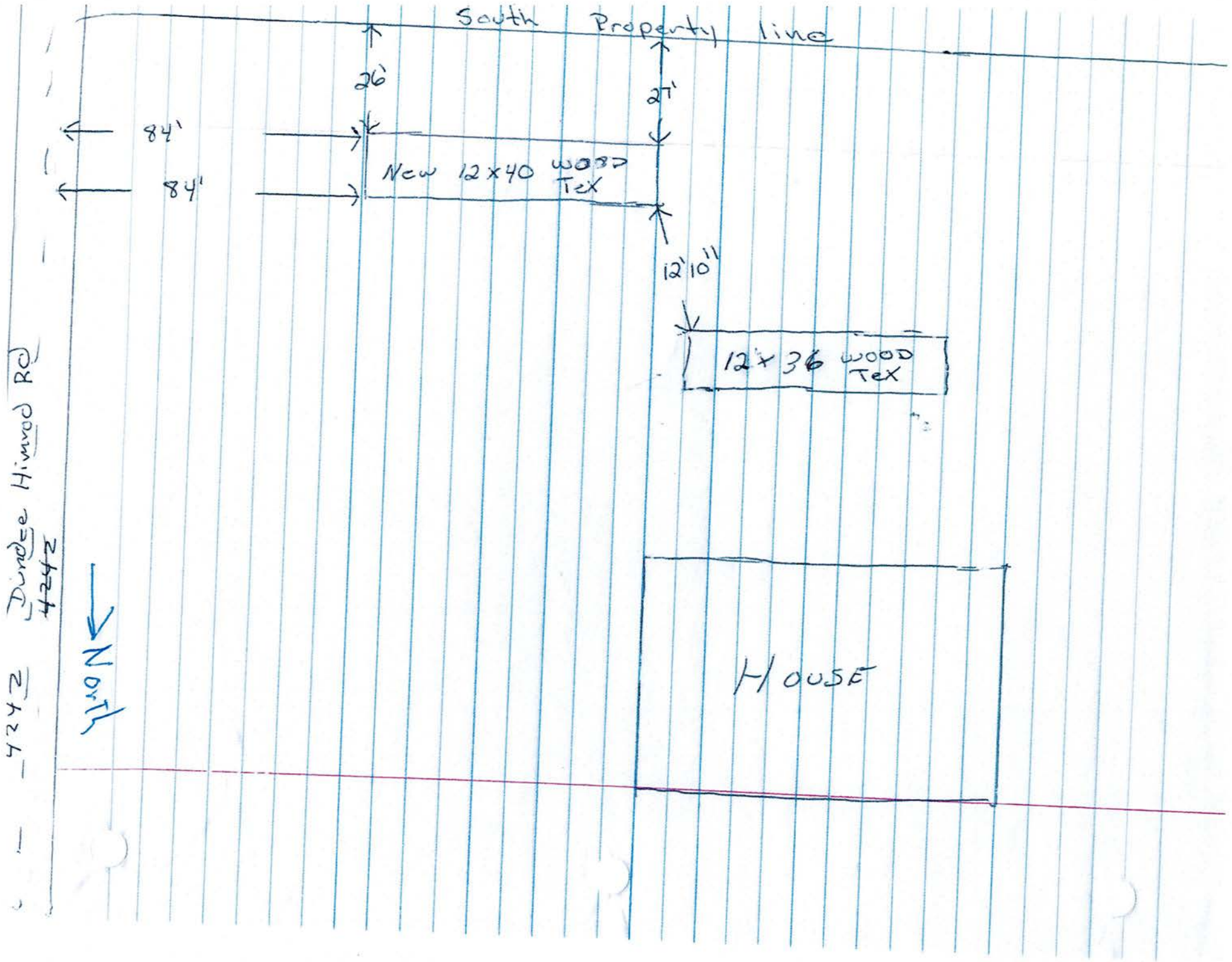
We would be Selling Antiques Wooden Products and Dry floralo. All Items for Sale will be Dry and non-perishable.

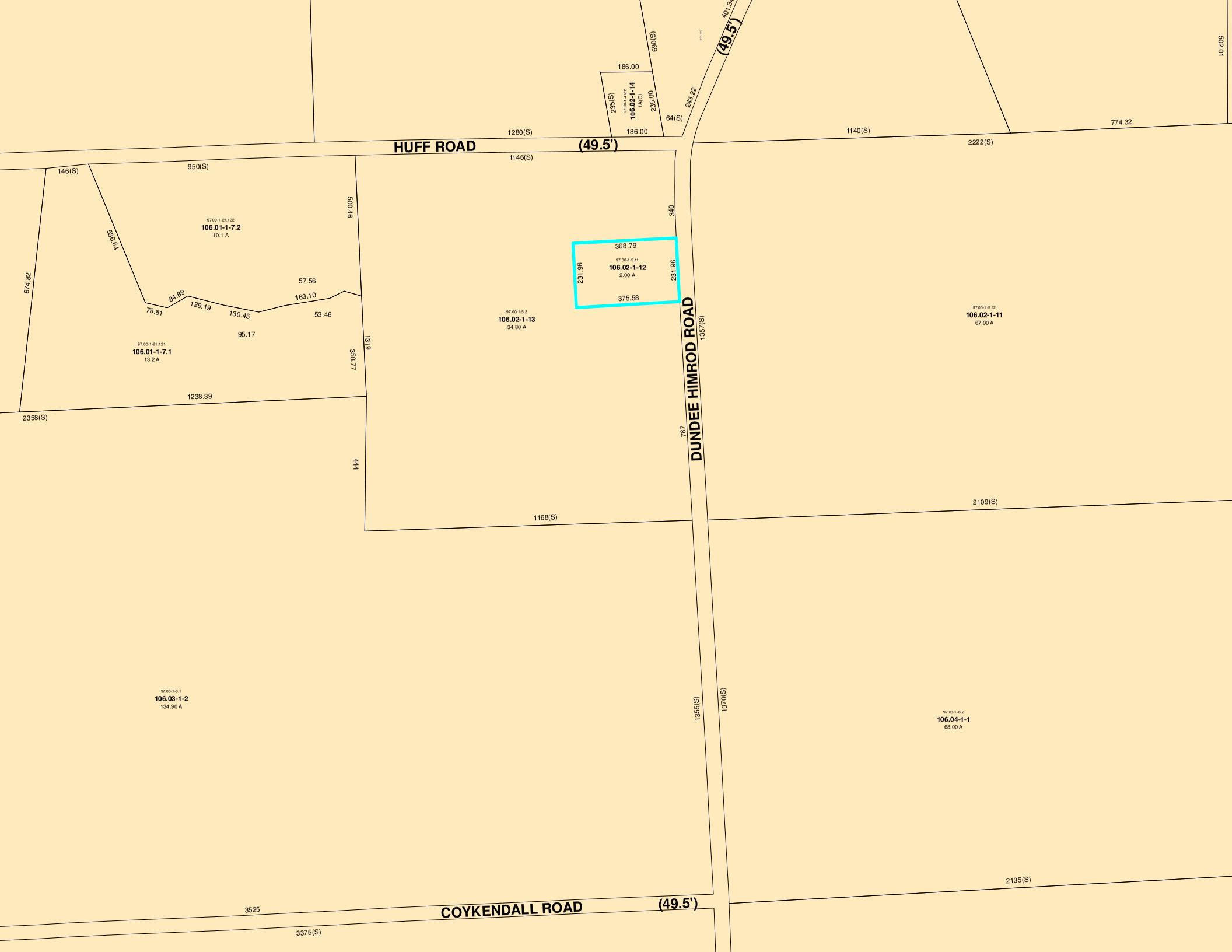
There is not a need for restrooms and we will have zero employees. We have on site parking with a turn around area for customers. We will not be creating Any Acklitional traffic Hazzards to the Dundee Himrod RD.

The building measures 12' x 36' with a 12' x 4' porch. The building will be A woodtex building. We will follow all Zoning laws and Suggestions.

We live within the Mennonite Community therefore we will have no Sunday Sales, no extreme lighting or noise. We will have limited outdoor lighting around our Signage and around the building.

Thank you
Buddy Maier
Donna [illegible]


South Property line
26'
27'
84'
84'
New 12x40 wood Tex
12'10"
12'x36 wood Tex
HOUSE
Dundee Hinrod RD
4242
4242
North


HUFF ROAD
(49.5')
DUNDEE HIMROD ROAD
(49.5')
COYKENDALL ROAD
(49.5')
97.00-1-21.122
106.01-1-7.2
10.1 A
97.00-1-21.121
106.01-1-7.1
13.2 A
97.00-1-5.2
106.02-1-13
34.80 A
97.00-1-5.11
106.02-1-12
2.00 A
97.00-1-4.222
106.02-1-14
1A(C)
97.00-1-5.12
106.02-1-11
67.00 A
97.00-1-6.1
106.03-1-2
134.90 A
97.00-1-6.2
106.04-1-1
68.00 A
146(S)
950(S)
1146(S)
1280(S)
1140(S)
2222(S)
774.32
502.01
690(S)
186.00
235(S)
235.00
64(S)
243.22
401.34
536.64
874.82
500.46
340
368.79
231.96
231.96
375.58
57.56
163.10
53.46
84.89
79.81
129.19
130.45
95.17
1319
358.77
1238.39
2358(S)
444
1168(S)
787
1357(S)
2109(S)
1355(S)
1370(S)
2135(S)
3525
3375(S)

ROAD
57(S)
340
231.96
368.79
97.00-1-5.11
106.02-1-2
2.00 A
375.58
231.96