



Yates County Planning Board Referral Form

Referral # 2016-56
County Use Only

Date Received 10/12/2016

Revised 7/2016

Municipality and Referring Agency Town Of Torrey

Project Address 929 Davy Road Penn Yan NY 14527 Project Tax Map # 29.42-1-7

Zoning District Ag-Res.

Applicant (Name & MAILING) David DeMarco
PO Box 551 Penn Yan NY 14527 Email

Property Owner (Name & MAILING) David De Marco
PO Box 551 Penn Yan NY 14527 Email

Reason for Referral (Prox. to Cty Rd., State Rd., Muni Boundary, etc.)
Prox to State Route 14

Application Type

Project Description

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

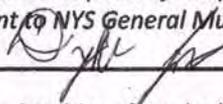
special use modification to add 2880 sq. ft. warehouse addition and
450 sq. ft loading dockin on north end of existing structure

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

TOWN of TORREY

Post Office Box 280
56 Geneva Street
Dresden, New York 14441
315-536-6376 (Office)
315-536- 5655 (Fax)

Application No.: SUP 16-10
Date Filed: 10-6-16
Fee Paid: \$ 80.- Cash
Town Clerk Initials: BD
ZBA Decision: _____
Date: _____

Reference: Article XVI, Town of Torrey Zoning Law

Special Use Permit Application

Instructions: Return completed application to the Town Clerk.

- Initial Application: Please complete items 1 - 6. Modification
- Renewal Application: Please complete items 1- 3 and item 6.

*\$80 Cash
Embroid*

1. Location of the Proposed Special Use

Address 929 Davy Rd, PY, NY 14527 ^(56 Acres) Tax Map No. _____

2. Applicant

Name David DeMARCO
Street Address P.O. Box 551
City Penn Yan State NY Zip Code 14527
Company Name (if applicable) DeMARCO Vineyards
Telephone: Day 315-521-6268 Night same Cell same
E-mail Address David@SenecaWine.com

3. Property Owner (if different)

Name Same
Street Address _____
City _____ State _____ Zip Code _____
Telephone: Day _____ Night _____ Cell _____
E-mail Address _____

(over)

Form Date - 12/15/10

4. Description of Special Use

Please provide a written narrative explaining the nature of the proposed Special Use including a description of any changes that will be made to the property, the hours of operation, the location and size of any proposed signs and the anticipated increase in vehicular traffic in the neighborhood.

We would like permission to expand our Warehouse by 3330ft².

No change to : Hours, signs, vehicular Traffic.

Thanks, David

(attach an additional sheet if more space is needed)

5. Location and Size of Use

Attach a drawing or sketch of the property that shows:

- a. the size of the property;
- b. the location of all existing structures, property lines and easements, and all properties within 500 feet of the property boundaries;
- c. any proposed additional structures, additions, or interior changes to the primary or accessory buildings and /or the size and location of the proposed use on the property;
- d. the location and size of driveways and parking areas;
- e. other information necessary to understand the proposed use and its relationship to surrounding properties.

6. Affirmation by Applicant and Property Owner

I declare that the contents of this application are true and correct to the best of my knowledge. I grant permission for the Torrey Town Board or its designee(s) to visit the site identified in item 1 of this application for the purpose of inspection. If this application is a Renewal Application, I declare that I am in compliance with all conditions listed on the current Special Use Permit.

Applicant Signature *David DeMarco* Date *10/5/16*

Property Owner Signature *same* Date _____

(Required if the applicant is not the property owner)

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: <i>Warehouse Addition</i>			
Project Location (describe, and attach a location map): <i>929 Davy Rd, Penn Yan, NY 14527</i>			
Brief Description of Proposed Action: <i>3330 ft² Addition to existing warehouse with Truck Loading Dock.</i>			
Name of Applicant or Sponsor: <i>David DeMarco</i>		Telephone: <i>315-521-6268 C)</i>	
Address: <i>P.O. Box 551</i>		E-Mail: <i>David@SenecaWine.com</i>	
City/PO: <i>Penn Yan</i>		State: <i>NY</i>	Zip Code: <i>14527</i>
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.			NO <input checked="" 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: <i>Yates/Tarrey Zoning + Planning Board</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>0.0755</i> acres	
b. Total acreage to be physically disturbed?		<i>0.08</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>56</i> 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 checked="" 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<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?	NO	YES	
	<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: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" 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"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input checked="" 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: _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO	YES	
	<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: _____	NO	YES	
	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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 checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" 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?	NO	YES	
	<input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: David DeMARCO
 Signature: [Handwritten Signature]

Date: 10/3/16

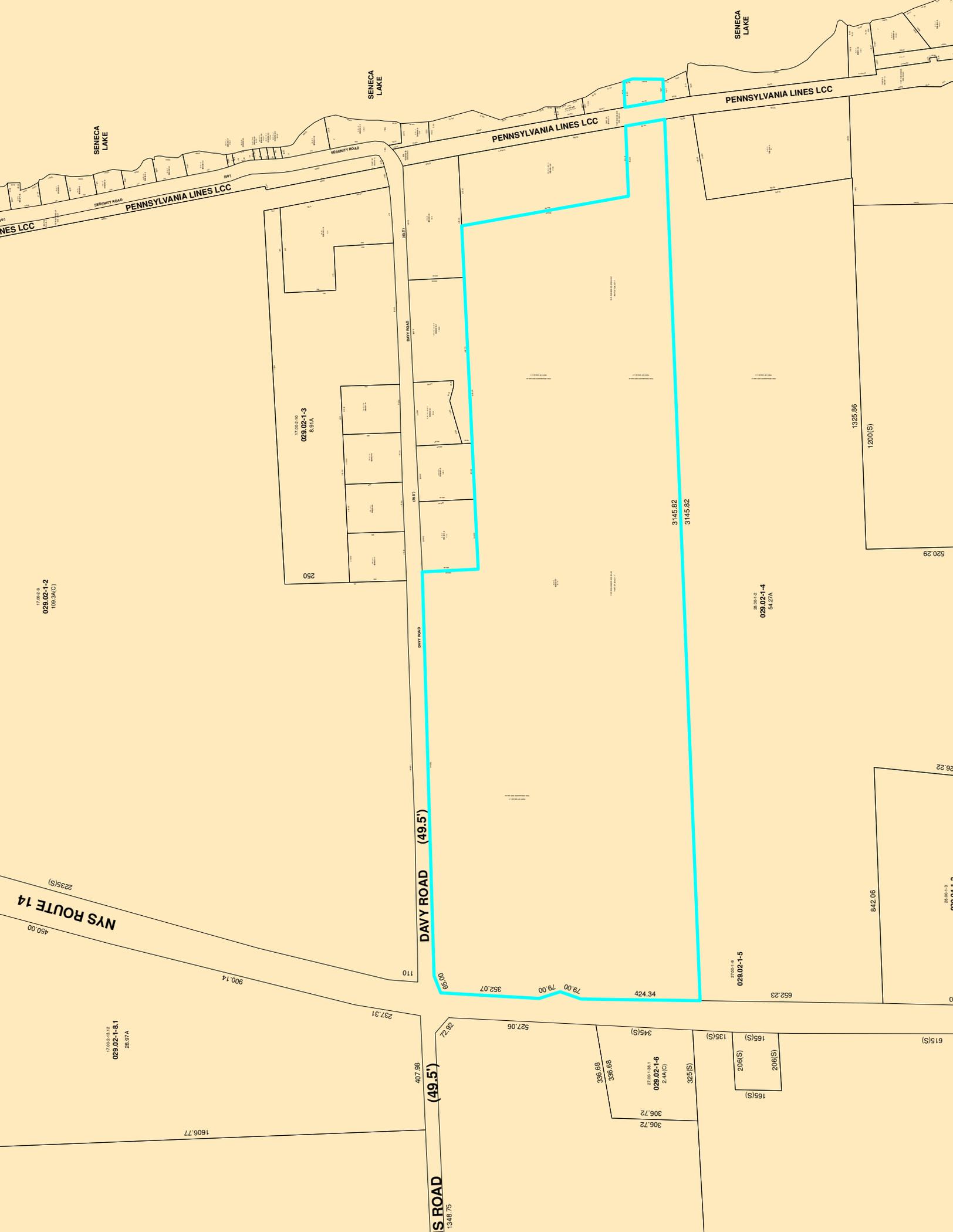


NEW LOADING DOCK

DRIVEWAY

NEW WAREHOUSE

2942157
Distance: 59.7 Feet



SENECA LAKE

SENECA LAKE

SENECA LAKE

PENNSYLVANIA LINES LCC

PENNSYLVANIA LINES LCC

PENNSYLVANIA LINES LCC

INES LCC

SENERITY ROAD

DAVY ROAD

DAVY ROAD

DAVY ROAD (49.5')

S ROAD (49.5')

NYS ROUTE 14

17.00-2-10
029.02-1-3
8.91A

250

3145.82
3145.82

1325.86
1200(S)

38.00-1-2
029.02-1-4
54.27A

27.00-1-4
029.02-1-5

17.00-2-13-12
029.02-1-8-1
28.97A

407.98

28.72

527.06

345(S)

165(S)

206(S)

165(S)

206(S)

536.68

336.938

306.72

306.72

325(S)

2.44(C)

029.02-1-9

27.00-1-18-1

615(S)

842.06

26.22

520.29

13.00-1-2
029.02-1-2
109.94(C)

450.00
2239(S)

900.14

247.31

1606.77

110

00.99

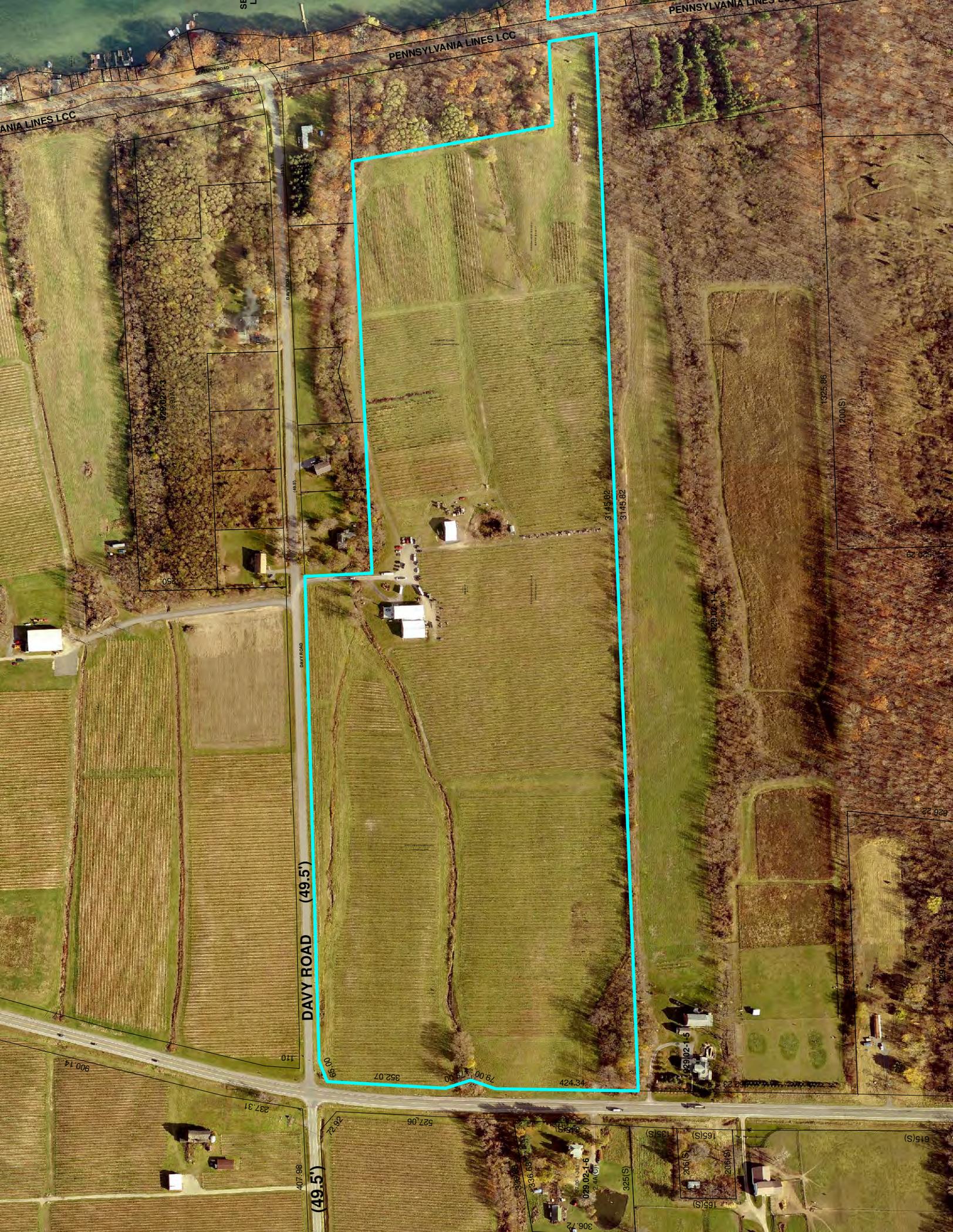
352.07

79.00

79.00

43.24

652.23



ANIA LINES LCC

PENNSYLVANIA LINES LCC

PENNSYLVANIA LINES LCC

DAVY ROAD (49.5')

(49.5')

02902-15

3145.82
3145.82

1325.86
1200(S)

0099

352.07

79.00

424.34

02902-15

52.23

900.14

237.31

407.98

527.06

3336.63

02902-1-6

2.4A(C)

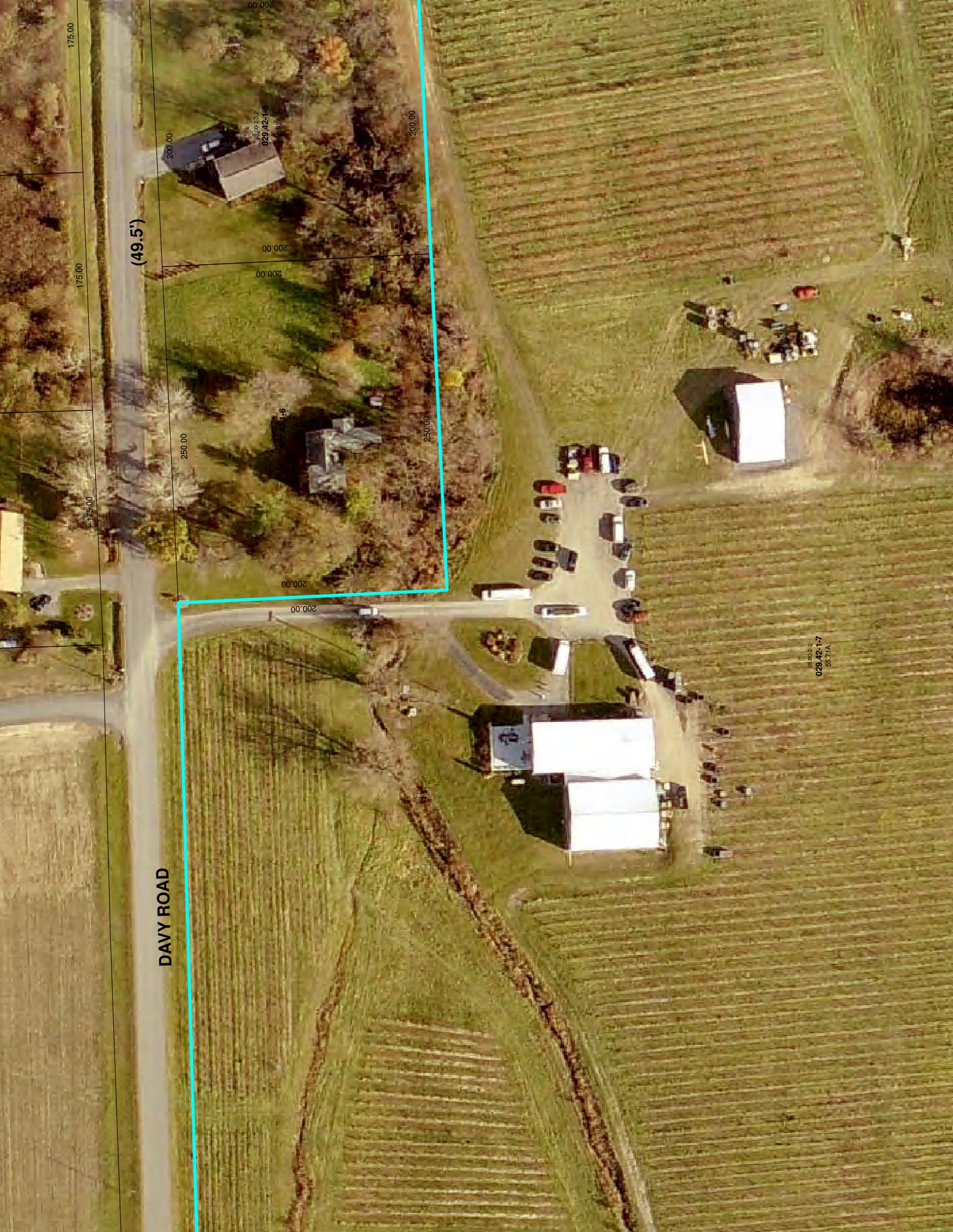
325(S)

216(S)

2090(S)

155(S)

615(S)



DAVY ROAD

(49.5')

175.00

175.00

175.00

200.00

28.00.23.2
029.42-1-6
55.71A

200.00

200.00

200.00

250.00

200.00.23.2
029.42-1-6
55.71A

250.00

200.00

28.00.23.2
029.42-1-7
55.71A