

TOWN OF ROCHESTER PLANNING BOARD
ULSTER COUNTY, NEW YORK

Application # 15-02 SBI
Date 8/27/15
Fee Paid \$ 405 ch#3485
Type: Major Minor

SUBDIVISION APPLICATION

1. Name of Project: _____
2. Property Owner: Therese Bimka Jerky Wintros
Address: 500 STONY KILL ROAD
ACCORDY NY 12404
Phone (347) 410-0952 Day Time # () _____
Fax () _____ E-Mail Address TBim1@aol.com
aitaydr@aol.com
3. Applicant Name (if other than Owner): _____
Address: _____
Phone () _____ Day Time # () _____
Fax () _____ E-Mail Address _____
4. Site Location: Name of Public/Private Road project is accessed by STONY KILL ROAD
Tax Map Section: 76.4 Block 3 Lot 3.140
Tax Account # 76.4-3-3.140 Town of Rochester Zoning District: _____
5. **Current** total number of lots: 1 **Proposed** total number of lots: 2
Acreage of parcel(s) to be subdivided 1.8 acres [Include all acreage of Current parcel(s)]
Is this project proposed to be completed in multiple phases? NO
6. Will this project require permits or approval from any Federal, State, or County agencies? _____
If yes, Name? NO
7. Is the property located within or contiguous to a NY State Certified Agricultural District? NO
8. Does the property contain land located within a 100 year flood plain? NO
9. Does the property contain land within any Federal or NYS identified wetlands? NO
10. 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? _____

11. Describe the proposed method/type of water supply and the disposal of sewage. well
AND IN GROUND SEPTIC

12. Will the proposed subdivision require the creation or extension of any public or private roadways?
If yes, Name? ND

13. Describe the general terrain, physical characteristics, and current use of the lot(s) to be subdivided.
Example: Steep sloped, Gentle Slope, Flat, Wooded, Pasture, Vacant land, Residential, Commercial, etc
STEEP SLOPED

14. 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 plan provided by the applicant.
ROCK OUTCROPPINGS: NEXT TO 498 (NEW CONSTRUCTION) + WITHIN PARCEL ASSOCIATED W/ NEW CONSTRUCTION

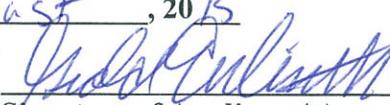
15. Is the applicant proposing review under Conservation Subdivision (Chapter 125-23) option? _____

16. Is the applicant requesting any waivers in **procedure or submittal requirements** from the Subdivision (Chapter 125) or Zoning (Chapter 140) regulations? (See 125-5 or 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.

17. Provide names of all bounding property owners. Attach additional sheets if necessary.

| | |
|-----------------------------|-----------------|
| <u>John + Debi Moderski</u> | <u>MARUSEK</u> |
| <u>OLYNEC</u> | <u>WILLIAMS</u> |
| <u>SHORT</u> | <u>IWANOW</u> |

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 27th day of August, 2015

Signature of Applicant/ Agent


Witnessed by

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.

| Part 1 - Project and Sponsor Information | | | |
|--|--|--------------------------------|--|
| Name of Action or Project: | | | |
| Project Location (describe, and attach a location map): <i>500 STONY KILL ROAD Accord NY. 12404</i> | | | |
| Brief Description of Proposed Action: <i>SUB Divide 18 Acre Parcel into (2) lots: (1) 8.467 (2) 9.539</i> | | | |
| Name of Applicant or Sponsor: | | Telephone: <i>845 626 0985</i> | |
| <i>Therese Bimka Jerry Wintus</i> | | E-Mail: <i>T.Bimka@ACC.com</i> | |
| Address: <i>500 STONY KILL ROAD</i> | | | |
| City/PO: <i>Accord</i> | | State: <i>NY</i> | Zip Code: <i>12404</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"/> 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: | | | NO <input checked="" type="checkbox"/> YES <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | <u> 18 </u> acres | |
| b. Total acreage to be physically disturbed? | | <u> 0 </u> acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u> 0 </u> 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 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Consistent with the adopted comprehensive plan? | <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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | <input checked="" type="checkbox"/> | <input 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"/> | <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"/> | <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: _____ | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Is the proposed action located in an archeological sensitive area? | <input checked="" type="checkbox"/> | <input 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? | <input type="checkbox"/> | <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"/> | <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 checked="" type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input 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? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16. Is the project site located in the 100 year flood plain? | <input checked="" type="checkbox"/> | <input 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? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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|--|-------------------------------------|--------------------------|
| 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"/> |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Therese Runka / Gerald Wintrob</u> | | Date: <u>8/27/15</u> |
| Signature: <u>[Handwritten Signatures]</u> | | |

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?"

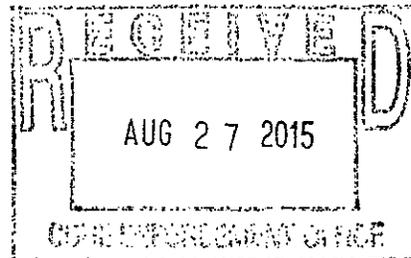
| | No, or small impact may occur | Moderate to large impact may occur |
|--|-------------------------------|------------------------------------|
| 1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 OF ROCHESTER

Application # 242

Date

APPLICATION OF ZONING PERMIT AND CLASSIFICATION

1.) Property Owner Therese Bimica / Jerry Wintrob
Mailing address 500 STONY KILL ROAD
ACCORD NY 12404
Phone # 347 410 0952
Applicant if other than owner
Address

2.) Site Location (Road) Stonykill Rd.
Subdivision Name
Tax Map # Section 76.4 Block 3 Lot 3.140

3.) Acreage of Property 18 Zoning District R-2

4.) Existing use and facilities (Indicate each existing building, approximate size, use, and other facilities, parking lots, well and septic, etc.)
30x34 Home 30x20 GARAGE
30x36 Home 16x16 ART STUDIO

5.) This project is: expansion of use change of use new construction

6.) Proposed use (Describe) 2 primary residences
2 lot sub division

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.

Sworn by me this 27 day of Aug, 2015 [Signature]
Signature

Witnessed by: Brenda Striano

CODE ENFORCEMENT OFFICER CLASSIFICATION

- 1.) Permitted use subject to obtaining one or more of the following:
a.) Subdivision Approval
b.) Special Use Permit
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: 8/27/15

Code Enforcement Officer Albert E. Davis (Signature)