

Town of Barrington – Zoning Board of Appeals Meeting held on April 11, 2023

Members Present were Chairperson, Lisa DiPaola-Haber, Paul Danielson, Steven Brigham,
David Garrett, Stephen Hicks as alternate & Jesse Jayne, Code Enforcement Officer

Jeffrey Townley was absent

Also Present were Seth Skelly of 2669 Sturdevant Road

Frank, Chris & Audrey Dapalia of 2700 Sturdevant Road

Lisa called the meeting to order at 7:00 pm.

New Business

Special Use 2023-1-19 Seth Skelly has submitted a written application for building a movable covered wagon to be located at 2717 Sturdevant Road in Penn Yan, NY 14527. It will include full utilities for overnight accommodations as a vacation rental & the planned structure is 32.5 feet long, 10 feet wide & 10 feet tall to be placed on an anchoring pad.

There will be a 1,500 gallon septic holding tank with an alarm recommended by Soil & Water. It will be connected to a phone app that will notify Mr. Skelly when it is within 200 gallons of being full & it is scheduled to be pumped out regularly on a monthly basis.

Steve Brigham suggested that the same rules apply to the vacation experiences. Managers of the property will be available within a reasonable distance & amount of time. The alarm will be monitored to ensure that it operates properly.

Lisa motioned to approve the special-use application with all stipulations provided and Steve B. seconded the proposal subject to the conditions of the planning board. All were in favor and the motion carried.

Submitted by Helene Ribble, Secretary for the Town of Barrington Zoning Board of Appeals

Barrington Planning Board
-Application Decision-

Office Use Only
Application No. SU-2023-1-18
Date Application Filed: January 18, 2023
Date Decision Filed: March 15, 2023

At the meeting of the Barrington Planning Board on: **March 16, 2023**

The application for a: **Special Use Permit** OTHER Description Click or tap here to enter text.

The following decision was made pertaining to the application:

The Planning Board has: **Approve with Conditions Provided (see below)**

Permit Request Description

Build and incorporate a "moveable" covered wagon with full utilities and based on an overnight accommodation for nightly vacation rental. The size of the wagon will be 32.5 ft. x 10 ft. and a maximum height of 10 ft. It will be placed on an anchoring pad (as described in attached business plan) where it will be bolted to the ground with cables from each of the 4 wheels to a cement pad buried in the ground. It come with a full bathroom that will use "spring based" well for the water supply and a holding tank for the septic system, approved by the Yates County Soil and Water. The electrical system will utilize a 50-amp RV connection with a forced air furnace and an air conditioning system. The wagon will be made by the Plains Craft Covered Wagons in Topeka, Kansas. The Covered Wagon will be provided with all-weather outdoor chairs and a fire-proof fire pit; camping lumber will be provided by the tenants.

Guests who stay on site are to be provided with house rules that they must abide with.

Rules that Guests must follow:

- 1). Quiet time is to between 10 pm and 8 am, no exceptions allowed.
- 2) No parties or events will be hosted on the property. No fireworks allowed at any time.
- 3) No access to Kueka Lake will be available.

Application by: **Seth Skelly**
(permit applicant's name)

607-661-6009
(phone number)

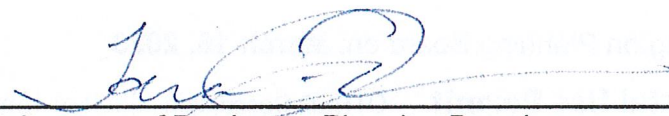
For property located at: **2717 Sturdevant Road, Penn Yan, NY, 14527 / 103.44-1-20**
(address tax map number)

Zoning District: **RA**

Present Use of Property: **Vacant Land**

Type of SEQR assessment: Type 1 Type 2 (exempt-no action) Unlisted
 SEQR (short form) was completed as required and attached.
 SEQR assessment proposed action(s) shown above should not adversely affect the environment.

Application Number: SP-2023-1-19

Signed By: 
Chairperson of Barrington Planning Board

March 16, 2023
(Date)

DATE: March 16, 2023

<u>RECORD OF VOTE</u>	MEMBER NAME	AYE	NAY	ABSTAIN
Chair	Tara Farnan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member	Bebette Yunis	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member	Lillian Serafine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member	Nicolas Misnick	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member (Alternate).	Timothy Acomb	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Member (Alternate).	Edward Zimmerman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Decision Form Sent to:

Date:

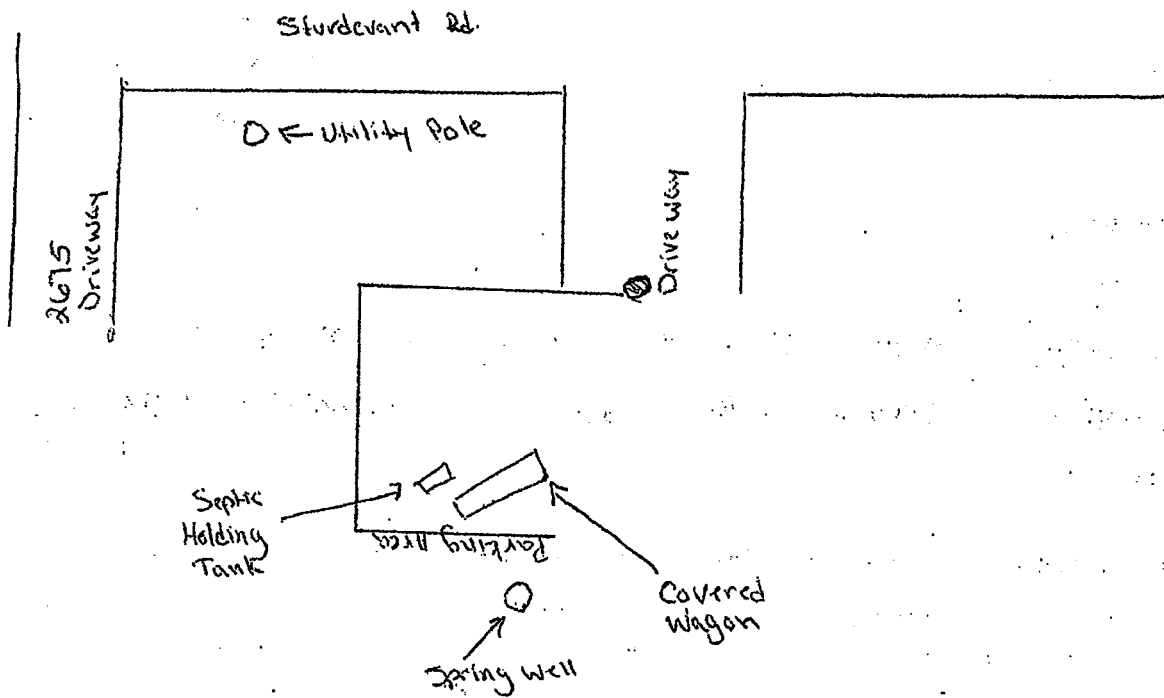
- | | |
|--|-------------------------------|
| <input checked="" type="checkbox"/> Permit Applicant/Representative | March 18, 2023 |
| <input checked="" type="checkbox"/> Town Clerk | March 18, 2023 |
| <input checked="" type="checkbox"/> Barrington Z.B.A. | March 18, 2023 |
| <input checked="" type="checkbox"/> Barrington C.E.O. | March 18, 2023 |
| <input checked="" type="checkbox"/> Barrington Planning Board | 3/18/2023 |
| <input checked="" type="checkbox"/> Barrington Town Assessor (if required) | March 18, 2023 |
| <input type="checkbox"/> Yates County Planning Board (if required) | Click or tap to enter a date. |

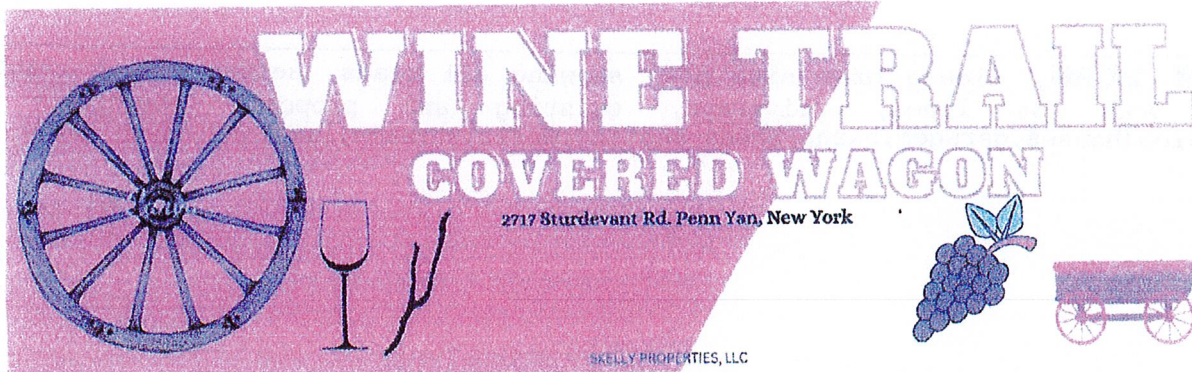
Approval of this application is subject to the following conditions:

- (1). Ensure that the alarm on the septic system can be heard all over on property and tenants know what to do.
- (2) Maximum parking space will be limited to 2 cars or 4 guests.
- (3) Access to Yurt will not use the same driveway as the Covered Wagon.
- (4). Lights on parking area will be set up to be focusing downward only.
- (5) The canvass covering will be replaced on a 7-10 year basis or when it needs to be done. The intent of the combination roof covering and the Wagon base is to provide yearlong thermometric covering of the wagon.
- (6). NYS Dept. of Health will be involved in licensing the Covered Wagon.

SITE PLAN, please draw site plan showing all roads, setbacks from right of ways and lot lines, driveways, existing and proposed structures and features (houses, garages, barns, sheds, septics, wells, streams, lake) and north arrow.

N ↑





Overview

Wine Trail Covered Wagon will be vacation rental located on Sturdevant Rd. in the Town of Barrington, NY. The Wagon is designed to host travelers to our area while providing a unique experience. The Wagon is intended for no more than 4 guest at a time as its purpose is to be a couple's retreat. The Wine Trail Covered Wagon will be a 4-season vacation home. Our projected date of build and installation has been set for May 1st 2023 and currently on schedule to meet that deadline.

The Wagon

Brief Description

Wine Trial Covered Wagon will be a moveable wagon that is capable of being pulled with a 2inch hitch from the factory. It will be placed on a pad where it will be bolted to the ground with cables from each wheel to a cement block buried in the ground. It comes with 1 full bathroom that will have a spring well for water supply and a holding tank for septic that has been approved by Yates County Soil and Water. It will be fully electric 50-AMP RV connection with a force air furnace/ air conditioner unit, an apartment size refrigerator and TV & Internet. The wagon is approximately 32 ½ feet long by 10 feet wide. The wagon is hand made by Plains Craft Covered Wagons in Topeka, Kansas. Furnishings including the wagon wheels are custom made by Topeka's local Amish community.

Skelly Properties, LLC

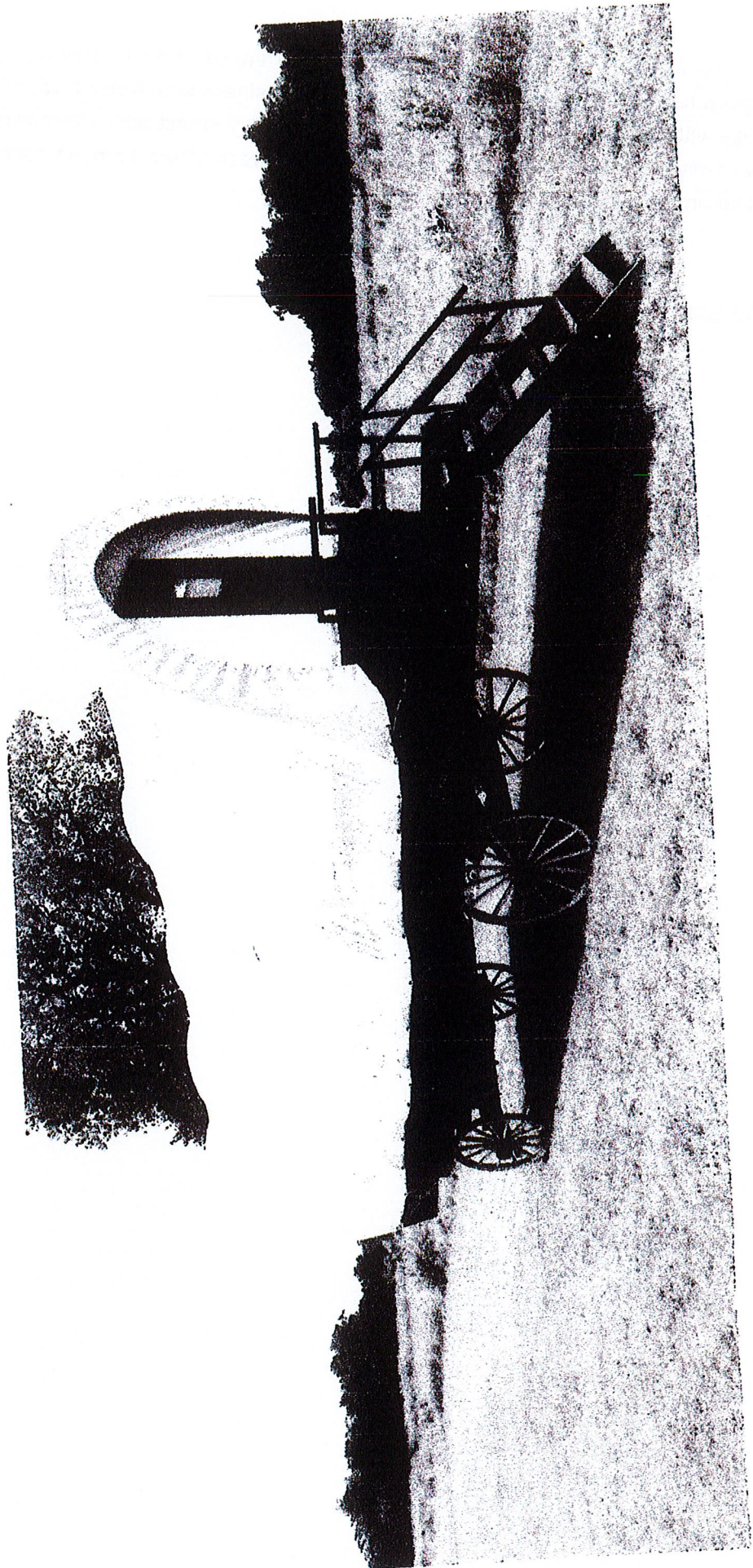
Our home office is located at 2669 Sturdevant Rd. Penn Yan, New York. We currently run and operate Yurtin' On Keuka, our neighboring property. We have an outstanding relationship with our neighbors and have not received any complaints from any neighbors or Law Enforcement involving our short-term rentals. 2717 Sturdevant Rd is the second lot west of our Yurt (2726 Sturdevant Rd). Because our personal home is in close proximity to the short-term rentals, we are very involved in its day-to-day operations and maintaining peace within our community. Surrounding neighbors have been provided with my personal cell phone number in the event they have a complaint or an issue with a guest that they can reach out to me directly.

Benefits

Hosting a unique stay in our Township aids in the experience to tourist drawn to the Lake and Wine industry. It will attract tourism to support local business within the Town of Barrington. Its small size will limit the number of guests allowed to stay. Guest who stay are provided with house rules they must abide by such as quite hours between 10pm-8am, no parties or events to be hosted on the property, fireworks etc.

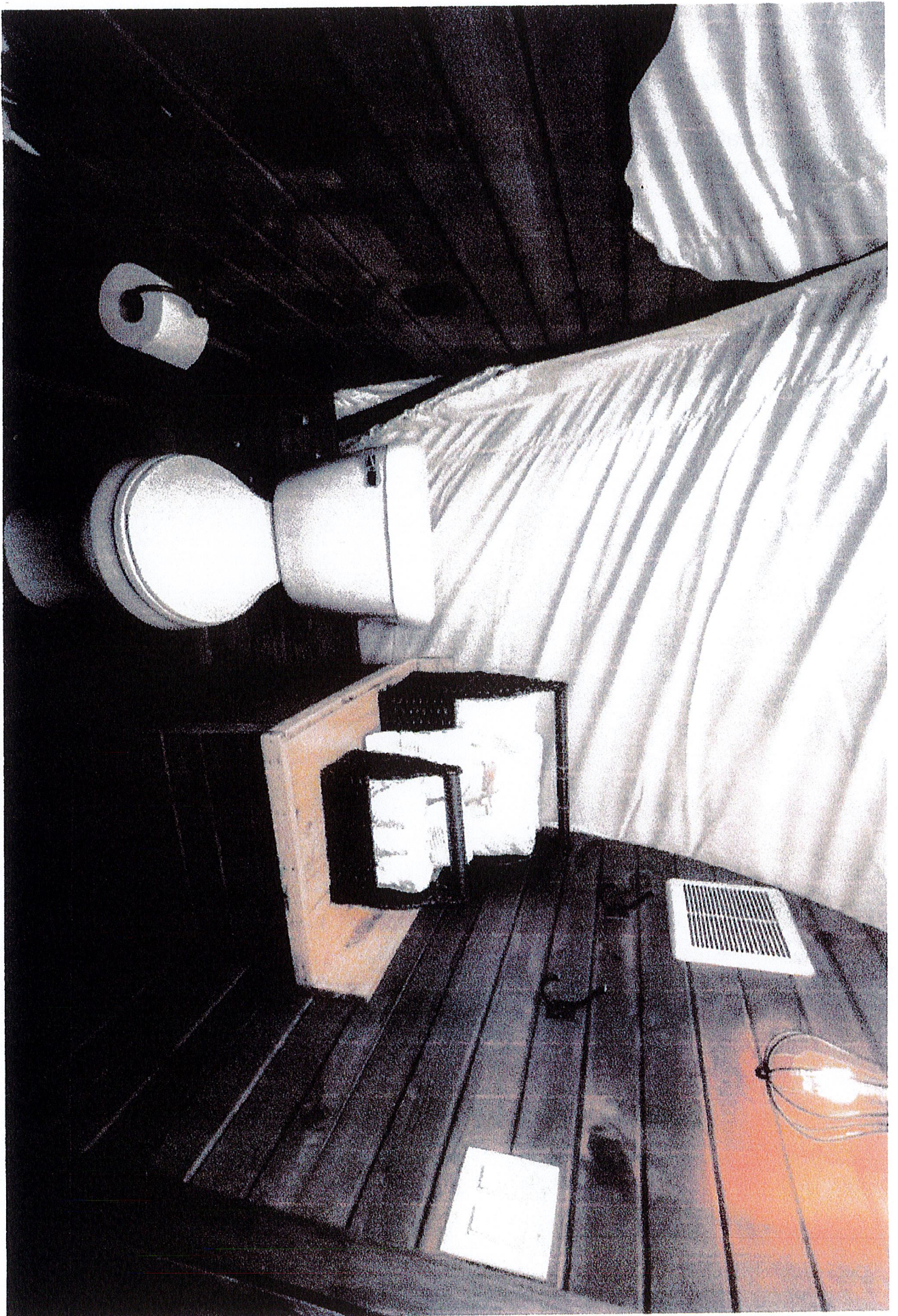
Please find attached images of the Covered Wagon

Images



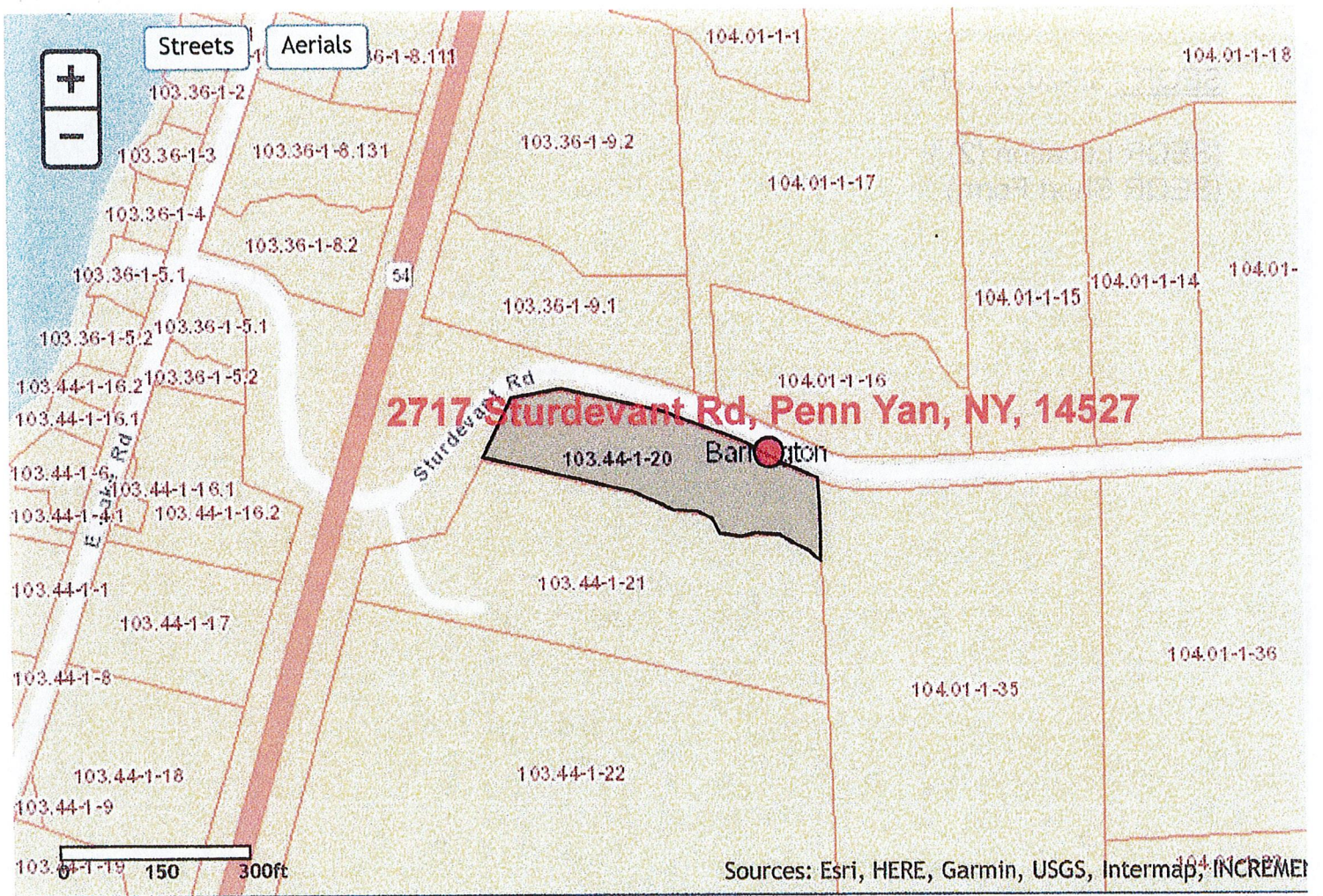




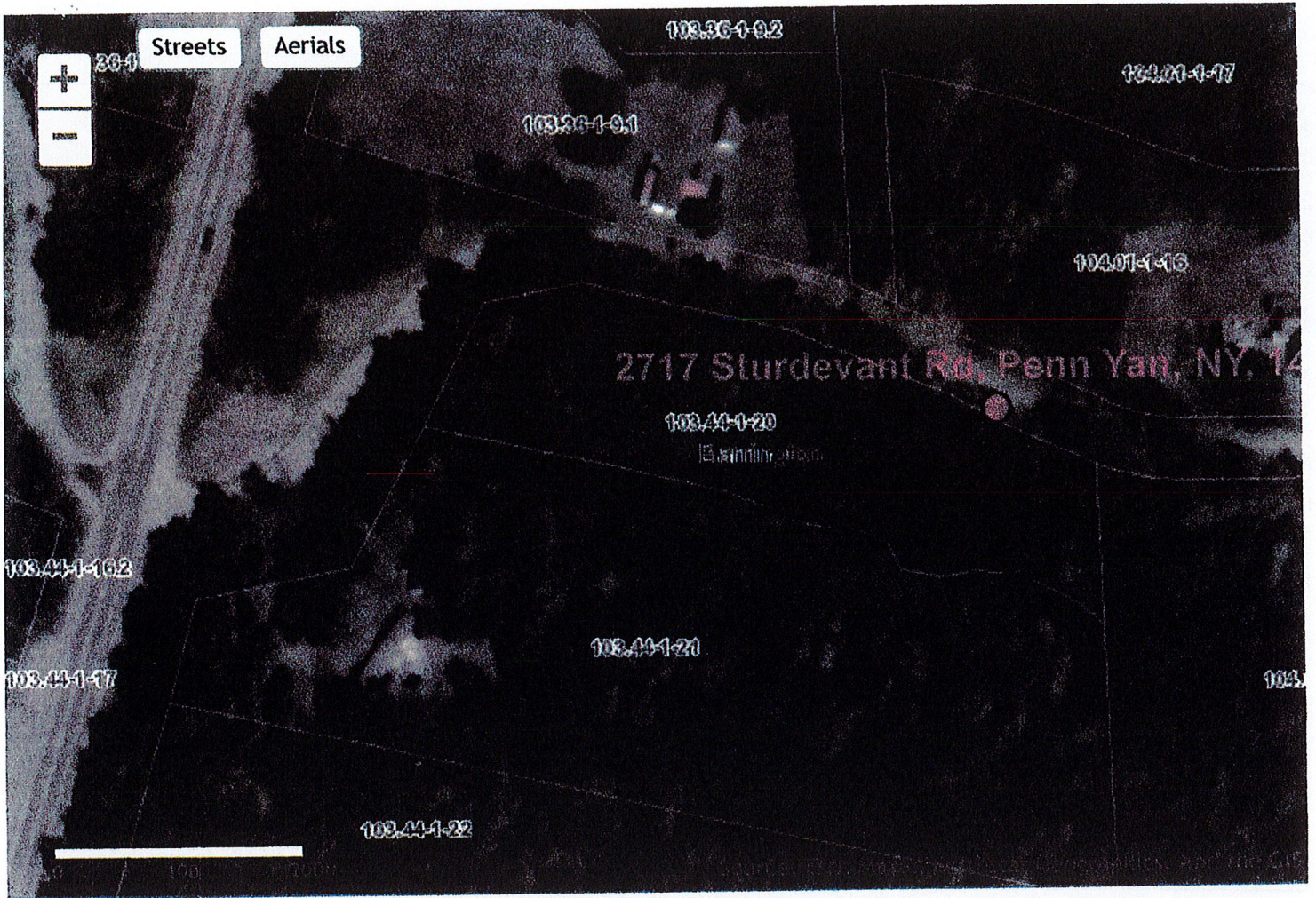


SEQR - SP-2023-1-19.

(SEQR Location (2))
(SEQR Short Form)



- Initial Extent
- Zoom In
- Zoom Out
- Show Overview Map



- Initial Extent
- Zoom In
- Zoom Out
- Show Overview Map

re. do the aerial photo

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: Wagon Room			
Project Location (describe, and attach a location map): On Sturdevant Road, in a vacant lot			
Brief Description of Proposed Action: Build and incorporate a "moveable" covered wagon with full utilities and based on an overnight accommodation for nightly vacation rental. The size of the wagon will be 32.5 ft. x 10 ft. x 10 ft (height). It will be placed on a pad (as described in attached business plan) where it will be bolted to the ground with cables from each of the 4 wheels to a cement block buried in the ground. It come will a full bathroom that will use spring well for the water supply and a holding tank for the septic system, approved by the Yates County Soil and Water. The electrical system will utilize a 50-amp RV connection with a forced air furnace and an air conditioning system. The wagon will be made by the Plains Craft Covered Wagons in Topeka, Kansas.			
Name of Applicant or Sponsor: Seth Skelly.		Telephone: 607-661-6009 E-Mail:	
Address: 2765 Sturdevant Road.			
City/PO: Penn Yan	State: NY	Zip Code: 14527	
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>		NO	YES
If Yes, list agency(s) name and permit or approval: town of Barrington		<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. a. <u>Total acreage of the site of the proposed action?</u>		_____ 1 acres	
b. <u>Total acreage to be physically disturbed?</u>		_____ .20 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		_____ 5 acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)			
<input checked="" 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,		<input checked="" type="checkbox"/>	<input type="checkbox"/>
a.	<u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b.	<u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6.	<u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7.	<u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8.	a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9.	<u>Does the proposed action meet or exceed the state energy code requirements?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10.	<u>Will the proposed action connect to an existing public/private water supply?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: _____ The Wagon will utilize a spring fed well to provide 100% of needed water		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11.	<u>Will the proposed action connect to existing wastewater utilities?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing wastewater treatment: A holding tank will provide 100% of required septic system, with a Yates County Soil and Water approved system.		<input checked="" 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	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 checked="" type="checkbox"/>	<input type="checkbox"/>	
13.	a. <u>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?</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

EMENTP, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri OpenStreetMap contributors, and the GIS User Community

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No

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Observer

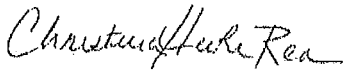
State of New York,

County of, Yates,

The undersigned is the authorized designee of **Observer**, a **Weekly** Newspaper published in **Yates** County, **New York**. I certify that the public notice, a printed copy of which is attached hereto, was printed and published in this newspaper on the following dates:

April 05, 2023

This newspaper has been designated by the County Clerk of **Yates** County, as a newspaper of record in this county, and as such, is eligible to publish such notices.



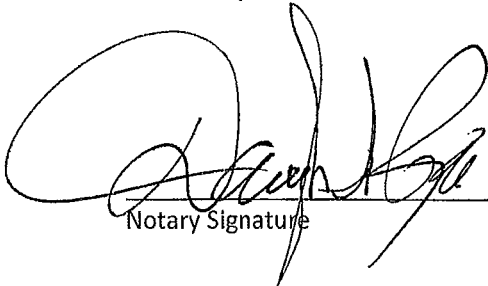
Signature

Christina Henke Rea

Printed Name

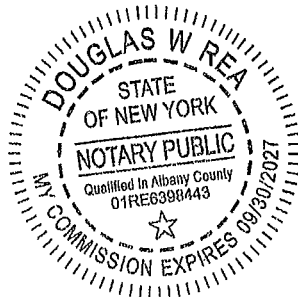
Subscribed and sworn to before me,

This 29 day of December 2023



Notary Signature

Notary Public Stamp



Town of Barrington

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Observer

Town of Barrington

PUBLIC NOTICE

Town of Barrington ZBA

Public Hearing Notice and Agenda

The town of Barrington Zoning Board of Appeals will hold a public hearing on April 11th 2023 at 6:00 p.m in the Barrington Town Hall, 4424 Bath Road, Penn Yan N.Y 14527

Property address 1718 Ellis Rd is requesting a special use permit to construct a concrete batch plant with a maximum of 8000 cubic yards annually.

Property address 2699 Gray Rd is requesting a special use permit to buy, sell and repair power equipment in existing shop on property.

Property address 2717 Sturdevant Rd is requesting a special use permit to build and incorporate a "moveable" covered wagon with full utilities and based on a overnight vacation rental.

Property address 1530 Bossard Rd is requesting a variance to build a new house on an existing foundation that is currently too close to the road, they are requesting a road setback variance.

Property address 2796 Goodwin Hill Rd is requesting a variance for accessory building height they are building a garage that, will be higher than the allowable height limit for accessory structures.

All public is welcome to attend. Comments can also be emailed to Barringtoncode@yahoo.com or mailed to the Barrington town hall.

74a378a9-97fc-476f-897e-f1f9f215e3ef

barringtoncode@yahoo.com

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Observer

Jesse Jayne
Town of Barrington Zoning/Code
officer.

