

TOWN OF ROCHESTER PLANNING BOARD  
ULSTER COUNTY, NEW YORK

Application # 15-048UP  
Date 6/30/15  
Fee Paid \$ 500.00 ch# 107  
Type: Site Plan      SUP

**SITE PLAN and SPECIAL USE PERMIT APPLICATION**

- 1. Name of Project: Beach Automotive, Inc.
- 2. Property Owner: R.O. Rohan (Bob Allen)  
Address: \_\_\_\_\_

Primary Phone \_\_\_\_\_ Secondary Phone \_\_\_\_\_  
E-Mail Address \_\_\_\_\_

- 3. Applicant Name (if other than Owner): Ryan J. Basten  
Address: \_\_\_\_\_

Primary Phone \_\_\_\_\_ Secondary Phone( ) \_\_\_\_\_  
E-Mail Address \_\_\_\_\_

- 4. Site Location: Name of Public/Private Road project is accessed by 5754 Rt. 209  
Tax Map Section: 76.2 Block 2 Lot 8.1  
Town of Rochester Zoning District(s): B  
Acreage of parcel(s) 10.0 acres [Include all acreage of Current parcel(s) involved]  
Is this project proposed to be completed in multiple phases? no

- 5. This project is (check one):  Expansion of existing use [ ] Change of Use [ ] New construction

- 6. Will this project require permits or approval from any Federal, State, or County agencies? \_\_\_\_\_  
If yes, Name? NYS DMV (dept. of Motor Vehicle)

- 7. Existing use and facilities (indicate each existing building, approximate size, use, and other facilities, parking lots, etc.) entire north half of building is currently used by Taylor Rentals, south west corner of building currently occupied by Helena's Pierogies, proposed south east corner facing the road by Beach Auto Inc.

- 8. Describe the current use(s) of all contiguous parcels [ Include ALL types of uses]  
Examples: Vacant land, Residential, Commercial, Farm, Industrial, etc trailer park behind west of premises, Napa Auto Parts to the south, Kelder's Farm across the highway private residence north behind tree buffer.

9. Describe proposed use and scope of project: Retail Sales Used Car Dealer,  
front corner office facing Rt. 209 w/ 10 prominent display  
parking spaces w/ 3 customer parking spaces as noted on  
attached site map.

10. Proposed construction – MUST INCLUDE A MAP TO SCALE – (Describe type and size of building and show location on map with setback dimensions on all property lines and other buildings). List any physical restrictions to the project such as waterways, flood plains, wetlands, steep slopes, rock outcroppings etc. [Locations of these must also be notated on the map provided by the applicant]  
no new construction

11. Will the project require water supply and/or involve the disposal of sewage? If Yes, describe and give amounts. no

12. Is the property located within or contiguous to a NY State Certified Agricultural District? yes

13. Does the property contain land located within a 100 year flood plain or Federal or NYS identified wetlands? yes, Mombachus creek

14. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or National Registers of Historic Places? no If yes, Name? \_\_\_\_\_

15. Is the applicant requesting any waivers in **procedure or submittal requirements** from the Zoning (Chapter 140) regulations? (See 140-47 for details) no  
*If answered yes, then the applicant shall provide these requests to the Planning Board separately in written form and include all reasoning for such requests.*

**Deponent, being duly sworn, states that he/she is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he/she is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County, and Local Ordinances.**

Sworn by me this 29 day of June, 2015

[Signature]  
Witnessed by

[Signature] <sup>RB</sup>  
Signature of Applicant/ Agent

**If an agent is representing applicant, a signed letter by applicant authorizing named individual to act as his/her agent must accompany the application.**

617.20  
Appendix B  
Short Environmental Assessment Form

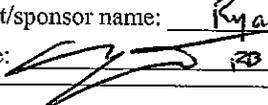
**Instructions for Completing**

**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.

<b>Part 1 - Project and Sponsor Information</b>			
Proposal for Retail Auto Sales at 5754 Rt. 209 by Ryan Basten			
Name of Action or Project: BEACH AUTOMOTIVE, Inc.			
Project Location (describe, and attach a location map): 5754 Rt. 209 Kerhonkson, NY 12446			
Brief Description of Proposed Action: Expansion of property use for retail used automobile sales. 650 sq. ft. office space w/ 3 customer parking spots (pre-existing). (10) prominent automobile display spots in front of building by Rt. 209.			
Name of Applicant or Sponsor: Ryan J. Basten		Telephone: _____	
		E-Mail: _____	
Address: _____			
City/PO: _____		State: _____	Zip Code: _____
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"/> YES <input 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: NYS Dept. of Motor Vehicles			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		10.0	acres
b. Total acreage to be physically disturbed?		.5	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		10.0	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			



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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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: _____	NO	YES
_____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Ryan J. Basten</u>	Date: <u>6/29/15</u>	
Signature: 		

**Part 2 - Impact Assessment.** The Lead Agency is responsible for the completion of Part 2. 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?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use of land?	<input type="checkbox"/>	<input type="checkbox"/>
3. Will the proposed action impair the character or quality of the existing community?	<input type="checkbox"/>	<input type="checkbox"/>
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>
7. Will the proposed action impact existing:		
a. public / private water supplies?	<input type="checkbox"/>	<input type="checkbox"/>
b. public / private wastewater treatment utilities?	<input type="checkbox"/>	<input type="checkbox"/>
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	<input type="checkbox"/>	<input type="checkbox"/>
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	<input type="checkbox"/>	<input type="checkbox"/>

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

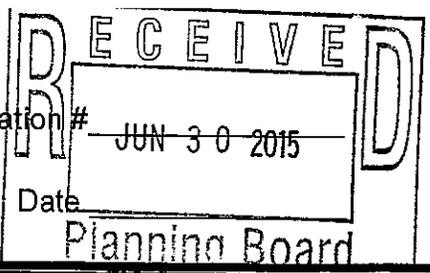
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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.

<input type="checkbox"/>	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.
<input type="checkbox"/>	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.
_____	_____
Name of Lead Agency	Date
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

**PRINT**

TOWN VILLAGE CITY OF \_\_\_\_\_  
(circle one)

Application # \_\_\_\_\_



# Agricultural Data Statement

**Instructions:** This form must be completed for any application for a special use permit, site plan approval, use variance or a subdivision approval requiring municipal review that would occur on property within 500 feet of a farm operation located in a NYS Dept. of Ag & Markets certified Agricultural District.

Applicant	Owner if Different from Applicant
Name: <u>Beach Automotive, Inc.</u> Address: _____	Name: <u>R.O. Rohan LLC</u> Address: _____

1. Type of Application:  Special Use Permit;  Site Plan Approval;  Use Variance;  
(circle one or more)  Subdivision Approval

2. Description of proposed project: Expansion of property use for Retail Used Car Sales

3. Location of project: Address: 5754 Rt. 209 Kerhonkson, NY 12446  
Tax Map Number (TMP) 76.2 Block #2 Lot 8.1

4. Is this parcel within an Agricultural District?  NO  YES (Check with your local assessor if you do not know)

5. If YES, Agricultural District Number \_\_\_\_\_

6. Is this parcel actively farmed?  NO  YES

7. List all farm operations within 500 feet of your parcel. Attach additional sheets if necessary.

Name: <u>Kelder's Farm</u> Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES
Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES	Name: _____ Address: _____ Is this parcel actively farmed? <input type="checkbox"/> NO <input type="checkbox"/> YES

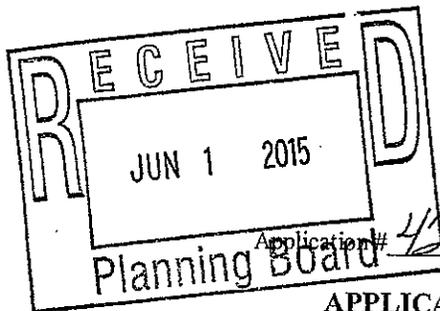
[Signature]  
Signature of Applicant

[Signature]  
Signature of Owner (if other than applicant)

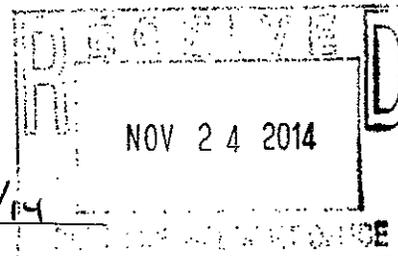
Reviewed by: \_\_\_\_\_  
Signature of Municipal Official

\_\_\_\_\_  
Date

NOTE TO REFERRAL AGENCY: County Planning Board review is required. A copy of the Agricultural Data Statement must be submitted along with the referral to the County Planning Department.



TOWN OF ROCHESTER



Application # 406

Date 11/24/14

APPLICATION OF ZONING PERMIT AND CLASSIFICATION

- 1.) Property Owner R.O. Rohan (Bob Allen)  
Mailing address \_\_\_\_\_  
Phone # \_\_\_\_\_  
Applicant if other than owner Ryan Basten Beach Automotive, Inc.  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_
- 2.) Site Location (Road) 5704 rt. 209 Kerhonkson, NY 12446  
Subdivision Name \_\_\_\_\_  
Tax Map # Section 76.2 Block 2 Lot 8.1
- 3.) Acreage of Property 10 Zoning District B
- 4.) Existing use and facilities (Indicate each existing building, approximate size, use, and other facilities, parking lots, well and septic, etc.)  
Taylor Rentals  
Helena Specialty Pierogies  
Hudson Valley Vintage Rentals
- 5.) This project is:  expansion of use  change of use  new construction
- 6.) Proposed use (Describe) used car sales - 4 parking spots and a small office space
- 7.) List any deed restrictions for proposed use \_\_\_\_\_
- 8.) Proposed Construction - **MUST INCLUDE A MAP TO SCALE** - (Describe type and size of buildings and show location on map with dimensions to all property lines and other buildings on the property) (**SURVEY MAP MAY BE REQUIRED**)
- 9.) List any physical restrictions to this project (floodplain, wetlands, steep slopes, etc.) \_\_\_\_\_

Deponent, being duly sworn, states that he is the owner or authorized agent of the owner for which the foregoing work is proposed to be done, and that he is duly authorized to perform such work, and that all work will be performed in accordance with all applicable State, County and Local Laws.

GEORGE B. BOKERIN 24 day of November, 2014  
REGISTRATION # 01BE6053049  
QUALIFIED IN ULSTER COUNTY  
MY COMMISSION EXPIRES 01/01/2015

[Signature]  
Signature

CODE ENFORCEMENT OFFICER CLASSIFICATION

- 1.)  Permitted use subject to obtaining one or more of the following:
  - a.)  Subdivision Approval
  - b.)  Special Use Permit Retail Auto
  - c.)  Site Plan Approval
  - d.)  Building Permit
  - e.)  Miscellaneous Permit
  - f.)  Inspection by C.E.O.
  - g.)  Other: \_\_\_\_\_
- 2.)  Proposed use not permitted for the following reasons: \_\_\_\_\_

Date: December 3, 2014

Code Enforcement Officer

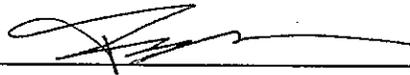
[Signature]  
(Signature)

Use description and permission to apply for special use permit for Beach Automotive

Beach Automotive, Inc. would like to sell used automobiles at 5754 Rt. 209 Kerhonkson, NY. The initial scope of business would be no more than 10 cars on the display lot with 3 additional customer parking spots (1 handicapped) in front of the storefront. The office space would be used for business meetings and paperwork. Meetings will initially be by appointment only. Normal business hours of 10am – 6pm will be in effect if and when I can afford no more than 1 employee. There will be no modification to the physical property, lighting or parking and the current signage space will be used. Vehicles will be parked on the grass as per the attached site map and Beach Automotive agrees to constantly maintain said parking spaces for the purposes of appearance, safety, lawn maintenance and snow plowing.

I, Bob Allen, owner of R. O. Rohan LLC., allow Ryan Basten, owner of Beach Automotive Inc., to act on my behalf for the sole purpose of applying for the special use permit for the above stated property and use.

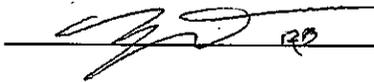
R. O. Rohan LLC  
Bob Allen



Date

7/13/15

Beach Automotive, Inc.  
Ryan Basten



Date

7/13/15

