Yates County Planning Board Referral Form

Referral # County Use Only 2016-54

Date Received 10/06/2016

Revised 1/2014

Municipality and Referring Agency Town of Starkey

Project Address 3962 Rt. 14, Dundee, NY 14837 Project Tax Map # 100.04-1-17.1

Zoning District Starkey

Applicant (**Name & MAILING**) Oskar Bynke, 368 Stone Jug Road, Dundee, NY 14837 - Co-owner - Frost Wines LLC

Email Oskar@wiemer.com

Property Owner (**Name & MAILING**) Frost Wines LLC dba Hermann J. Wiemer Vineyard

3962 Rt. 14, Dundee, NY 14837 Email wines@wiemer.com

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.) Sign larger than 36 sq. ft.

Application Type

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

BQ
MG

Project Description

Replacement sign to improve line of sight 13 x 4.25'

Total of 55.126 sq FT sign

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-PB-21

Date: 10-3-16

Name: Frost Wines LLC Hermann J. Wiemer Vineyard

Address: 3962 Rt. 14

PO Box: 38

Phone Number: 6072437971 City: Dundee State: NY

Zip Code: 14837 Zoning district: Starkey

E-Mail Address: wines@wiemer.com

TO ZONING OFFICER:

Under the provisions of the Starkey Zoning Ordinance, I (We) Frost Wines LLC dba Hermann J. Wiemer Vineyard

Residing at 3962 Rt. 14, Dundee, NY 14837 hereby apply for a use permit for a use described in the Zoning schedule of use controls as:

( ) Permitted Principal ( ) Subdivision

( ) Permitted Accessory

(X) Special use

The property at which the use hereafter specified will be conducted is located at 3962 Rt. 14, 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:

Sign larger than 36 sq. ft. Sign 13'-6" Long x 4.25' high

For a Total of 55.125 sq FT sign

Accepted Date: 10-3-2016

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		
Wiemer Winery		
Name of Action or Project:		
Project Location (describe, and attach a location map): 3962 State Route 14 Dundee		
Brief Description of Proposed Action: Replacement sign that is 13'-6" x 4.25' that exceeds the max 36sq ft		
Name of Applicant or Sponsor: Oscar Bynke	Telephone: 607-243-7971	
	E-Mail:	
Address: 368 Stone Jug Road		
City/PO: Dundee	State: NY	Zip Code: 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? 20 sq FT acres
b. Total acreage to be physically disturbed? 20 sq FT. acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 100+ 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?	☐	☒	☐
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? If No, describe method for providing potable water: _____	NO ☒	YES ☐	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____	NO ☒	YES ☐	
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			

	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: _____ Date: Oct 3 / 2016

Signature: _____

PRINT FORM

Agency Use Only [If applicable]

Project:

Date: 10.4.16

2016-PB-~~22~~ 21

Frost Wines

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: 2016-PB-21

Date: 10-4-16

Frost Wines

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.

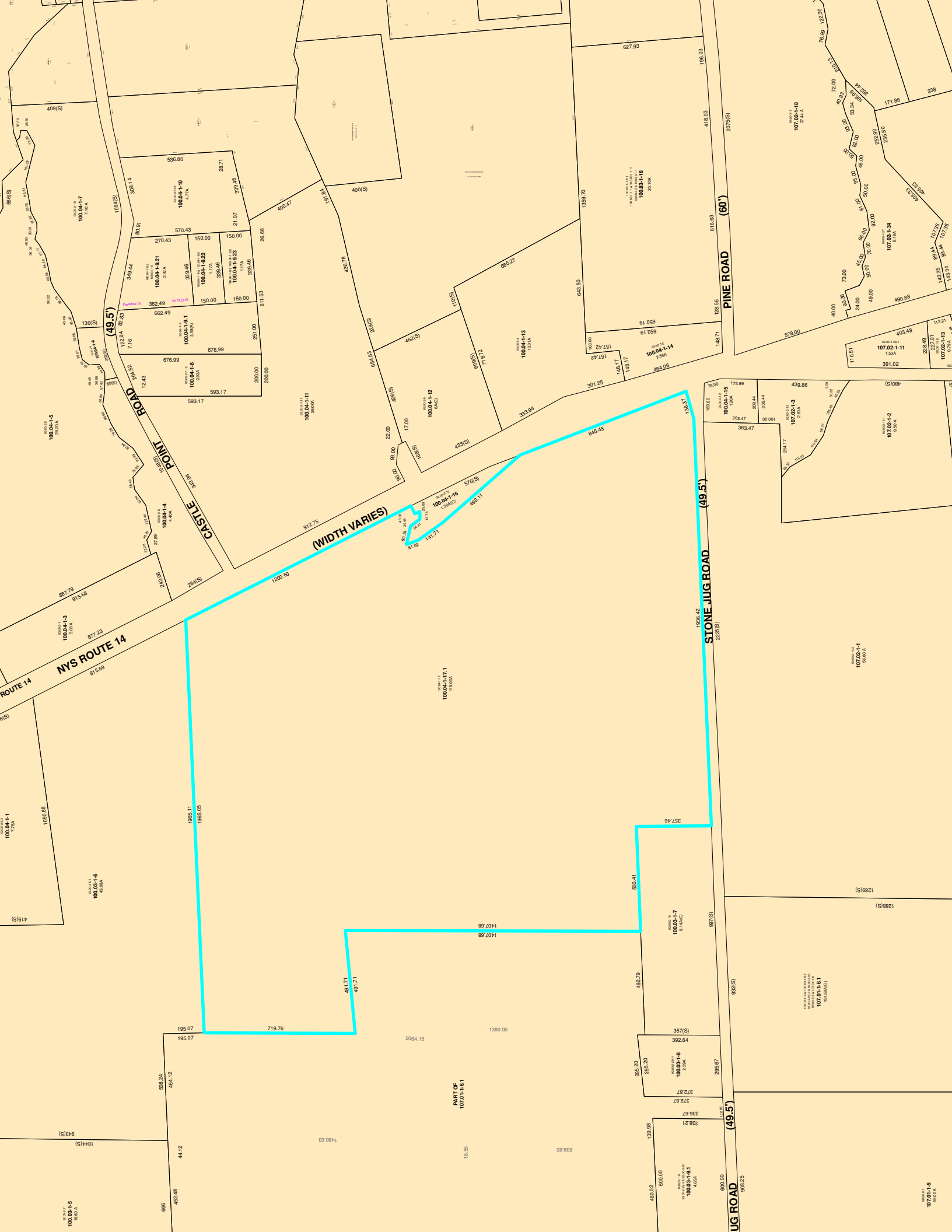
☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.

☐ 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.

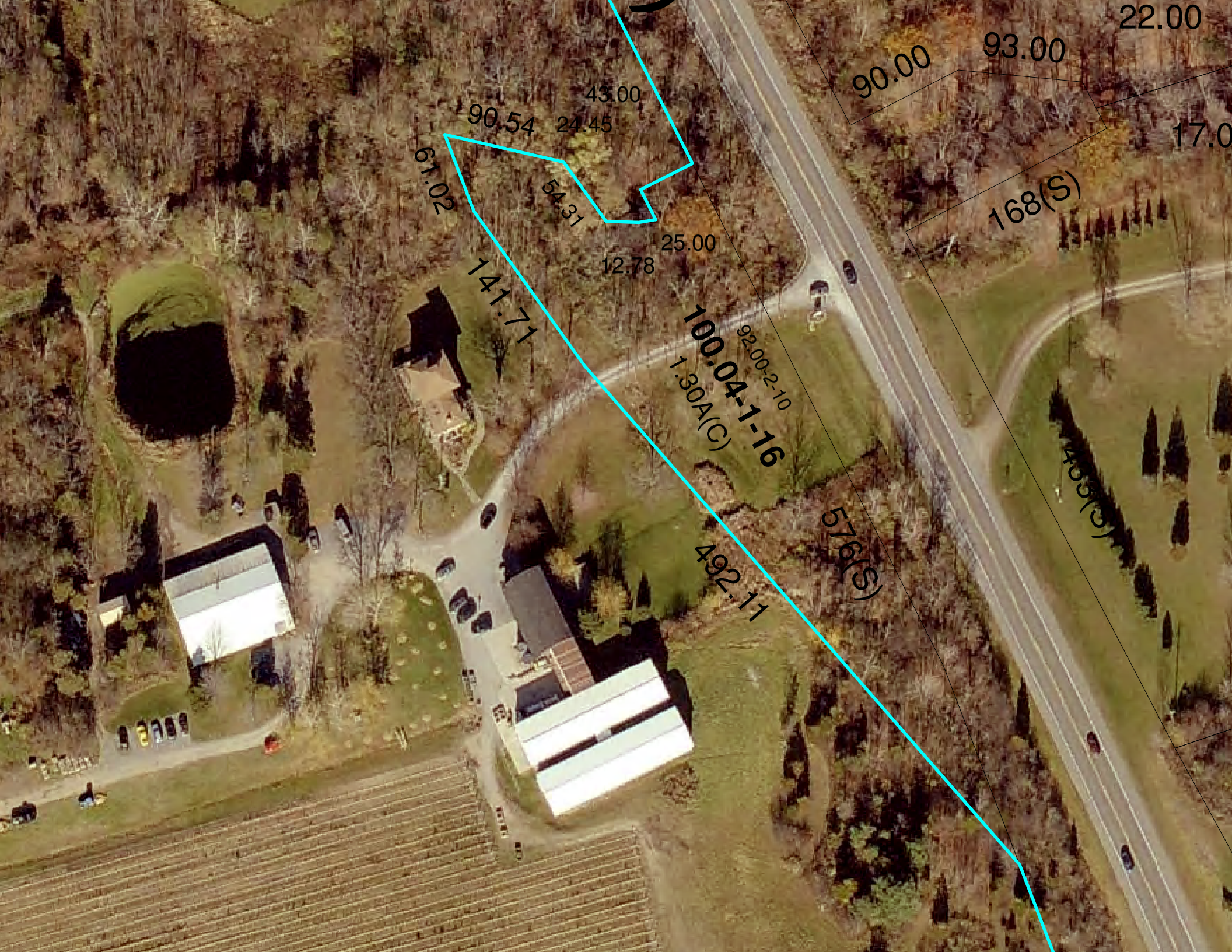
Town of Starkey	~~August 2 2016~~ Oct 4 2016
Name of Lead Agency	Date
Robert Schiesser	Chairman
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Robert R Schiesser	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

PRINT FORM

ENTRY ROAD
Replacement sign
8'
52'
13'
Hermann J
Wiemer Vineyard
Google
Map data ©2016 Google
50 ft


CASTLE POINT ROAD
(49.5')
(WIDTH VARIES)
NYS ROUTE 14
ROUTE 14
PINE ROAD
(60')
STONE JUG ROAD
(49.5')
STONE JUG ROAD
(49.5')
PART OF
107.01-1-6.1
100.04-1-5
100.04-1-7
100.04-1-10
100.04-1-9.21
100.04-1-9.22
100.04-1-9.23
100.04-1-9.1
100.04-1-8
100.04-1-11
100.04-1-13
100.04-1-12
100.04-1-16
100.04-1-14
100.04-1-15
100.04-1-4
100.04-1-3
100.04-1-1
100.03-1-6
100.04-1-17.1
100.03-1-7
100.03-1-8
100.03-1-9.1
100.03-1-5
100.83-1-18
107.02-1-18
107.02-1-34
107.02-1-11
107.02-1-13
107.02-1-3
107.02-1-2
107.02-1-1
107.01-1-6.1
107.01-1-5

CASTLE POINT
(WIDTH VARIES)
STONE JUG ROAD
(49.5')
100.04-1-16
100.04-1-13
100.04-1-14
100.04-1-11
100.04-1-12
100.03-1-7
100.03-1-8
912.75
1200.60
1936.42
2225(S)
1407.68
500.41
997(S)
932(S)
357(S)
392.64


22.00
93.00
90.00
43.00
90.54
24.45
17.0
61.02
54.31
168(S)
25.00
12.78
141.71
100.04-1-16
92.00-2-10
1.30A(C)
576(S)
492.11

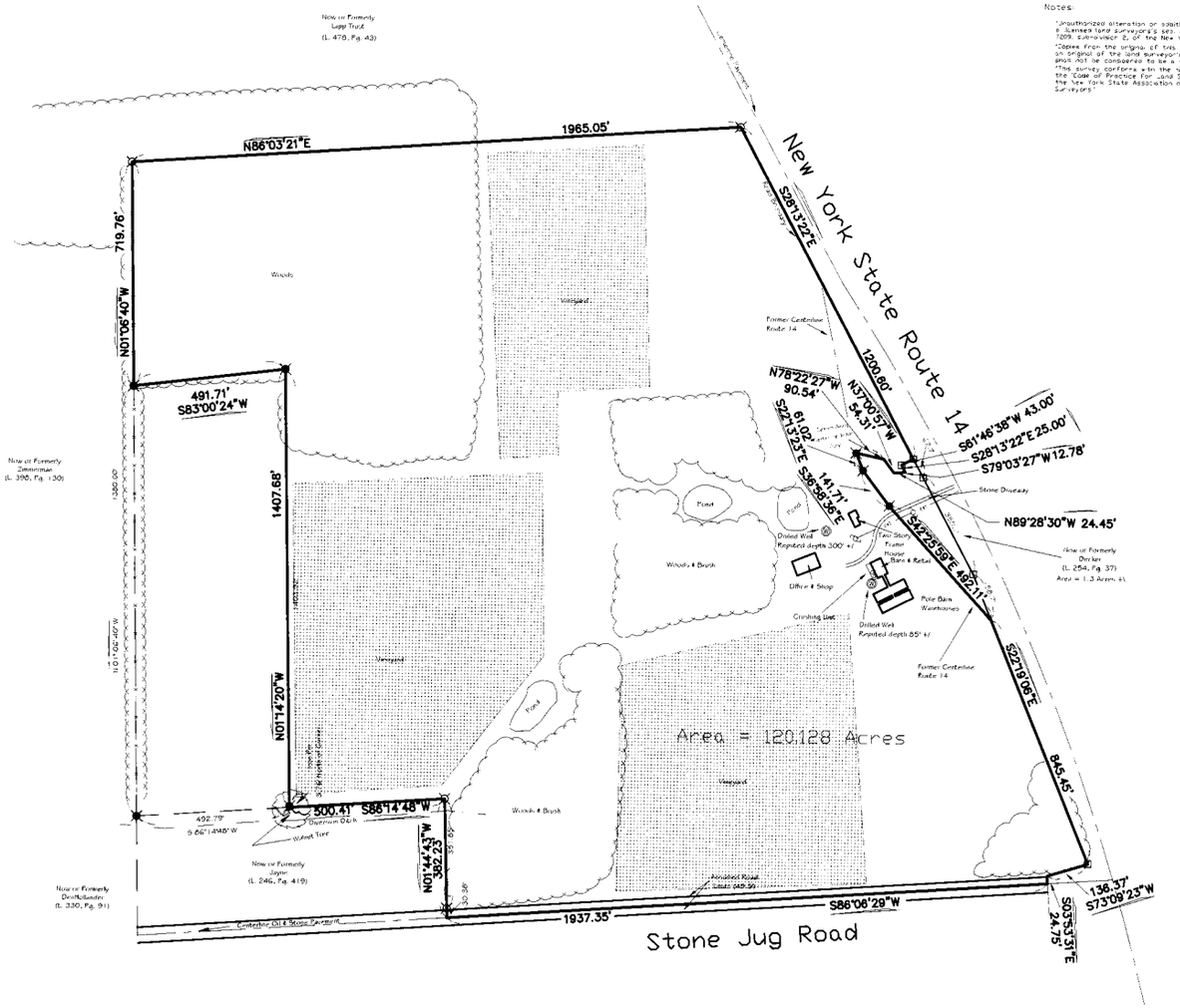
C:\Land Projects\Yates\Starkey\10010\10010.DWG 7/23/2007 3:47:29 PM EDT

Notes:

"Unauthorized alteration or addition to a survey map bearing a licensee land surveyor's seal is a violation of section 7209 subdivision 2, of the New York State Education Law."

"Copies from the original of this survey map not marked with an original of the land surveyor's inked or embossed seal shall not be considered to be a valid true copy."

"This survey conforms with the minimum standards of the Code of Practice for Land Surveyors as adopted by the New York State Association of Professional Land Surveyors"



Legend

- Existing Iron Pipe
- Existing Iron Pin
- Iron Pin Set
- P.K. Nail
- Railroad Spike
- Great Lot Line
- Deed Line
- Fence
- Electric pole
- Overhead Utilities
- Concrete Monument
- Hedge Row

MAGNETIC
Meridian Approximate - March, 1975

Map Reference

"Plan of Land Owned By Herman(n) Wiemer" – surveyed by Gowdy & Hunt – Filed in Liber 13 of Maps, Pages 58 & 442.

"Plan of Land Owned By Hermann J. Wiemer" – surveyed by Wilson & Associates – filed as Map No. M00–123.

Deed Reference

Richard F. & Jill R. Whitman and Hermann J. Wiemer to Hermann J. Wiemer by deed recorded March 19, 1973 in Liber 251 of Deeds, Page 329.

See Also: Edna E. Jayne to Richard F. & Jill R. Whitman and Hermann J. Wiemer by deed recorded May 23, 1972 in Liber 246 of Deeds, Page 419.

Exception: J. Arthur & Mary E. Kress to Frederick C. Eckman by deed recorded February 4, 1924 in Liber 115 of Deeds, Page 270. (Excepts everthing below a depth of 100')

Exception: Allen J. & Charlotte Millard to Frederick C. Eckman by deed recorded April 16, 1924 in Liber 115 of Deeds, Page 443. (Excepts everthing below a depth of 100')

Exception: Hermann J. Wiemer to Aaron W. & Esther Mae Zimmerman by deed recorded June 13, 2000 Liber 435 of Deeds, Page 256.

Certificate

This is to certify that I am a Licensed Land Surveyor and that this plan was completed on March 13, 1975 from notes from an instrument survey on March 13, 1975.

Signed: _____
Richard L. Wilson
License No. 49409

Revised August 31, 1978
Redated November 19, 1986
Redated May 18, 2007
Revised June 21, 2007 to add certifications and dimensions along Route 14.

Certified to:
Frost Wines, LLC
Chemung Canal Trust Company
Monroe Title Insurance Company
Empire State Certified Development Corporation
U.S. Small Business Administration
New York Business Development Corporation

Plan of Land
Owned By
Hermann J. Wiemer
at
3962 Route 14
in
Lot No. 12
Potter's Location
Town of Starkey
County of Yates
State of New York
#5164
Scale: 1" = 200'

Surveyed By
Penn Yan, N.Y.

Telephone/Fax (315) 536 2618

Wilson & Associates
Job No. 10010

Copyright 2007 Richard L. Wilson

M07-164