

TOWN OF ROMULUS

Application to the Town of Romulus Planning Board
For Review and Approval of Major, Minor or Rural Sub-Division

Application Fee Paid \$ 75.00 Date of Receipt of Fee by Town 9/28/20

Application Number 47-20 Date Application Received by Town 9/28/20

Application must be presented at least 10 days before the next scheduled Planning Board Meeting in order to be on the agenda for initial review.

1. Owner's Name (if more than one, list all)

Don Haven Parbelle

Owner's Address 3236 Hoster rd

Seneca Falls NY 13148

Owner's Phone 315 246 1515

Owner's Email emartin@senecadairy.com

If more than one owner please attach above information for all owners.

2. Sub-Divider (if owner please state, if agent or other relation please state details and attach)

Please circle one: I am the owner. I am the agent for the owner

Name Earl Martin

Address 3236 Hoster rd

Seneca Falls NY 13148

Phone 315 246 1515

Email emartin@senecadairy.com

3. Licensed Land Surveyor or Engineer

Name Mike Karlson

Address _____

Phone _____ Email _____

Location of Proposed Sub-Division (List all if more than one parcel is affected at the subdivision.)

- 4.

TAX MAP # 02-1-01

PHYSICAL ADDRESS: Former Seneca Army Depot

CURRENT ZONING OF THE PROPERTY Multiple
CURRENT USE OF THE PROPERTY Ag, Ind, warehouse

5. Description of your intent and purpose of the Proposed Sub-Division
we are subdividing to be able to sell part of the depot
6. Easements or Other Restrictions on Property including covenants and zoning district boundary lines. *Yes*
7. List any special feature of the existing property (e.g., steep slopes, views, streams, trees, buildings or other improvements) and how the sub-division would affect them.
mostly forest with some cleared areas. sub division will not affect them.
8. Description of neighborhood land use
mostly Ag or conservation
9. Describe how the Sub-division would affect adjoining properties.
will not affect them
10. List Names and Addresses of Owners of Abutting Properties, including those across existing streets, or property which may be located in a neighboring Town. Attach additional pages if needed.
*Deer Haven Park on the North
on the East Seneca Depot LLC, Five Points
on the South James Fravil, Aaron Covert, Gary Alger, Daniel King
on the West Donald Reinshagen, Finger Lakes Rail, Deer Haven Park
Richard Neagle, Sampson State Park, Ryan Williams, Steven Wingler,
Doranne Porter field, Annama Farms*
11. The landowner (applicant) must submit supporting materials with application, including plans, neighborhood use and any other materials that will assist the Planning Board to understand and to make an informed decision. The Planning Board may require additional material beyond that listed on this application.

12. Seven (7) copies of application and all materials are required.
13. All applicants are instructed to review the Town of Romulus Subdivision Regulations located on the Town website. Additional information may be required by the Planning Board. This application form is to provide preliminary information to the Planning Board.

SUPPORTING MATERIALS (Check all that are included.)

Survey and supporting drawings

Photos

All utilities available and all streets as they appear on the official map, if one exists.

Proposed pattern of lots (with dimensions), street layouts, recreation areas, and systems of drainage, sewage, and water supply within the subdivided area.

Other (List) _____

Signature of Applicant (s) _____

Earl Martcha

Date

9/18/20

Town of Romulus Planning Board

AGRICULTURAL DATA STATEMENT

Per § 305-a of the New York State Agriculture and Markets Law, any application for a special use permit, site plan approval, use variance or subdivision approval requiring municipal review and approval that would occur on property within a New York State Certified Agricultural District containing a farm operation or property with boundaries within 500 feet of a farm operation located in an Agricultural District shall include an Agricultural Data Statement.

1. Name of Applicant Deer Haven Park (Earl Martin)
Address 3236 Hoster rd S.F. N.Y. 13148
2. Project Name/Location Frame a Seneca Army Depot
3. Description of proposed project
Subdivide the Depot to develop the Homesteads
4. Tax Parcel Number(s) 02-1-01
5. Number of total acres involved with project Approx 31000 Acres
6. Number of total acres presently in Tax Parcel Approx 31000 Acres
7. How much of the site is currently farmed? 50 Acres
8. Please identify who is farming the site. Current DHP Tenants & future owners
9. Please indicate what your intentions are for use of the remainder of the property over:
Five years Solar, Ag, Industrial
Ten years 11
Twenty years 11
10. Who will maintain the remainder of the property not being used for this development? Deer Haven Park
11. Please indicate crop(s) or vegetational cover for the site corn & various Hay & pasture
12. Are there any drainage ways or underground tile systems located on the site?
- Will this project alter existing drainage patterns? Y If yes, please describe.
small modifications to improve drainage and Ditch cleaning
13. Is the parcel included in a farm plan prepared by the Seneca County Soil and Water District of the USDA Soil Conservation Service? No
Are federally funded cost sharing practices in place for the parcel? No

Name of programs(s) W/A

14. Is the parcel currently granted an agricultural tax exemption? Yes No

Signature of Applicant [Signature] Date 9/18/20

FOR TOWN USE ONLY

NOTE: This form and a map of the parcel(s) should be mailed to County Planning as part of the GML m and n referral. It should also be mailed to property owners within 500 feet of the property boundary along with the Notice of Public Hearing (Attach list of Property Owners within 500 feet).

Name of Town Staff Person: _____ Title: _____

Date Referred to County Planning: _____

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			
DHP Sub division			
Name of Action or Project: Former Seneca Army Depot			
Project Location (describe, and attach a location map): Subdividing the land to promote Homesteads			
Brief Description of Proposed Action: and other commercial and industrial uses.			
Name of Applicant or Sponsor: Earl Martin		Telephone: 315 246 1515	
Address: 383 1/2 Hostered		E-Mail: emartin@senecadairy.com	
City/PO: Seneca Falls	State: NY	Zip Code: 13148	
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	YES
		X	
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	YES
Romulus Planning Board			X
3.a. Total acreage of the site of the proposed action?		3600	acres
b. Total acreage to be physically disturbed?		0	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2000	acres
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input checked="" type="checkbox"/> Forest <input checked="" 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, a. A permitted use under the zoning regulations?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO		YES X
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 X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO		YES X
b. Are public transportation service(s) available at or near the site of the proposed action?		X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		X	
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 X
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____	NO		YES X
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <i>Septic systems if needed</i>	NO		YES X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO		YES X
b. Is the proposed action located in an archeological sensitive area?			X
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO		YES X
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: _____		X	
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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional. <input checked="" 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 X
16. Is the project site located in the 100 year flood plain?	NO		YES X
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 type="checkbox"/> NO <input type="checkbox"/> YES	NO		YES X
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Earl Martin</u>	Date: <u>9/18/20</u>	
Signature: _____		

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)



- NOTES:
- 1) The areas outlined in "Red" Hatch Marks are to be Conveyed to Earl Martin.
 - 2) Open Areas will be retained by Deer Haven Park, LLC and eventually sold to Amish Farms.

Preliminary Subdivision Sketch Plan of
Deer Haven Park, LLC
 in the Town of Romulus, Seneca County, New York
 Scale: 1" = 600'