

TOWN OF YORK
APPLICATION FOR REVIEW AND APPROVAL OF SITE PLAN

Application # _____
Preliminary _____
Final _____

Applicant Name ROSES BAR + GRILL

Owner & Address, if different FRANK T ROSE JR

Address: 3646 MAIN ST PIFFARD N.Y.

Phone #: 585-739-5719 Phone #: 585-243-2113

I, the undersigned applicant/owner hereby request approval by the Town of York Planning Board for the following site plan(s).

FRANK T ROSE JR Piffard NY Date: 7-14-2022

Plan prepared by the following licensed engineer and/or land surveyor:

Name: _____ Phone #: _____

Address: SELF

Name of site plan: _____

Proposed use of site: _____

Will you be applying for a tax exemption (other than a RPTL485-b, business exemption)?
NO

Location of proposed site plan (distance and direction to nearest road intersection) _____

5'6" FROM RT 36 MAIN WEST SIDE + 45' FROM VIRGINIA AVE SOUTH SIDE

Tax Map #: 60.20-1-17 Total site area (square ft./acres): 1.196 ACRE

Zoning district: HAMLET COMMERCIAL Current use of land: BAR TAVERN + LIVING SPACE ABOVE

Current condition of site (buildings, brush, etc.): IN STATE OF RESTORATION

Character of the surrounding lands (agricultural, wetlands, commercial, suburban, etc.): _____

COMMERCIAL ON EAST SIDE OF 36 AVE TO NORTH RESIDENTIAL TO WEST
HAMLET COMMERCIAL TO SOUTH

Is the property in a flood hazard district area? NO

Describe any easements and/or other restrictions on the property: NONE

Names of adjoining property owners or owners directly across highway/with tax map #: _____

GRIGSWILL / YORK TRAVEL PLAZA

Are there any state and federal permits required? Building permit, LIQUOR BAR LICENSE ^{NYS}

List type and appropriate department: TOWN OF YORK
NYS LIQUOR AUTHORITY
NYS LICCO HEALTH DEPT

ADDITIONAL FORMS REQUIRED:

SEQR FORM – check with Code Enforcement Office to see which form is needed

1. SEQR Forms – a completed EAF (front only) – short form or the long form

AG DATA STATEMENT

If the proposed activity will be on property within an agricultural district containing a farm operation or on property with boundaries within 500 ft. of a farm operation located within an agricultural district, then an ag data statement must be completed.

Check with Town Assessor for property owners to be listed on the form.

REVIEW ITEMS (these may be further reviewed by the Planning Board)

A complete site plan checklist and the zoning code are available from the code enforcement office

1. Building location: 3646 MAIN YORK NY

2. Building uses, both primary and secondary uses, ground floor area height, and number of stories of each building:

BAR, Dining, KITCHEN. BATHROOM PRIMARY
2nd floor 2- Lodging SUITES

3. Building(s) architecture/colors/textures/design – compatibility with character of York: _____

PERIOD CORRECT 1903 ARCHITECTURE + WITH HISTORY OF YORK

4. Parking (number of spaces and location): 36

5. Lighting (lighting plan may be required): LIGHTS FRONT OF BUILDING

PARKING LOT LIGHT BUFFERED BY HOOD FIXTURES

6. Traffic/Road(s) location: NORTH OF INTERSECTION OF 36 + 63

WEST SIDE, SOUTH OF VIRGINIA AVE

7. Is public water available? YES Is public sewer available? YES

8. Landscaping (landscaping plan may be required): THERE WILL BE LANDSCAPING

This application was reviewed by the code enforcement officer:

_____ Date: _____

Final Approval granted on: _____
Date Signature of Planning Board Chairman

DRAW AND LABEL

- 1. LOT - SIZE - STREET NAME
- 3. PROPOSED CONSTRUCTION-INCLUDE SIZES
- 4. SETBACKS TO PROPERTY LINES

ax Map I.D. Number 60,20-1-17

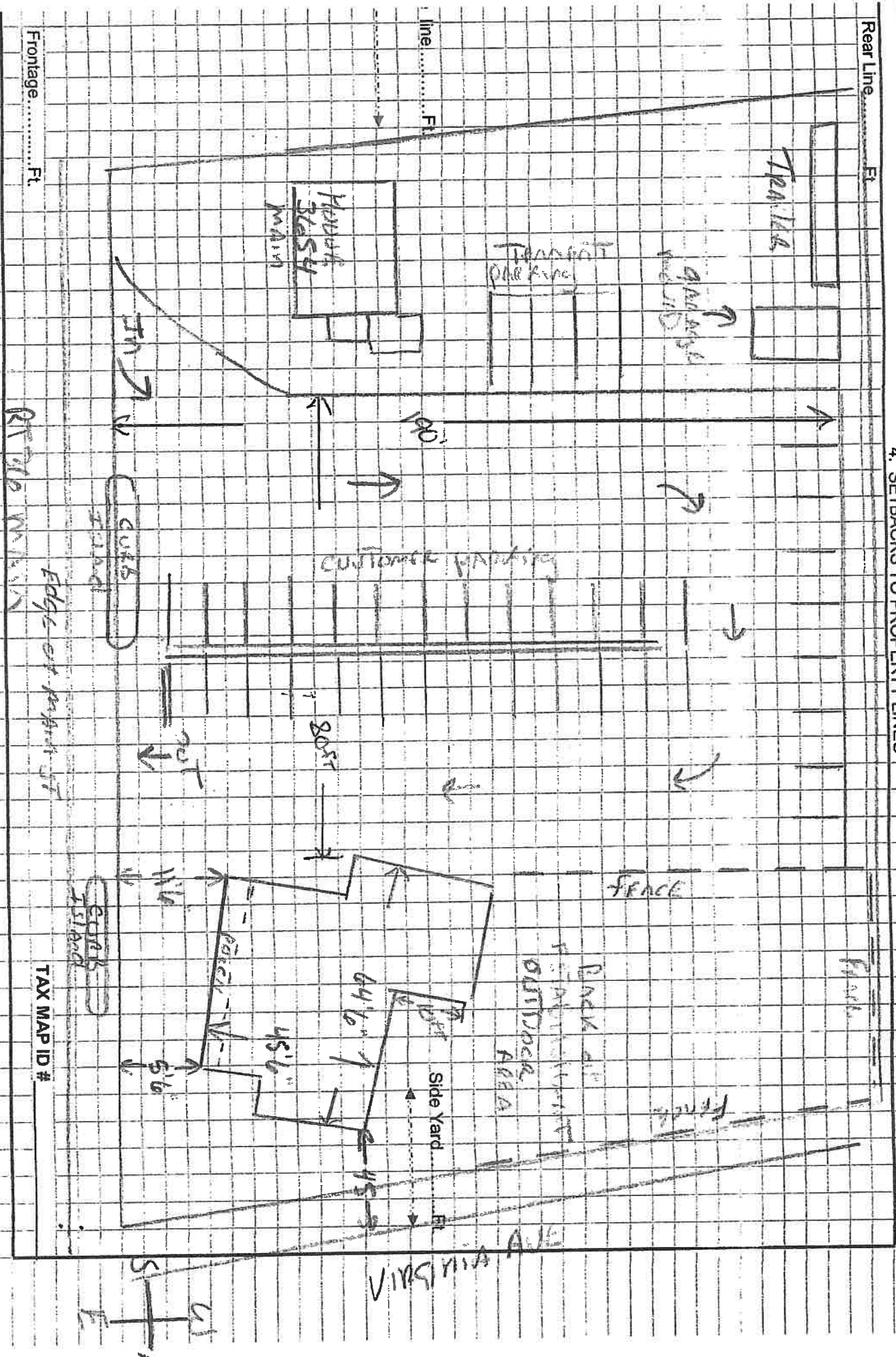
3646 MAIN ST

PITFARD VILAGE

Rear Line Ft

line Ft

Frontage Ft





TOWN OF YORK
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 York, NY 14592
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APPLICATION FOR SPECIAL USE PERMIT

Application # _____
Action:
<input type="checkbox"/> Approved
<input type="checkbox"/> Disapproved
<input type="checkbox"/> Conditions

Applicant Name FRANK T ROSE JR ROSES BAR + GRILL
 Owner & Address, if different 2544 GENESSEE ST PITFARD NY 14533
 Address of proposed action: 3646 MAIN ST GRAYSVILLE HAMLET T/O YORK
 Phone #: 585-739-5719

I, the undersigned applicant/owner hereby request approval by the Town of York Planning Board for the following Special Use Permit.

Frank M M

Date: 9-14-2022

Proposed use of site: BAR + TAVERN WITH 2 LODGING SUITES ABOVE WITH OUTSIDE USE AREA + REQUIRED PARKING AND LANDSCAPING

The following checklist with explanations must accompany all applications for Special Use Permits. All questions must be followed by an explanation.

- Will the establishment, maintenance or operation of the Special use be detrimental to or endanger the public health, safety, comfort, morals or general welfare?
 Yes _____ No X
 Explain: IT WILL IMPROVE PUBLIC HEALTH + SAFETY OF THE AREA BY TAKING A BUILDING THAT WAS IN NEED OF REPAIR AND NOW MAINTAINING IT AS A VIABLE BUSINESS
- Will the Special use be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the zoning district of concern? Will the Special use diminish or impair property values in the immediate vicinity? Yes _____ No X
 Explain: THE STRUCTURE AND ITS FACILITIES WILL BE REBUILT WITH FENCE IN FRONT TO BUFFER ANY NOISE AND ANY OUTDOOR ENTERTAINMENT WILL CEASE AT A REASONABLE HOUR LIKE OTHER ESTABLISHMENT IN AREA

3. Will the establishment of the Special use impede normal and orderly development and improvement of other property in the immediate vicinity for uses permitted by right in the district of concern?

Yes _____ No

Explain:

WITH NEW TRAVEL PLAZA GOING IN ACROSS STREET
IT WILL ADD TO AMENITIES AVAILABLE TO
THE COMMUNITY

4. Will adequate measures be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways?

Yes No _____

Explain:

THERE IS ALREADY CURBING IN FRONT AND
INGRESS + EGRESS WILL REMAIN AS IT'S BEEN
FOR 120 YEARS

5. Do adequate utilities, access roads, drainage and other facilities necessary to the operation of the Special use exist, or are they to be provided? Yes No _____

Explain:

THERE IS ELECTRIC + GAS, SEWER AND WATER
AND DRAINAGE AVAILABLE AT ROAD

6. Does the Special use permit in all other respects conform to the applicable regulations of the Town of York Zoning Ordinance and other town law, ordinances and regulations?

Yes No _____

Explain:

• ALL WILL BE MET