



Mayor Danny Condella
Trustee Kevin McCloud
Trustee Daniel Henries, Jr.
Trustee Teresa Hoban
Trustee Daniel Irwin
Trustee Norman Koek
Trustee Brenda Travis
Clerk-Treasurer Holly Easling

PO Box 426, 111 Elm Street
Penn Yan, New York 14527
Phone 315-536-3015
Fax 315-536-4685
TDD 800-662-1220
villageofpennyan.com

Village of Penn Yan
Planning Board Meeting Agenda

Village Hall, Room 202, 111 Elm Street, Penn Yan
Monday, May 6, 2024 at 7:00 p.m.

Mike Clancy, Chair
Sarah Purdy

Larry Strickland
Denis Gilmartin, Alternate

Dan Henries, Trustee
James Marshall, CEO

1. Call to order – Pledge of Allegiance, roll call, report of a quorum and opening comments
2. Approve or approve with corrections the April 1, 2024 meeting minutes.
3. Site Plan Application review and public hearing(s) for:
 - 130 Lincoln Avenue – a short-term rental facility is proposed.
 - 111 Liberty Street – seasonal water craft and bike rental business is proposed.
 - Lake Street Plaza (Gordman’s Building) – NAPA automotive parts business is proposed.
4. Adjourn

Village of Penn Yan
Special Use Permit Application

Proposed Project

Please type or clearly print

Address: 130 Lincoln Ave Penn Yan, NY 14527 Tax Map ID 50.77-1-23 &26
Zoned: _____ Historic District: ___ Yes X No
Name: _____
Current Use: Investment Property
Proposed Use: rental
Description: Short term Rental Mid term Rental

Applicant

Name: Benjamin Hemry
Mailing Address: 603 Exchange st Apt1 Geneva NY 14456
Phone Number: (516) 965-7065 Email: bkhemry92@gmail.com

Property Owner

Name: Benjamin Hemry
Mailing Address: 503 Exchange st apt1 Geneva NY 14456
Phone Number: (516) 965-7065 Email: bkhemry92@gmail.com

Supply proof of consent from property owner for this proposed project.

Engineer

Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Site Detail

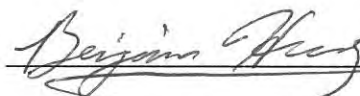
Parking Requirements, per Village Code _____

Easements: X Yes ___ No If yes, briefly describe edge of the driveway crosses over to the next lot

Deed Restrictions: ___ Yes X No If yes, briefly describe _____

Square footage

Building: 1,547 Open Storage Area: _____
Parking: 1,824 Landscaped area: _____
Other: _____ Total Site sf: 7,266 (parcel B) + 14,641 (parcel A)

Applicant Signature:  Date: 3/29/24

Village of Penn Yan Special Use Permit Application

Planning Board meetings are held on the first Monday of the month at 7:00 PM in the Village Hall, 111 Elm Street. *In the event a regularly scheduled meeting is on a holiday, the meeting will be moved the next day – Tuesday – this will be confirmed by the Planning Board secretary.*

The application submission deadline is the 1st Thursday of the prior month **and is subject to change**, confirm with Planning Board secretary.

The application fee is \$100. All legal and engineering costs incurred by the Village of Penn Yan will be billed to the applicant. Fee and costs apply to all applications.

All items on the attached checklist must be answered **AND** a State Environmental Quality Review (SEQR) submitted. *Follow this link for a Short Environmental Assessment Form.*

A Special Use Permit shall be valid for a period of six (6) months from the date of issuance should advanced permitting and/or construction not occur.

A member of the Planning Board can meet with you for a sketch plan conference prior to submitting a completed application, plan and fee.

Development in the Historic District that call for exterior alterations will require a Certificate of Appropriateness from the Historic Preservation Commission.

See Village Code §202-20.1 Special Use Permit procedures.

Project Name: Short-term rental

Project Address: 130 Lincoln Ave Penn Yan, NY 14527

Applicant Name: Benjamin Hemy

Email Address: bkhemry92@gmail.com

Date Received: 3/29/24 Fee Paid \$100 #1006

Special Use Permit Checklist

→ The plan should contain all of the following, attach notes if necessary. ←

1.		PB	Title of drawing, name, address of person responsible for preparation of drawing and the date of drawing.
2.		PB	A general location map identifying the location of the lot, including tax map # and street address.
3.		PB	Boundaries of the lot for which permit is requested.
4.		PB	Location of all streets identifying land uses within 300 feet of the boundaries of the lot.
5.		PB	Location, dimensions & description of all existing or proposed buildings & structures on the lot, including distances of all exterior portions of the buildings or structures to the lot boundary lines.
6.		PB	Location of an existing or proposed outdoor storage, including description and quantities of what it to be stored.
7.		PB	Location of all existing and proposed access drives, parking areas and other paved surfaces, showing dimensions and setback distances to lot boundary lines.
8.		PB	All existing and proposed landscaping on the property.
9.		PB & MUB	A grading & drainage plan showing proposed elevation contour lines of the lot upon which the use is proposed. Such grading and drainage plan shall show the elevation contours for the immediate 10 feet outside the boundary lines of and surrounding the premises which is the subject of the application, for the full perimeter of such subject premises.
10.		PB & MUB	Location of existing and proposed water lines, sanitary and storm sewers, natural gas lines and power, telephone and cable lines.
11.		PB	Location & description of all existing and proposed exterior signs.
12.		PB	Location & design of all exterior lighting fixtures, including directions of lamination and intensity thereof.
13.		PB	A record of application and status of any other permits required for the project.
14.		PB	State Environmental Quality Review (SEQR) – <u>Short Environmental Assessment Form</u>
15.		PB	Any other information concerning the proposed use considered necessary by the Planning Board in its sole discretion.
16.		PB	Nine (9) copies of site plan & attachments scaled 1"=20' (or 40') Max 34"X44" AND one (1) pdf.

Revised site plans MUST HAVE all changes CLEARLY identified using clouds, symbols, notes or some other readily recognizable format.

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		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 type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input type="checkbox"/>	
	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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 type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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 type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<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? b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input type="checkbox"/>
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
49. 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 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 type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: _____ Date: _____ Signature: _____ Title: _____		

NOTES

"UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING THE SEAL OF A LICENSED LAND SURVEYOR IS A VIOLATION OF SECTION 7-209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW"

"ONLY COPIES OF THIS SURVEY MAP MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S EMBOSSED OR INK SEAL SHALL BE CONSIDERED TO BE TRUE VALID COPIES"

"THE CERTIFICATION ON THIS SURVEY MAP IS LIMITED TO THE PERSONS FOR WHOM THE SURVEY WAS PREPARED, THE LENDING INSTITUTION, AND THE TITLE INSURANCE COMPANY, ALL AS NOTED, AND IS NOT TRANSFERABLE"

0 25 50 75

PLAT #17-YA11-29.DWG

N/F LANE
L. 631, PG. 48

FORMER SWARTHOUT STREET
(IMPROVED PAPER STREET)

REFERENCES

- [A.] WARRANTY DEED -
CONRAD GILL ETAL
TO (AUG 20, 2016) L. 708, PG. 124
FLOYD LANE
- [B.] - SUBDIVISION MAP -
"GENEVA REALTY COMPANY ADDITION"
FILED NOV. 8, 1906 IN L. 1 OF MAPS, PG. 4
PREPARED BY J. W. BRENNAN, CE
- [C.] - ABSTRACT OF TITLE -
SEARCH #6-3846
LAST DATED APRIL 10, 2017
PREPARED BY KEUKA ABSTRACT CORP.

LEGEND

- ● -- FOUND IRON PIN
- ○ -- SET IRON PIN
- OVERHEAD UTILITY LINE
- ♁ -- FIRE HYDRANT
- □ -- UTILITY POLE

INTERNAL MAP
REF. "B" LOT
LINE (TYPICAL)

N/F
IVAN & ANNA MARTIN
L. 537, PG. 25
FILED MAP NO. M06-47

THIS MAP WAS REVISED ON AUGUST 22,
2017 TO REFLECT AMENDED
CERTIFICATIONS AS SHOWN.

N/F
IVAN & ANNA MARTIN
L. 537, PG. 25
FILED MAP NO. M06-47

N/F
HERBERT FITCH
L. 285, PG. 161

N/F
GILL
L. 168, PG. 590

PARCEL "A"
0.336 ± ACRES
14,641 ± SQ. FT.

PARCEL "B"
0.167 ± ACRES
7,266 ± SQ. FT.
(PART OF TAX LOT 50.77-1-26)

N/F
ELIZA MOORE
L. 202, PG. 289

LINCOLN AVENUE FORMERLY KNOWN AS GILLETTE STREET
(45' WIDE)

I HEREBY CERTIFY TO:

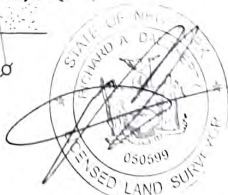
- [A.] KATHRYN RIPPEY
- [B.] USNY BANK, its successors and/or assigns
- [C.] CHICAGO TITLE INSURANCE COMPANY
- [D.] KOWALSKI LEGAL PLLC
- [E.] WILLIAM P. FLETCHER, ESQ.

I AM A LICENSED LAND SURVEYOR
AND THIS MAP DATED JANUARY 28, 2017
IS BASED ON AN INSTRUMENT SURVEY
COMPLETED ON JANUARY 26, 2017 BY ME
PER THE STANDARDS ADOPTED
BY THE NEW YORK STATE ASSOCIATION
OF PROFESSIONAL LAND SURVEYORS.

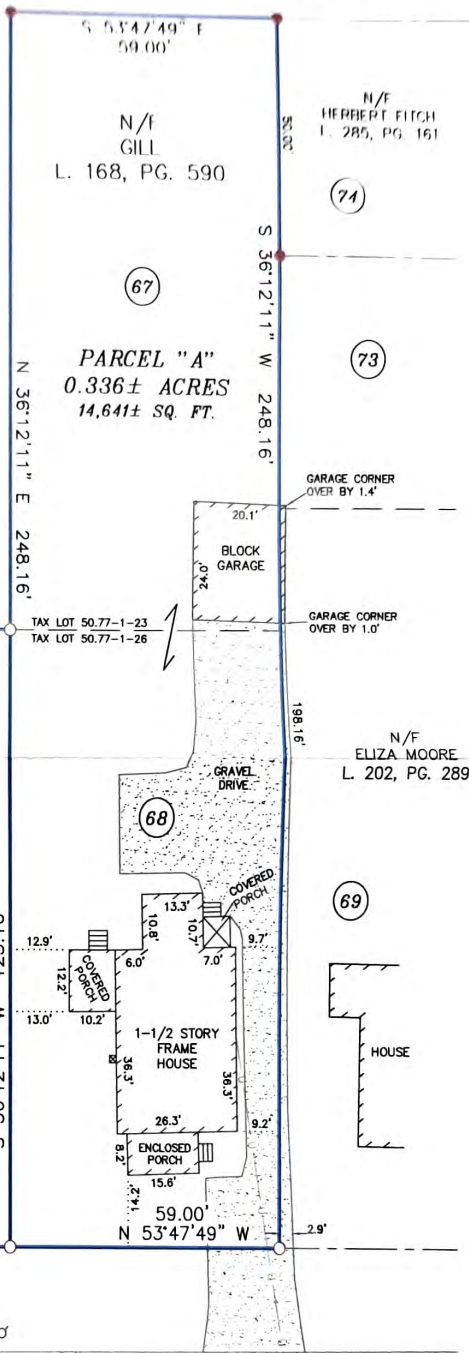
COPYRIGHT 2017 RICHARD A. DAUGHERTY (ALL RIGHTS RESERVED)

SURVEY MAP
LANDS OF
FLOYD D. LANE

TAX LOTS 50.77-1-23 & 26
SITUATE AT 130 LINCOLN AVENUE
BEING LOTS 68-68 OF GENEVA REALTY
COMPANY ADDITION SUBDIVISION
VILLAGE OF PENN YAN
TOWN OF MILO
COUNTY OF YATES
STATE OF NEW YORK



RICHARD DAUGHERTY
PROFESSIONAL LAND SURVEYOR
4871 BELKNAP HILL ROAD
BRANCHPORT, NEW YORK 14418
PHONE 607-522-4702



Short-Term Rental Permit Application

Office of Zoning & Building Inspection ♦ PO Box 426, 111 Elm Street, Penn Yan, NY 14527 ♦ 315-536-6397



A short-term rental (STR) permit is required for a property used as a short-term rental, minimally defined as sleeping rooms with a bathroom facility, offered for compensation for periods of less than 30 consecutive days per occurrence. Each property or parcel that is used for a short-term rental must receive a special use permit from the Planning Board. A revocable STR permit is valid for one year and must be renewed prior to its expiration. STR permits expired for more than three (3) months will pay the initial permit fee when renewing. A short-term permit is not transferrable to a new owner. Short-Term Rental Permit Application [Fee Schedule](#).

	Permit Fee
Owners (51%+) who are residents of the Village of Penn Yan	\$ 500.00
Owners (51%+) who are residents of Yates County	\$ 1,500.00
Owners, all other.....	\$ 2,500.00

Provide a completed application, fee and supplemental information at the time of submittal, per [§ 202-20.16](#).

Address of Rental: 130 Lincoln ave Penn Yan, NY 14527 **Tax Map ID:** 50.77-1-23 & 26

Applicant's Name: Benjamin Hemry
Mailing Address: 503 Exchange st apt1 Geneva, NY 14456
Phone Number: (516) 965-7065
Email: bkhemry92@gmail.com

Owner by Entity – provide the underlying document creating the entity. It must specify the ownership interests and the physical address of the specific people who are a part of that entity.

Entity Name: 130 Lincoln Avenue LLC
Managing Member: Benjamin Hemry
Mailing Address: 130 Lincoln ave Penn Yan, NY 14527
Phone Number: (516) 965-7065

Owner by Individual People – provide names of all owners of property.

Owner Name: Benjamin Hemry
Mailing Address: 503 Exchange st apt1 Geneva, NY 14456
Physical Address: 503 Exchange st apt1 Geneva, NY 14456
Phone Number: (516) 965-7065 **% Of Ownership:** 100%

Owner Name: _____

Mailing Address: _____

Physical Address: _____

Phone Number: _____ % Of Ownership: _____

Owner Name: _____

Mailing Address: _____

Physical Address: _____

Phone Number: _____ % Of Ownership: _____

Property Management – must be authorized to act as the agent to remedy any violations per §202-20.16.

Manager Name: BENJAMIN HENRY

Mailing Address: 503 EXCHANGE ST APT 1
GENEVA NY 14456

Physical Address: _____

Phone Number: (516) 965-7065

Email: BKHENRY92@GMAIL.COM

Required Support Documentation

- Current deed showing ownership of property proposed for short term rental.
- In the event ownership is by other than individual, include a copy of the document creating the ownership entity showing the interest of each individual in ownership.
- Evidence of property insurance and/or certificate of liability insurance for rental property.
- Non-refundable fee, visit fee schedule.
- Application for site plan and special use permit with the following support documentation.
 - Fee
 - Short Environmental Assessment Form (SEQR)
 - Site plan as described on application checklist
- Floor plan – accurate, drawn to scale floor plan that includes every floor of the structure.
 - Basement, include all rooms, windows, exits, bedrooms and utilities.
 - First and second floors, include all rooms, windows, exits, bedrooms and heating/cooling units.
 - Attic, if any, include all rooms, exits, windows, bedrooms and heating/cooling units.

Acknowledgement of Standards – checking the following items and signing below affirms that the proposed short-term rental will comply with all listed items.

- Every short-term rental operator shall apply for and procure a Special Use Permit and site plan approval from the Village Planning Board.

- Short-term rental permits are renewed annually and are revocable.
- Permission for property inspection by Code Enforcement Officer.
- Short-term rentals must comply with the Code of the Village of Penn Yan and the New York State Uniform Fire Prevention and Building Code at all times.
- Operators are required to present renters prior to occupancy with a policy statement that contains:
 - Maximum facility occupancy and on-site parking.
 - Parking is not permitted on the street or unpaved yard.
 - Emergency contact is by 911.
 - Good neighbor statement:
 - Renters should be conscious of residents in neighboring homes
 - Vehicular traffic should not be greater than normally expected in the neighborhood.
 - No excessive music or other noise, fumes, glare or vibrations generated during use.
 - Outdoor events are to be held between the hours of 10 a.m. and 10 p.m. and be a one-day occurrence.
 - Activities shall be in compliance with noise regulations.
- Property owner, agent or applicant has not had a short-term rental permit revoked in any jurisdiction.
- Exterior advertising on property is prohibited.
- The property manager is available 24 hours a day, every day and is within 30 miles of the Village of Penn Yan and is authorized by the property owner to act as their agent. Manager contact information is provided to renters.
- A current copy of the short-term rental permit is prominently posted in close proximity to the main entrance to the unit along with a copy of the Certificate of Authority to Collect Occupancy Tax.
- Notify the Office of Zoning & Building Inspection of any changes in the short-term rental status.
- Display the short-term rental permit number conspicuously in all advertisements.

The undersigned, property owners(s) and agent thereof, if any agree to comply in accordance with the Acknowledgement of Standards listed above, Code of the Village of Penn Yan and NYS Uniform Fire Prevention and Building Code. Affirming that the supplied information for this short-term rental application is accurate and that the property manager is an authorized representative to take action as required to comply with the provisions of §202-20.16.

Signature: *Benjamin Hensch* Date 3/29/24

Signature: _____ Date _____

Signature: _____ Date _____

Property Manager Acknowledgement of Responsibility. The undersigned property manager agrees to comply with and be responsible for the enforcement of the regulations and restrictions as outlined in sub-section F and I of §202-20.16.

Signature: *Benjamin Hensch* Date 3/29/24

OFFICE USE → 130 Lincoln Avenue | \$2,500 #1006 | 3/29/24
Address, tax ID Fee paid Date received

Short-term Rental Inspection

130 Lincoln Street
50.77-1-23.1

Benjamin Hemry, manager
516-965-7065

4/15/2024 1:00 PM

Inspection Checklist

- All exits are unobstructed and accessible.
- All smoke detectors are inspected in proper areas and working properly.
- Fire extinguishers are inspected annually and are tagged.
- Fire extinguishers are unobstructed and hung from proper hangers.
- Electric panels/mechanicals are unobstructed.
- James Marshall III* *Rec'd* Electrical panels are not missing breakers. No openings inside panel cover.
- Exterior property is in a sanitary condition.
- Carbon monoxide detectors are installed and working properly.
- Escape plan on the back of each bedroom door – TAKE PICTURE & submit for file if not provided.
- Escape ladders for each upper bedroom.

CEO Comments Will get blanks for electric panel box
Clean gutters - Satisfied 4/17/2024

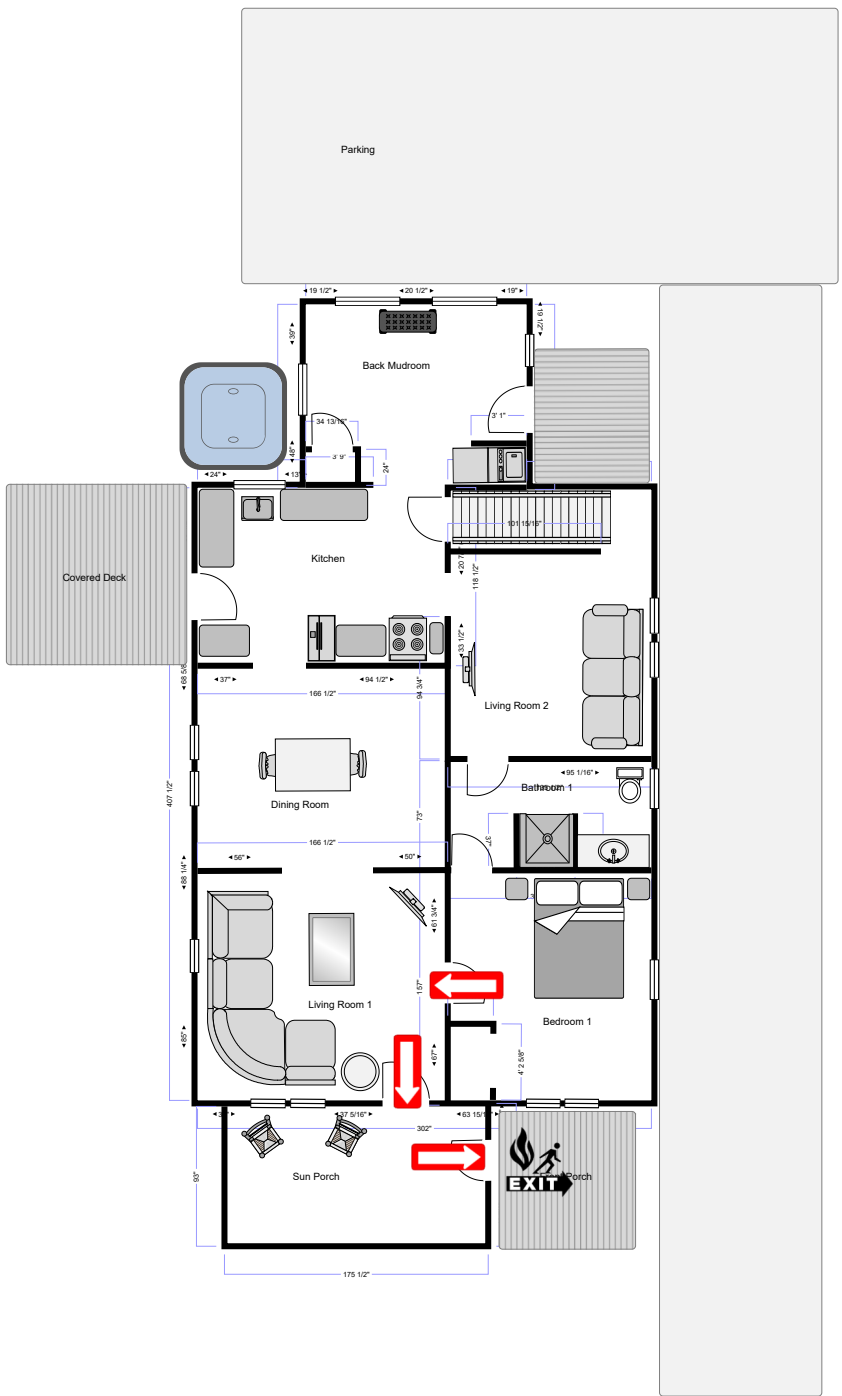
Max Occupancy 6 Number of Bedrooms 3

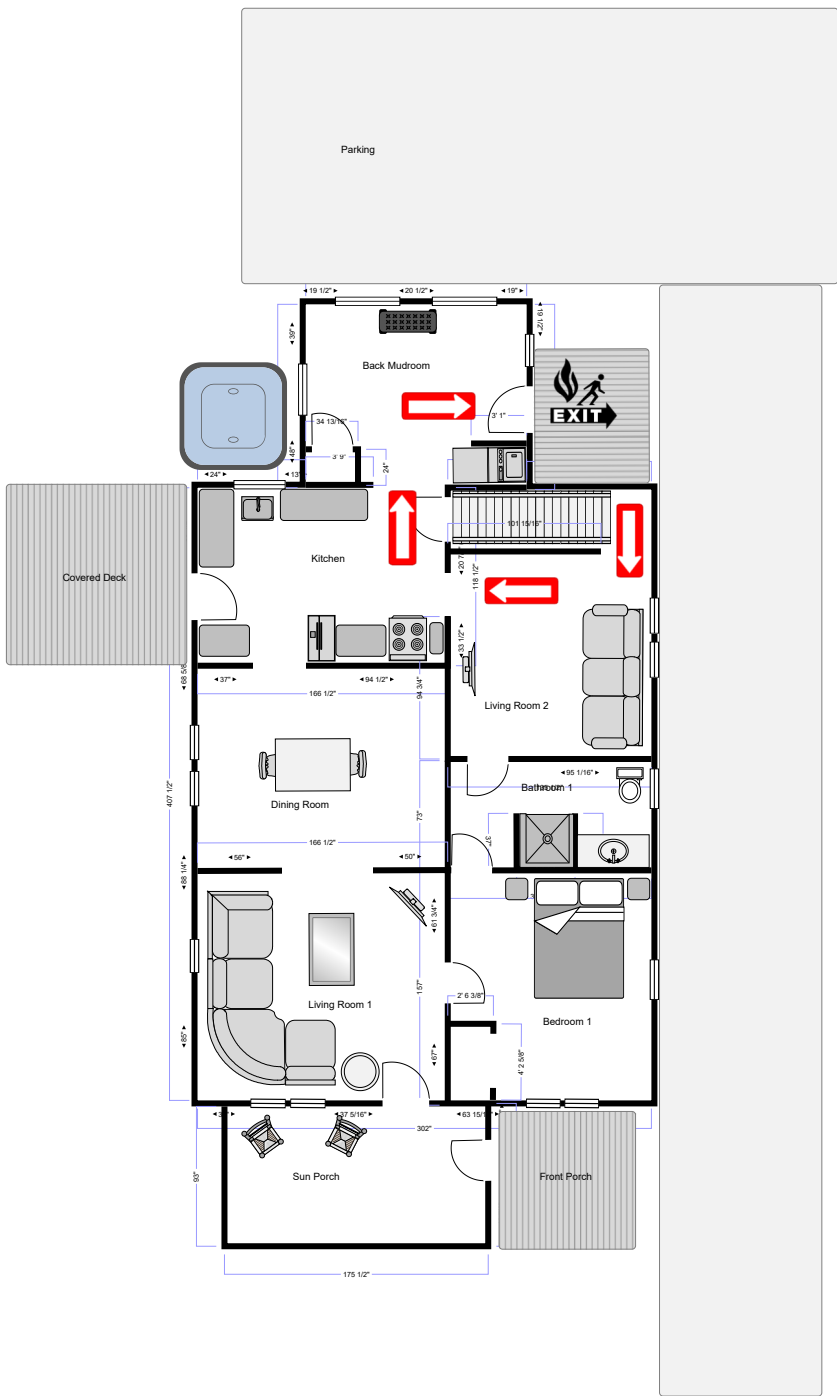
Min Vehicles _____ Parking Location Off Street

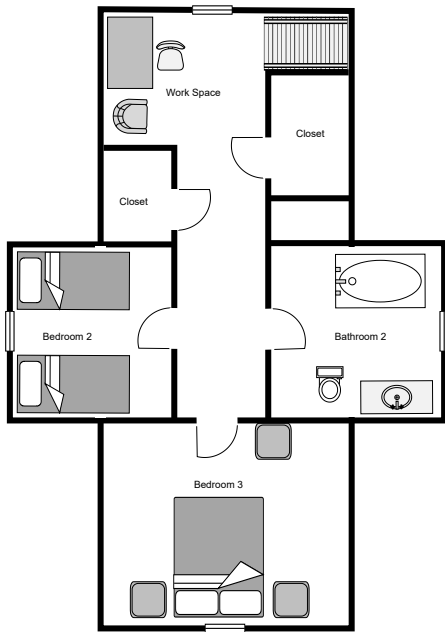
CEO Approved James Marshall III Date 4/17/2024

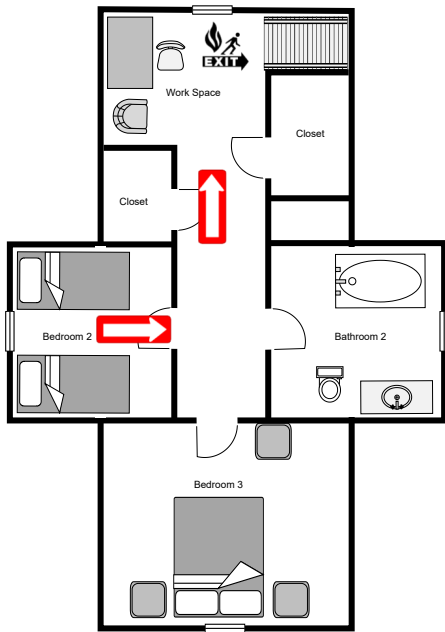
CEO Denied _____ Date _____

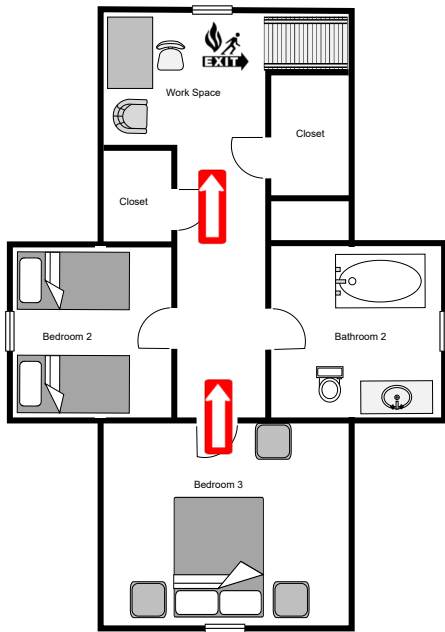


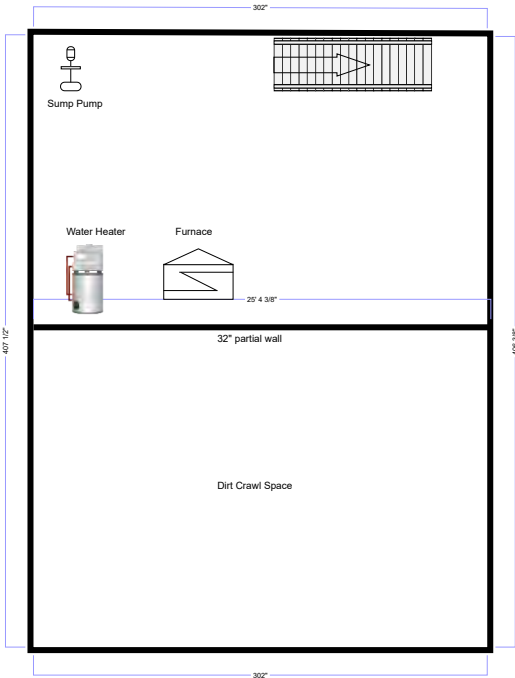












14. Kathryn Rippey Mortgage to Secure: \$84,000.00
-to- Dated: September 1, 2017
Ack: September 1, 2017
Mortgage Electronic Registration Systems, Inc., as nominee for USNY Bank Rec: September 1, 2017 at 2:38 P.M.
Liber 1072 of Mortgages, Page 250

CONVEYS: Same premises as described at No. 13.

15. Kathryn Doan f/k/a Kathryn Rippey Warranty Deed
-to- Dated: February 16, 2023
Ack: February 16, 2023
Benjamin K. Henry Rec: March 6, 2023 at 2:34 P.M.
Instrument No. 2023-11118

CONVEYS: Same premises as described at No. 13.

BEING AND INTENDING TO DESCRIBE AND CONVEY THE SAME PREMISES as conveyed to Kathryn Rippey from Floyd D. Lane by deed dated August 18, 2017 and recorded in the Yates County Clerk's Office on September 1, 2017 in Liber 724 of Deeds, page 216.

Kathryn Rippey and Kathryn Doan being one in the same person.

SUBJECT to covenants, easements and restrictions of record, if any, which may affect the herein-described premises and further subject to the rights of the public in and to the adjoining road.

Real Estate Transfer Tax: \$700.00

16. Benjamin K. Henry Mortgage to Secure: \$140,000.00
-to- Dated: March 2, 2023
Ack: March 2, 2023
Mortgage Electronic Registration Systems, Inc., as nominee for Premium Mortgage Corporation Rec: March 6, 2023 at 2:34 P.M.
Instrument No. 2023-11119

CONVEYS: Same premises as described at No. 13.

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Date of this notice: 01-31-2023

Employer Identification Number:
92-2064740

Form: SS-4

Number of this notice: CP 575 G

130 LINCOLN AVENUE LLC
BENJAMIN K HEMRY SOLE MBR
14 WHALEN ST
NORTH BABYLON, NY 11703

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-2064740. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for their business. Some taxpayers receive CP575 notices when another person has stolen their identity and are opening a business using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

A limited liability company (LLC) may file Form 8832, *Entity Classification Election*, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, *Election by a Small Business Corporation*. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is 130L. You will need to provide this information along with your EIN, if you file your returns electronically.

Safeguard your EIN by referring to Publication 4557, Safeguarding Taxpayer Data: A Guide for Your Business.

You can get any of the forms or publications mentioned in this letter by visiting our website at www.irs.gov/forms-pubs or by calling 800-TAX-FORM (800-829-3676).

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter.

Thank you for your cooperation.

Keep this part for your records.

CP 575 G (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 G

9999999999

Your Telephone Number Best Time to Call
() -

DATE OF THIS NOTICE: 01-31-2023
EMPLOYER IDENTIFICATION NUMBER: 92-2064740
FORM: SS-4 NOBOD

INTERNAL REVENUE SERVICE
CINCINNATI OH 45999-0023
██

130 LINCOLN AVENUE LLC
BENJAMIN K HEMRY SOLE MBR
14 WHALEN ST
NORTH BABYLON, NY 11703

Policy Number:
LL 0069311

Anniversary Update
Your Landlords Policy
In Plain Language

**ERIE AND NIAGARA
INSURANCE
ASSOCIATION**



8800 Sheridan Drive • Box 9062
Williamsville, New York 14231-9062

Policy Change:
Insured: Benjamin K. Hemry
14 Whalen St
Babylon, NY 11703

EN-45 (4/14) CHANGE ENDORSEMENT

Agent: # 0588
Elmwood Agency 1, LLC
Phone: (585) 548-4500

Policy Period: From 3/2/2024 to 3/2/2025 Policy Changes Effective: 3/2/2024

***** THIS IS NOT A BILL ***** Any premium charge will be reflected in your next bill

The Reason(s) For This Change Are As Follows:

Anniversary Update

The Described Location covered by this policy is located at the above address, unless otherwise stated.

Number, Street, Town or City, County, State, Zip Code

130 Lincoln Ave Penn Yan, NY 14527 - Yates County

<u>Policy Coverage</u>	<u>Limits</u>
A. Residence	\$ 331,000
B. Related Private Structures	\$ 33,100
C. Personal Property	\$ 10,000
D. Additional Living Expenses and Loss of Rent	\$ 33,100

<u>Policy Forms:</u>		
<u>Residence:</u>	<u>Special Form</u>	
TERR-COV (01/15)	EN-TDN (01/15)	ENFDE (01/09)
EN-PJ (2/13)	FL162 (6/86)	FL18 (6/96)
FL19 (4/94)	FL20 (1/92)	FL3 (9/00)
FL30 (5/92)	FLOLT (1/92)	FMD1 (8/08)
MFL25 (1/87)	ML430 (6/99)	ML430B (1/91)

<u>Liability Coverage</u>	<u>Limits</u>
L. Premises Liability	\$ 1,000,000
	\$ 2,000,000
M. Medical Payments	\$ 5,000
	\$ 50,000

<u>Property Coverage</u>	
Each Occurrence	Deductible: \$1,000
Aggregate	Basic Premium: \$1,121
Each Person	
Each Accident	

Rating Information:

Protection Class: Protected
No. of Families: 1
Occupancy: Tenant

Rating Basis - RC
Construction: Frame
Miles From Fire Dept: Less Than 5
Feet From Hydrant: Less Than 1000

Subject to the following forms and endorsements:

ENIA-AIP-LL (11/09) Automatic Inflation Protection	
ENIA-LL-ADVPLUS (5/18) Landlord Advantage Plus Coverage	\$50.00
FL342 (4/16) Underground Utility Line Endorsement	\$60.00

Short Term Rental Surcharge \$150.00

Terrorism Insurance Coverage - Refer to form EN-TDN (01/15): \$0.00

Subsequent payments will be due each year based on rates in effect at that time.

Premium at inception: \$1,381.00

Mortgagee(s) or Secured Party:

Loan #: 206589558
New Rez LLC
c/o Shellpoint Mortgage Servicing
PO Box 7050
Troy, MI 48007

EN-45 (4/14) CHANGE ENDORSEMENT

Policy Period: 3/2/2024 - 3/2/2025
Amended: 3/2/2024

LL 0069311 Benjamin K. Hemry
1/16/2024 9:30 AM REN

Company Copy

Village of Penn Yan
Application for Site Plan Review

Proposed Project

Please type or clearly print

Address: 111 Liberty St Tax Map ID 49.83-1-3
Zoned: _____ Historic District: ___ Yes ___ No 49.75-1-55
Name: Andrew Zimmerman
Description: Add Auerdi container for temporary space
Seasonal water craft and bike rental business

Applicant

Name: Andrew Zimmerman
Mailing Address: 210 Chapel St Penn Yan NY 14527
Phone Number: 607-794-4925 Email: andrew.shorelinerentalsny@gmail.com

Property Owner

Name: Cindy Rosato
Mailing Address: _____
Phone Number: _____ Email: _____

Supply proof of consent from property owner for this proposed project.

Engineer

Name: _____
Mailing Address: _____
Phone Number: _____ Email: _____

Site Detail

Parking Requirements, per Village Code _____
Easements: ___ Yes ___ No If yes, briefly describe _____
Deed Restrictions: ___ Yes ___ No If yes, briefly describe _____

Square footage

Building: _____ Open Storage Area: _____
Parking: _____ Landscaped area: _____
Other: _____ Total Site sf: _____

Do you plan to dedicate infrastructure facilities to the Village? ___ Yes ___ No

If yes, please refer to Penn Yan Design & Construction Standards Handbook for Land Development.

Applicant Signature: Andrew Zimmerman Date: 03-20-2024

Village of Penn Yan

Application for Site Plan Review

Planning Board meetings are held on the first Monday of the month at 7:00 PM in the Village Hall, 111 Elm Street. *In the event a regularly scheduled meeting is on a holiday, the meeting will be moved the next day – Tuesday – this will be confirmed by the Planning Board secretary.*

The application submission deadline is the 1st Thursday of the prior month **and is subject to change, confirm with Planning Board secretary.**

The application fee is \$100 for an existing structure and \$250 for new construction. All legal and engineering costs incurred by the Village of Penn Yan will be billed to the applicant. Fee and costs apply to all applications.

All items on the attached checklist must be answered **AND** a State Environmental Quality Review (SEQR) submitted. *Follow this link for a Short Environmental Assessment Form.*

Site plan approval expires one year from the date an approval letter is issued, in pursuant to §202.39.14 of the Village Code if actual construction has not begun.

A member of the Planning Board can meet with you for a sketch plan conference prior to submitting a completed application, plan and fee.

Development in the Historic District that call for exterior alterations will require a Certificate of Appropriateness from the Historic Preservation Commission.

See Village Code §202-39.5 Site plan review procedures

Project Name: Shoreline Rentals site

Project Address: 111 Liberty st

Applicant Name: Andrew Zimmerman

Email Address: andrew.shorelinerentalsny@gmail.com

Date Received: \$100 #1188 Fee Paid 4/4/24

Site Plan Review Checklist

→ The plan should contain all of the following, attach notes if necessary. ←

1.		PB	A site plan scaled to 1" = 20' (or 40'). Sized to a maximum of 34" by 44".
2.		PB	North arrow.
3.		CEO	Property boundaries plotted to scale.
4.		CEO	Site dimensions and setbacks.
5.		CEO	The building location with first floor elevations noted.
6.		CEO	Design and type of construction materials.
7.		CEO	Parking lot details showing layout with spaces visibly marked, wheel stops, calculations for required spaces. §202.43
8.		CEO	Landscaping of at least 10% of the area useable for parking and for screening from adjacent lots. §202.43
9.		DPW	Adjacent roads with pavement, right of way and culvert details.
10.		DPW	Proposed vehicular access with sight distances. §202.47
11.		FD	Existing buildings.
12.		FD	Nearest fire hydrant and flow test details
13.		MUB / PB	Electrical needs (load & voltage) and service location.
14.		MUB	Energy distribution facilities (electrical, gas, solar).
15.		MUB	Existing water & sewer mains.
16.		MUB / PB	Location of water service and size. Water needs, including demand for water flow (gallons per minute).
17.		MUB	Location of natural gas lines.
18.		MUB	Existing easements and proposed utility or drainage easements. §202.52
19.		PB	A grading plan with existing and proposed grades.
20.		PB	Existing land features such as creeks, springs, woods.
21.		PB	Pedestrian access. §202.42
22.		PB	Location of buffer areas. §202.60
23.		PB	Proposed landscaping with details about species, spacing and heights. §202.60
24.		PB	Exterior lighting with manufacturer's photometric details
25.		CEO	Location, size and design of all exterior signs. Include lighting details for all lighted signs. §202.64
26.		PB	A locator map using a 3" x 3" inset.
27.		PB	A 3" x 5" block marked "For Village Use Only"
28.		PB	State Environmental Quality Review SEQR - <u>Short Environmental Assessment Form</u>
29.		PB	Engineer's seal, signature, date of plan and dates of revisions.
30.		PB	A color rendering of proposed buildings.
31.		PB	Other items determined as result of sketch plan conference.
32.		PB	Present and anticipated future number of employees.
33.		PB	Project schedule and phases.
34.		PB	Status of other required permits.
35.		PB	Nine (9) copies of site plan and attachments AND one (1) pdf.
36.		SWCD	A storm water management plan with TR-55 hydrology calculations for the site for the existing land use condition and the developed land use condition. Three (3) copies. §202.50
37.		SWCD	An erosion and sediment control plan for during and after construction with a maintenance plan. §202.50
38.		PB	Pollution control devices.

Revised site plans MUST HAVE all changes CLEARLY identified using clouds, symbols, notes or some other readily recognizable format.

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			
Shoreline Rentals Storage space			
Name of Action or Project:			
Adding storage container for temporary space			
Project Location (describe, and attach a location map):			
111 Liberty St			
Brief Description of Proposed Action:			
Due to lack of space for rental equipment we need to add a storage container to keep bicycles in for the summer.			
Name of Applicant or Sponsor:		Telephone: 607-794-4425	
Andrew Zimmerman		E-Mail: andrew.shorelinerentalsny@gmail.com	
Address:			
210 Chapel St			
City/PO:		State:	Zip Code:
Pearlman		NY	14527
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			NO
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.			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?			NO
If Yes, list agency(s) name and permit or approval:			YES
			<input checked="" type="checkbox"/>
			<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		.25 acres	
b. Total acreage to be physically disturbed?		_____ acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

	NO	YES	N/A
5. Is the proposed action, <ul style="list-style-type: none"> a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan? 	<input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" type="checkbox"/>	<input 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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/>	<input 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: <u>Using facilities at 444</u> _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input type="checkbox"/> <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> <input 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? 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"/> <input 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 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?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	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,	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<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 type="checkbox"/>	<input type="checkbox"/>

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	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 type="checkbox"/>	<input checked="" type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>Andrew Zimmerman</u> Date: <u>03-20-2024</u>		
Signature: <u>Andrew Zimmerman</u> Title: <u>Owner</u>		

49.75-1-50.1

49.75-1-56

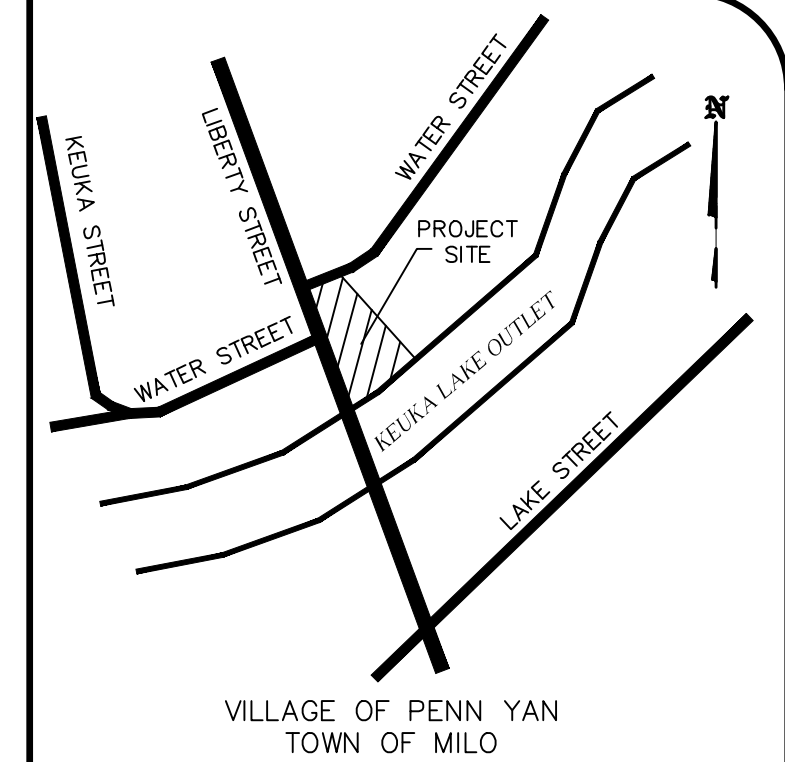
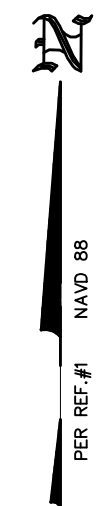
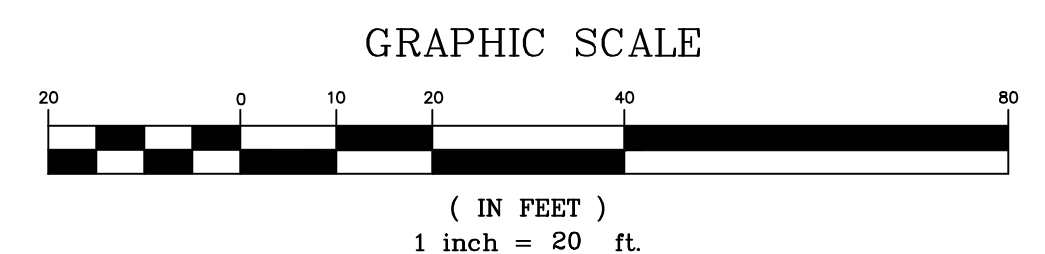
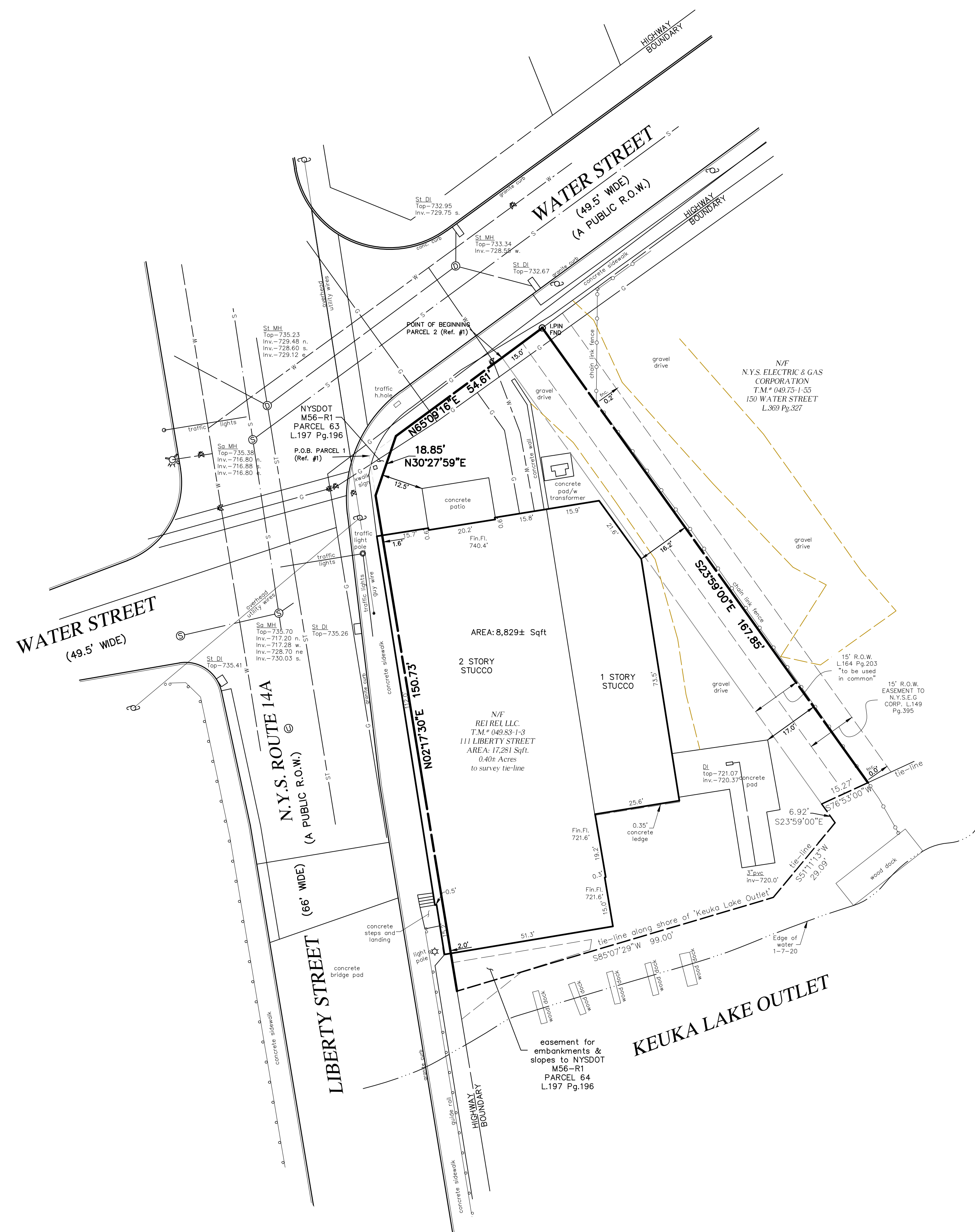
49.75-1-57.1

49.75-1-57.2

49.75-1-55

49.83-1-5





LOCATION SKETCH
N.T.S.

REFERENCES:

1. CINDY B. ROSATO TO REI REI, LLC. BY DEED FILED 3/3/2011 AS LIBER 626 OF DEEDS, PAGE 116.
2. WILLIAM A. ROHRER TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY DEED FILED 11/5/1990 AS LIBER 369 OF DEEDS PAGE 327.
3. MAP OF A "SURVEY OF LAND TO BE CONVEYED TO WILLIAM A. ROHRER" FILED 11/5/1990 AS LIBER 16 OF MAPS, PAGE 134.
4. MAP OF THE "LYONS NATIONAL BANK", FILED AS LIBER 1404 OF MAPS PAGE 163.
5. N.Y.S. D.O.T. MAPPING STATE HIGHWAY #5291 - PENN YAN VILLAGE MAP #56R-1, PARCELS #63 & #64.
6. SITE PLAN FOR THE "LYONS NATIONAL BANK" OBTAINED FROM THE TOWN OF MILO, PLANNING DEPARTMENT.
7. ABSTRACT OF TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE #436676, DATED DECEMBER 11, 2019.
8. TITLE REPORT PROVIDED BY FIRST AMERICAN TITLE, TITLE #3050-437127, HAVING AN EFFECTIVE DATE OF 12/11/2019 & AMENDED 2/4/2020.

REFERENCES:

1. CINDY B. ROSATO TO REI REI, LLC. BY DEED FILED 3/3/2011 AS LIBER 626 OF DEEDS, PAGE 116.
2. WILLIAM A. ROHRER TO NEW YORK STATE ELECTRIC & GAS CORPORATION BY DEED FILED 11/5/1990 AS LIBER 369 OF DEEDS PAGE 327.
3. MAP OF A "SURVEY OF LAND TO BE CONVEYED TO WILLIAM A. ROHRER" FILED 11/5/1990 AS LIBER 16 OF MAPS, PAGE 134.
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SCHEDULE BIII EXCEPTIONS REF.#8:

9. RIGHT OF WAY AS SET FORTH IN THE DEED RECORDED AUGUST 30, 1943 IN/AS LIBER 150 OF DEEDS, PAGE 554. "DOES NOT AFFECT PROPERTY"
10. RIGHT OF WAY AS SET FORTH IN THE DEED RECORDED JUNE 8, 1950 IN/AS LIBER 164 OF DEEDS, PAGE 203. "R.O.W. OVER RAILROAD SWITCH AND PROPERTY WHERE SWITCH IS CONSTRUCTED" UNABLE TO PLOT FROM DESCRIPTION.
11. EASEMENT GRANTED TO NEW YORK STATE ELECTRIC AND GAS CORPORATION BY INSTRUMENT RECORDED AUGUST 22, 1942 AS LIBER 149 OF DEEDS PAGE 395 - AS SHOWN

SITE NOTES:

- 1) TAX ACCOUNT NUMBER & ADDRESS 049.083-0001-003 - 111 LIBERTY STREET
- 2) CURRENT OWNER - REI REI, LLC.
- 3) PROPERTY HAS ACCESS TO WATER STREET (A PUBLIC R.O.W.)

TABLE "A" ITEMS

9. THERE WERE NO PARKING SPACES MARKED AT TIME OF SURVEY.
17. NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES AT TIME OF SURVEY.
18. NO FIELD DELINEATION OF WETLANDS PERFORMED AT TIME OF SURVEY.

SURVEY NOTES:
DISTANCES SHOWN ARE GROUND. SURVEY WORK FOR THIS MAP WAS COMPLETED TO AN ACCURACY OF 1 PART IN 10,000 (1:10,000) OR BETTER.
ELEVATIONS REFER TO NAVD 88

Copyright 2020
MAGDE LAND SURVEYING, P.C.
All rights reserved.

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

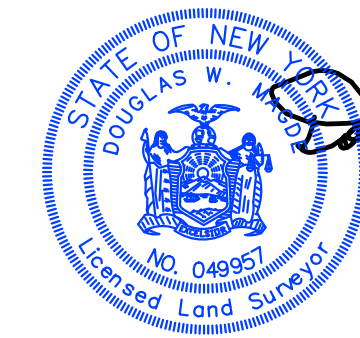
Only boundary survey maps with the surveyor's enclosed seal are genuine true and correct copies of the surveyor's original work and opinion.
Certifications herein are not transferable.
The location of underground improvements or encroachments are not always known and often must be estimated.

CERTIFIED TO:

1. CPC FUNDING SPE I LLC, it's successors and/or assigns
2. THE COMMUNITY PRESERVATION CORPORATION, it's successors and/or assigns
3. GALLO & IACOVANGLO LLP.
4. FIRST AMERICAN TITLE INSURANCE COMPANY
5. REI REI, LLC.

IT IS FURTHER CERTIFIED THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 7a, 7b1, 8, 9, 11, 13, 14, 16, 17 & 18 OF TABLE "A" THEREOF.

WE, MAGDE LAND SURVEYING, P.C., HEREBY CERTIFY THAT THIS MAP WAS PREPARED FROM NOTES OF A FIELD SURVEY COMPLETED ON FEBRUARY 8, 2016 AND REVISITED ON JANUARY 7, 2020 AND FROM THE REFERENCES LISTED HEREON, SUBJECT TO ANY FACTS AN UPDATED ABSTRACT OF TITLE MAY REVEAL.



DOUGLAS W. MAGDE, L.S. LIC. #049957

DATE OF SURVEY: 4/1/2020
DATE OF LAST REVISION:

ALTA-NSPS LAND TITLE SURVEY
PREPARED FOR
#111 LIBERTY STREET
VILLAGE OF PENN YAN
TOWN OF MILO, YATES COUNTY, NEW YORK

MAGDE LAND SURVEYING, P.C.
4460 CULVER ROAD ** ROCHESTER ** NEW YORK ** 14622
(585) 654 - 5897 ** (585) 654 - 6149 (FAX) ** email: dmagde@magdesurvey.com



EXHIBIT A

Licensor is the Owner of property located at 150 Water Street (approximately outlined below in red), in the Town of Penn Yan. Licensor grants a license to the Licensee to use the rentable Premises shown in yellow and blue, and to install a parking safety barrier area along the area outlined in black, below as per the rights and responsibilities detailed in this License Agreement.



Village of Penn Yan
Special Use Permit Application

Proposed Project

Please type or clearly print

Address: 220 Lake Street Tax Map ID 61.26-1-33.11

Zoned: GC Historic District: ___ Yes X No

Name: Lake Street Plaza (Old Gordmans)

Current Use: Retail

Proposed Use: Retail

Description: Retail auto parts store + wholesale delivery to local garages. The tenant has requested minor cosmetic changes and has requested to place a Napa sign on front of building in same location as prior Gordman's/Peebles sign.

Applicant

Name: Genuine Parts Company (Napa Auto Parts); Monica Smith, Corporate RE

Mailing Address: 2999 Wildwood Parkway Atlanta, GA 30339

Phone Number: 678.934.5391 Email: Monica_Smith@genpt.com

Property Owner

Name: FLX Penn Yan Plaza LLC; Steven Carlson

Mailing Address: 985 Crows Nest Rd Penn Yan, NY 14527

Phone Number: 315.694.2778 Email: steven.carlson@flxventurepartners.com

Supply proof of consent from property owner for this proposed project.

Engineer

Name: N/A - no structural changes

Mailing Address: _____

Phone Number: _____ Email: _____

Site Detail

Parking Requirements, per Village Code 313 designated parking spaces; Napa requests 3 for pickup

Easements: ___ Yes X No If yes, briefly describe _____

Deed Restrictions: ___ Yes X No If yes, briefly describe _____

Square footage

Building: 16,000 sq ft Open Storage Area: no

Parking: yes, general 313 spots Landscaped area: parking lot/common area

Other: _____ Total Site sf: 102,393

Applicant Signature:  on behalf of Napa Date: 4/12/2024

Village of Penn Yan Special Use Permit Application

Planning Board meetings are held on the first Monday of the month at 7:00 PM in the Village Hall, 111 Elm Street. *In the event a regularly scheduled meeting is on a holiday, the meeting will be moved the next day – Tuesday – this will be confirmed by the Planning Board secretary.*

The application submission deadline is the 1st Thursday of the prior month **and is subject to change, confirm with Planning Board secretary.**

The application fee is \$100. All legal and engineering costs incurred by the Village of Penn Yan will be billed to the applicant. Fee and costs apply to all applications.

All items on the attached checklist must be answered **AND** a State Environmental Quality Review (SEQR) submitted. *Follow this link for a Short Environmental Assessment Form.*

A Special Use Permit shall be valid for a period of six (6) months from the date of issuance should advanced permitting and/or construction not occur.

A member of the Planning Board can meet with you for a sketch plan conference prior to submitting a completed application, plan and fee.

Development in the Historic District that call for exterior alterations will require a Certificate of Appropriateness from the Historic Preservation Commission.

See Village Code §202-20.1 Special Use Permit procedures.

Project Name: Napa Auto Parts Relocation

Project Address: Lake Street Plaza (220 Lake St. Penn Yan, NY 14527; Old Peebles/Gordman's)

Applicant Name: Genuine Parts Company (Napa Auto Parts)

Email Address: monica_smith@genpt.com

Date Received: 4/12/24 Fee Paid No

Special Use Permit Checklist

→ The plan should contain all of the following, attach notes if necessary. ←

1.		PB	Title of drawing, name, address of person responsible for preparation of drawing and the date of drawing.
2.		PB	A general location map identifying the location of the lot, including tax map # and street address.
3.		PB	Boundaries of the lot for which permit is requested.
4.		PB	Location of all streets identifying land uses within 300 feet of the boundaries of the lot.
5.		PB	Location, dimensions & description of all existing or proposed buildings & structures on the lot, including distances of all exterior portions of the buildings or structures to the lot boundary lines.
6.		PB	Location of an existing or proposed outdoor storage, including description and quantities of what it to be stored.
7.		PB	Location of all existing and proposed access drives, parking areas and other paved surfaces, showing dimensions and setback distances to lot boundary lines.
8.		PB	All existing and proposed landscaping on the property.
9.		PB & MUB	A grading & drainage plan showing proposed elevation contour lines of the lot upon which the use is proposed. Such grading and drainage plan shall show the elevation contours for the immediate 10 feet outside the boundary lines of and surrounding the premises which is the subject of the application, for the full perimeter of such subject premises.
10.		PB & MUB	Location of existing and proposed water lines, sanitary and storm sewers, natural gas lines and power, telephone and cable lines.
11.		PB	Location & description of all existing and proposed exterior signs.
12.		PB	Location & design of all exterior lighting fixtures, including directions of lamination and intensity thereof.
13.		PB	A record of application and status of any other permits required for the project.
14.		PB	State Environmental Quality Review (SEQR) – <u>Short Environmental Assessment Form</u>
15.		PB	Any other information concerning the proposed use considered necessary by the Planning Board in its sole discretion.
16.		PB	Nine (9) copies of site plan & attachments scaled 1"=20' (or 40') Max 34"X44" AND one (1) pdf.

Revised site plans MUST HAVE all changes CLEARLY identified using clouds, symbols, notes or some other readily recognizable format.

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:			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action:			
Name of Applicant or Sponsor:		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 type="checkbox"/>	YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:		NO <input type="checkbox"/>	YES <input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, are adjoining or near the proposed action:			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>	<input 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 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 type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input 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: _____ _____	NO	YES	
	<input 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: _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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 type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	NO	YES	
	<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? 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: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input 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 type="checkbox"/> Shoreline <input type="checkbox"/> Forest Agricultural/grasslands Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> 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
	<input type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO	YES
	<input type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO	YES
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____ _____	NO	YES
	<input 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 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 type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: _____ Date: _____</p> <p>Signature:  Title: _____</p>		

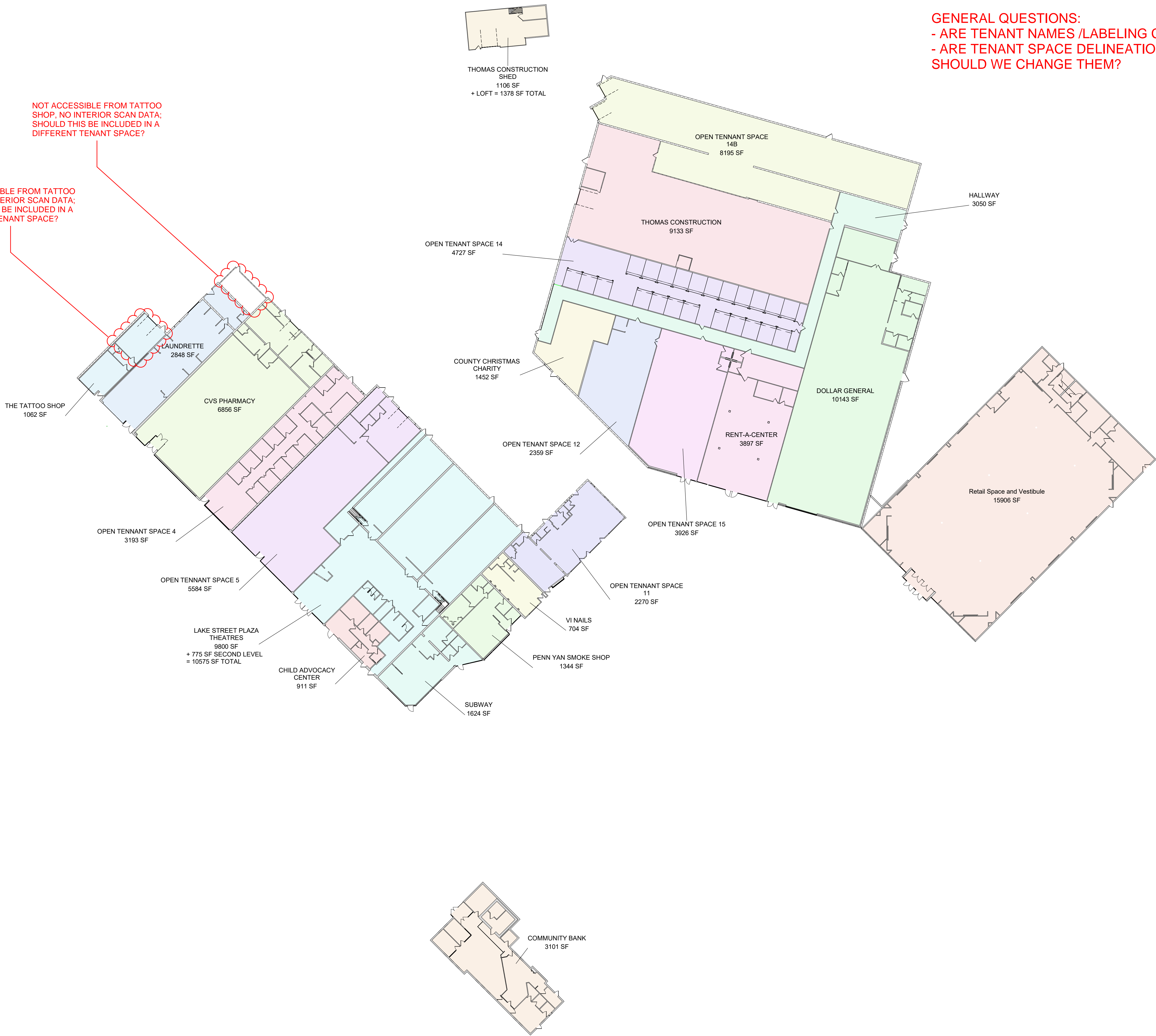
LAKE STREET PLAZA

220 Lake St, Penn Yan, NY 14527



GENERAL QUESTIONS:
 - ARE TENANT NAMES /LABELING CORRECT?
 - ARE TENANT SPACE DELINEATIONS CORRECT, OR SHOULD WE CHANGE THEM?

NOT ACCESSIBLE FROM TATTOO SHOP, NO INTERIOR SCAN DATA; SHOULD THIS BE INCLUDED IN A DIFFERENT TENANT SPACE?



REVISIONS			
no.	date	by	description

PROJECT:
LAKE STREET PLAZA

CLIENT:
FLX PENN YAN PLAZA LLC

DRAWING TITLE:
OVERALL SITE PLAN

DRAWING NO.	drawn by	AC
X-100	checked	SH
	proj. mgr.	AC
	proj. no.	

STATUS:
Existing Conditions

ISSUE DATE:
March 2024

LESSEE'S PROTOTYPICAL SIGNAGE

ILLUMATECH, INC.

1491 Hwy 115 W, Bunkie, LA 71322

T:770-928-3555 F:678-868-2047

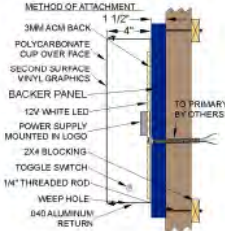
SIGNS & LIGHTING



EXISTING SIGN



CHANNEL LETTERS ONLY 82.9 SQ FT
CHANNEL LETTERS AND BACKER PANEL 141.9 SQ FT



Sign & Lighting Maintenance
LED Sign Lighting
Parking Lot Light Maintenance
Sign Maintenance and Conversion
Sign Construction & Engineering
Sign Replacement & Erection
Replacement Faces



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PROPOSED SIGN



CLIENT	NAPA
LOCATION	CITY STATE
PURPOSE	CONCEPTUAL - FOR APPROVAL
SALES REP	
FILE NAME	
DESIGNER	ATD
DATE	1-18-24
APPROVAL	
SCALE	
PAGE #	
NOTES	

Description: FRONT ELEVATION - OPTION #1 - 4'-6" BOLT WITH LETTERS MOUNTED ON A BACKER PANEL PROPOSAL

Location: 254 LAKE ST, PENN YAN, NY

EXHIBIT "H-2"


LESSEE MONUMENT SIGNAGE PANEL


ILLUMATECH, INC.

1481 Hwy 115 W, Bunkie, LA 71322 T:770-928-3555 F:678-868-2047

SIGNS & LIGHTING

EXISTING SIGN







ILLUMATECH, INC.
Lighting your way to success

Sign & Lighting Maintenance
LED Sign Lighting
Parking Lot Light Maintenance
Sign Maintenance and Conversion
Sign Construction & Engineering
Sign Replacement & Erection
Replacement Faces

PROPOSED REPLACEMENT FACES





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CLIENT	NAPA
LOCATION	PENN YAN, NY
PURPOSE	CONCEPTUAL - FOR APPROVAL
SALES REP	
FILENAME	
DESIGNER	ATD
DATE	1-18-24
APPROVAL	
SCALE	
PAGE #	
NOTES	

Description: MAIN ID SIGN - PROPOSED FACE REPLACEMENT

Location: 254 LAKE ST, PENN YAN, NY

EXHIBIT "E-1"

Floor Plan [OR Site Plan] of the Premises

EXISTING SPACE

