

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: JIM REENERS Phone#: (607) 423-1028

Address: 14 HICKORY LANE; CORTLAND, NY Fee: _____

Property Owner: CHURCH OF THE REDEEMER

Appeal Concerns Property at the following address: 229 & 1166 TOMPKINS ST.

Tax Map #: 96.06-01-15.210 & 96.31-01-11.000

Zoning District Classification: B-2

Use for which Variance is requested: REDUCED COMMERCIAL REQUIREMENT,
AND REDUCTION OF PARKING SPACES TO 9'X16'.

Applicable Section(s) of Zoning code: 178-2 (DEFINITION), 76 A(S)

Signature: James R. Reeners Date: 2/25/20

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes _____ No X

Reason: _____

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes _____ No X

Reason: _____

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes No

Reason: LESS COMMERCIAL AREA THAN REQUIRED.

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes No

Reason: _____

5. Whether the alleged difficulty was self-created: Yes No

Reason: ECONOMIC

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: _____



February 10, 2020

Mr. Reeners,

Please know that at a vote of our board, the Trustees of the Church of the Redeemer have agreed to accept your proposal for a right of first refusal for our property located on Tompkins Street (Tax Map: 96.06-01-15.210). Should you receive permission from the relevant jurisdictions, we then agree to your purchase option price as stated in your email of February 3, 2020.

We agree to your right of first refusal for six months from the date of this letter, with an option to renew for an additional six months if material progress has been made toward the goal of town approval. Please notify the town, city, or county that you have our permission during this term, and any renewal period, to act on behalf of the Church of the Redeemer for purposes of negotiation with those entities to bring your development goals to fruition. Said negotiation is for matters pertaining to zoning, permitting, and obtaining a variance for the current intended use. On all other matters, Church of the Redeemer will retain the rights to represent itself.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Porter', with a stylized flourish at the end.

Andrew T. Porter
Trustee

Project Name to be Determined

(229 Tompkins St. Tax Map #96.31-01-11.000)
(1166 Tompkins St. Tax Map #96.06-01-15.210)

The purpose of this development is to provide market rate all-inclusive "Home-Like" housing for those over the age of 55 in accordance with the Federal 1995 Housing for Older Persons Act (HOPA). This is our second attempt to do so. An attempt at a much larger project over six years ago was unsuccessful and rejected out of hand due to circumstances beyond our control. In spite of the rejection, we continued to receive input from many asking us to try again. A recent canvas of our area revealed that there still is no project of this nature in our area.

To be clear, these are rental units with each building comprised of six units. They will not be sold as condominiums. There will also be one 4,750 sq. ft. commercial building that will house two offices and services for two other minimal impact businesses. The plot area of 18,000 sq. ft. for this use is adequate to provide necessary access and parking that is yet to be determined.

THE SITE:

This is a single 5.2 acre parcel fronting on Tompkins St. that is overlapping two municipalities. We will also have sole control of a .5 acre 50' right-of-way extending to Star Road. The Cortlandville portion is Tax map #96.06-01-15.210, 1166 Tompkins St, which is zoned B-2. The city portion is Tax map #96.31-01-11.000, 229 Tompkins St, which is zoned GB. The city portion does not require any variances. The parcel is located in the southwest corner of the City of Cortland and extends southerly into Cortlandville adjacent to Abdallah Ave, which also overlaps two municipalities.

We have negotiated a purchase price and obtained a letter of first refusal with further conditions, see attached, from the property's owner.

The location of the property for a project of this nature is critical. Typically a near level plot with views is desired. This parcel is basically level with less than a two foot variation in elevation in the almost 1,000' length of the property, see the attached topographical plot map. The views are not panoramic, but they are pastoral and well-kept residential in nature.

We have designed the project to maintain approximately 50% green space. This closely resembles that of the Abdallah Ave. neighborhood, zoned R-2, and is far more than the neighboring "The Park" condominium development, zoned B-2. The other surrounding properties are zoned B-2 and GB (the city portion).

Services and access to major state highways are at its doorstep. There is an off-street easement to public sewer, a 300' x 6" public water main on the property, a natural gas main running along the entire northern property line, and an existing utility pole in the proper location to provide underground media and electric service. We have located and aligned the main entrance to be opposite Vernon Ave., which should help with DOT approval. A portion of this parcel as well as the main entrance are in the City of Cortland. The east, west, and south borders are tree-lined with residential uses.

THE UNITS:

Each building will be comprised of six one story and/or one and a half story units, w/private entries, driveways, and garages. The footprint is the same for both types of units. The market will determine how many of each type of unit will comprise each building. The ground floor of all units will have ADA compliant entries and interior doors.

The one story units will have 1,275 sq. ft. of living space plus garage.

- A large master suite w/11' deep walk-in closet, bathroom w/double sinks, soaking tub, shower and linen storage.
- A second bedroom/den with its own walk-in closet, patio door, and universal shower bath that will also have general living area access.
- A closeted stacked washer/dryer.
- Over 500 sq. ft. of an open floor plan with high ceilings for kitchen, dining and living room plus a private entry foyer with a large closet.
- A completed kitchen with solid surface countertops, ample hardwood cabinetry, and state-of-the-art appliances.
- An attached large 14' x 24' (336 sq. ft.) garage with ample room for a vehicle and cold storage.
- Trash and recyclables will be collected and disposed of in the same manner as would a typical homeowner. An adequate number and type of containers will be provided with each unit that the tenant will move to the neutral area between garages once a week, or as desired by the hauler, for disposal. The tenant will then be responsible to return the container(s) to their garage. There will be no outside trash or recyclables storage.
- The total size of the leased space for this unit is over 1,600 sq. ft.

The story and half units will have over 1,700 sq. ft. of living space plus garage.

- The first story will be roughly the same as the one story units with the same attached 336 sq. ft. garage. However, the second first floor bath will be a half bath.
- The second half story will feature an 11' x 14' loft overlooking the first floor and a second master suite with a slightly smaller walk-in closet and bath with a single sink and combined tub/shower instead of two separate fixtures.
- The total size of the leased space for this unit is over 2,000 sq. ft.

SERVICES:

All utilities/services will be underground with appropriate street and building lighting. All units will have radiant heat, either central or "mini-split" room air conditioning, traditional trash/recycling, and, potentially, basic TV/internet service.

RENTS:

Rents are not set as of yet since public infrastructure utility costs cannot be factored in until we have an approved site plan. However, once those costs have been ascertained, the rents will be established to include all water, sewer, natural gas, electric, and trash costs as well as all inside and outside maintenance and overall property maintenance.

Plain and simple, one monthly payment covers everything. We are considering allowing those with a longer term initial rental agreement to assist in the selection of their finishes.

PRIVACY/SECURITY:

A natural barrier to the public highway comprised of earth and flora will be created that should become solid and over ten feet tall in five years or so, and continue to become thicker and taller as time goes on. The main entrance will be signed in a manner to limit non-tenant traffic. Each building will have exterior perimeter down-lighting and security camera surveillance.

ACCESS:

The main entrance will be off of Tompkins St., which will have little or no traffic impact on the abutting neighborhoods. A secondary limited access gravel road will be constructed to Star Road, via a 50' Right-of-Way that comes with the property, once the project has achieved the size to require such.

AMENITIES:

The size and design of the units will allow the tenants to provide their own specific personal amenities. We are considering some amenities that cannot be provided by the individual. However, we are not guarantying such at this time.

The entire project is planned to remain private and under our ownership.

We are seeking a Conditional Permit, an Area Variance to allow 9'x 16' visitor parking spaces, and another Area Variance for a diminished requirement for commercial usage. Since each unit has its own driveway and private ramped entry, we are assuming that this would satisfy ADA accessibility requirements, since any visitors would use the tenant's driveway to achieve loading and unloading, much the same as a private home. To locate spaces 40+' away seems counterproductive. However, if we must, we will do so.

We are hopeful to obtain the variances and approvals necessary to bring this project to life.

Thank you, Jim & Mike Reeners

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NEW YORK 13045-3552

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name JIM REENERS Fee Paid _____

Address 14 HICKORY LANE Phone (607) 423-1028
CORTLAND, NY 13045

PROPERTY OWNER

Name CHURCH OF THE REDEEMER Phone (607) 753-9532

Address 125 TOMPKINS ST., CORTLAND, NY 13045

PROPERTY INFORMATION

Location of property 229 & 1166 TOMPKINS ST.
Tax Map No. of Parcel # 96.31-01-11.000 & # 96.06-01-15.210

PROPERTY ACQUIRED ON, OR PENDING DATE OF ACQUISITION POST APPROVALS
IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT B-2

PROJECT DESCRIPTION FIVE SIX UNIT ONE & ONE AND A HALF STORY
RESIDENTIAL BLDGS. & ONE COMMERCIAL BUILDING W/PRIVATE ROAD
AND SUPPORTING INFRASTRUCTURE.

Information to be included will be drawn from a checklist in Article XIV of the
Cortlandville Zoning Law.

DATE OF APPLICATION 2/25/20 James R. Reeners
Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director
CORTLAND COUNTY PLANNING DEPARTMENT
37 Church St.
Cortland, NY 13045-2838
Telephone: (607) 753-5043
Fax: (607) 753-5150

GML No. _____
(Tax Map Number)

Date: _____

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052

Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance: Bulk - Article 178 I, XIV Section 2, 76 A(5)
 Use - Article _____ Section _____

Special Permit: Article _____ Section _____

Conditional Permit: Article 178 VIII Section ~~36.1 A(1)~~, 36.2 A(1)

Site Plan Review: Article _____ Section _____

Reason(s) for request: SKETCH SITE PLAN REVIEW TO: 1. DECREASE THE COMMERCIAL REQUIREMENT IN A B-2 DISTRICT. 2. DECREASE THE SIZE OF PARKING SPACES TO 9'X16'.

Is the above action a **Type 1** _____, **Type 2** _____, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: JIM REENERS

Owners name (if different): CHURCH OF THE REDEEMER

Date of acquisition: AFTER ALL NECESSARY APPROVALS

Address: 14 HICKORY LANE, CORTLAND

State: NY Zip: 13045

Phone Number: (607) 423-1028 Fax Number: N/A

2. A Site Plan Map showing:

- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
- b. North Arrow
- c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
- d. Layout Plan Showing buildings, parking and available utilities
- e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
- f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
- g. Location Map at 1"=1000' scale
- h. Area Map at 1"=200' or an agreed upon scale
 - (1) zoning classification of subject and adjoining properties
 - (2) surrounding land use within 500 feet of subject property
 - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property.

4. Availability of public utilities and services:

Water PUBLIC District _____ ; Sewer PUBLIC District _____ ;
Fire Protection PUBLIC District CORTLANDVILLE ; Refuse Collection PRIVATE
Special services required: NONE

5. Does Site Plan conform to municipal master plan? YES If not why? _____

6. Does Site Plan conform to county land use plan? YES If not why? _____

7. School District: CORTLAND

8. Projected energy consumption: _____ Type: NAT. GAS & ELEC.

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : 60

NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

James R. Reiner, DEVELOPMENT PLANNER
Signature and Title of Submitting Official

(REVISED: 8/01)

March 20, 2020

Bruce Weber
Zoning Enforcement Officer
Town of Cortlandville
3577 Terrace Road
Cortland, NY 13045

Dear Bruce:

In an effort to minimize the spread of the COVID-19 virus in our community by limiting exposure through group meetings, the March 18, 2020 County Planning Board meeting was canceled. The County Planning Board was therefore unable to officially act on the General Municipal Law referral application for preliminary site plan review from Jim Reeners. Therefore, we are forwarding the Cortland County Planning Department staff report to you for your information without a recommendation from the County Planning Board. The Town of Cortlandville may proceed with consideration of the preliminary site plan without further County review.

Sincerely,

Daniel S. Dineen
Director of Planning

Enclosures: (1)

March 13, 2020

GML# 96.06-01-15.210 - Cortlandville
96.31-01-11.000 - City of Cortland
Town of Cortlandville/City of Cortland
Conditional Permit, Area Variance &
Site Plan Review
(Cortlandville)
Site Plan Review
(City of Cortland)
Reeners

TO: Cortland County Planning Board

FROM: Cortland County Planning Department

This application for a conditional permit, area variance and site plan review for the Town of Cortlandville and for site plan review for the City of Cortland is being referred to the Cortland County Planning Board for review pursuant to General Municipal Law 239-M because the property is located within 500 feet of the Town of Cortlandville/City of Cortland boundary and NYS Route 13 (Tompkins St.).

GENERAL INFORMATION

Date Received: February 26, 2020

Applicant: Jim Reeners
14 Hickory Lane
Cortland, NY 13045

Status of Applicant: purchase agreement

Requested Action: Site Plan Review, Area Variance & Conditional Permit
(Cortlandville);
Site Plan Review (City of Cortland)

Purpose: conceptual site plan review to construct five (5) - six
unit buildings, one commercial building and
roads/infrastructure for the purpose of operating a
senior residential housing development

Location: south side of NYS Route 13, immediately southeast of
the Vernon Rd./NYS Route 13 intersection.

Size: 5.68± acres (5.2± acres in the Town of Cortlandville and

.48± acre in the City of Cortland)

Existing Zoning:

Cortlandville - B-2 (Highway Commercial Business)
City of Cortland – GB-2 (General Business Local)

Existing Land Use:

Vacant

Surrounding Zoning:

Cortlandville – B-2 (Highway Commercial Business) &
R-2 (Residential)
Cortland – GB-2 (General Business Local) & R-1
(Residential)

Surrounding Land Uses:

N – Fat Jack’s BBQ, Spectrum Cable & Kleen Korner
Laundromat
S – Single family residential
E – Single family residential
W– Cortland Eye Center & The Park condominiums

Existing Regulations: Code of the Town of Cortlandville

Chapter 178 Zoning

Article VIII – B-2 Highway Commercial Business District

Section 178-36.2. Uses subject to conditional permit

A. Residential

(1) Multiple-family dwellings with over four
dwelling units

Article XIII – Site Plan Approval

Section 178-72. Planning Board review of site plan

Article XIV – Conditional Permit

Section 178-75. Structure/use requirements for permit
Approval

Section 178-76. Additional specific requirements

A. Residential

(1)

(5)

Article XVI- Stormwater Management and Erosion and
Sediment Control

Section 178-90. Jurisdiction and applicability.

C. Exemptions.

Article XXI – Zoning Board of Appeals

Section 178-132. Duties and powers

B.

Article XXIII – Design and Development Guidelines

Section 178-140. Guidelines enumerated

Code of the City of Cortland

Chapter 300 Zoning

Article I – General Provisions

Section 300-11 Dwelling Restrictions

2. Each unit in a multifamily dwelling shall contain a minimum of 350 square feet of habitable space in the Central Business District or a minimum of 450 square feet if located in any other district.

Article III – Business Districts

Section 300-31 Business Purpose Statements

D. General Business Local (GB-2)

Section 300-32 Business Permitted and Specifically Permitted Uses

Table 300-22: Business Permitted and Specifically Permitted Uses

1. Residential

Section 300-33 Business Lot, Area, and Yard Requirements

Table 300-23: Business Lot, Area, and Yard Requirements

Section 300-34 Business Bulk Requirements

Table 300-24: Business Bulk Requirements

Article IX – Landscaping and screening

Section 300-95 Buffer Strips

Article XIII – Site and Minor Improvement Plan Review

Section 300-131 Planning Commission Site Plan Review and Approval

Section 300-132 Actions Requiring Site Plan Review and Exemptions

- A. The following actions require site plan review:
 1. When a primary building or structure is to be erected
 3. When vehicular movement, vehicular parking or a pedestrian walkway is altered
 4. When surface water drainage is altered
 5. When exterior lighting is installed or altered
 6. When designed landscaping is installed or altered

Section 300-135 Considerations, Findings, and Conditions

ANALYSIS -

The applicant is requesting a conditional permit, site plan review and area variances from the Town of Cortlandville and Site Plan Review from the City of Cortland to obtain preliminary approvals for a sketch site plan to construct five (5) - six unit buildings, one commercial building and roads/infrastructure for the purpose of operating a senior residential housing development. The property is located on the south side of NYS Route 13, immediately southeast of the Vernon Drive/NYS Route 13 intersection, and is zoned

GB-2 (General Business Local) in the City of Cortland & B-2 (Highway Commercial Business) in the Town of Cortlandville.

The Coordinated Review Committee reviewed this proposal and addressed the following issues. The proposed project is actually partially within two municipalities as it crosses the municipal boundary between the Town of Cortlandville and the City of Cortland. The two municipalities will be completing a coordinated review of this project with the Town of Cortlandville acting as lead municipality as the majority of the project, is within the Town of Cortlandville. The proposed use is an allowed use in the B-2 (Highway Commercial Business) District in the Town of Cortlandville subject to a Conditional Permit and is an allowed use in the GB-2 (General Business Local) District in the City of Cortland. The applicant has therefore applied for a conditional permit and sketch site plan review from the Town of Cortlandville and site plan review from the City of Cortland. Site plan review is required by the City of Cortland for all uses other than single family dwellings when a building or structure is to be erected, when vehicular movement, vehicular parking or a pedestrian walkway is altered, when surface water drainage is altered.

The applicant is requesting a sketch review of a proposed five (5) buildings (each with six units) residential housing development, a 4,750 sq. ft. commercial building, roads and parking areas. The proposed plan includes development of market rate all-inclusive apartments for those over the age of 55 in accordance with the federal 1995 Housing for Older Persons Act. Each building would consist of six units with a total area of 18,000 sq. ft. The application states that there will be 50% greenspace maintained on the parcel at the completion of the proposed development. There are special requirements in the Town of Cortlandville concerning multifamily dwellings of over four units located in a B-2 (Highway Commercial Business) District. These requirements state that multiple family is only allowed as a mixed use with commercial and for one-story structures the commercial use shall have a minimum of 50% of the gross floor area in use for business. The applicant has stated that although they are willing to add commercial space to the development that they would not be able to meet the 50% commercial requirement for this project. The applicant has therefore applied for an area variance to forgo the commercial use requirements and for a reduction of the parking space size requirements (from the required 10 ft. by 20 ft. to 9 ft. by 16 ft.). In order these area variances to be granted the Town must weight benefit of the reduced commercial space and parking space size to the applicant vs. health, safety and welfare of the community/neighborhood. The applicant also stated that the final plans for this project will be submitted contingent upon approval of these variances from the Town.

It should be noted that because this is a sketch site plan approval that all other regulations/site design elements that would pertain to this project would be reviewed again once the final plans are submitted. This would include all requirements regarding landscaping, building design, layout, lighting, stormwater, public sewer and water and any other recommendations that may be made during the sketch plan review process. It should also be noted that since the parcel located in the City of Cortland is part of the project the applicant must still apply for an receive the proper area variance for the building that would be located in both the City of Cortland and Town of Cortlandville. As the site plan

is currently drawn, the building in the City of Cortland would not meet the minimum rear yard setback requirements nor would it meet the maximum front yard requirements for multifamily residential uses in the GB-2 (General Business Local) District. The Town of Cortlandville does not have specific setback requirements for this use as the required setbacks would be determined by the Town Planning Board.

It should also be noted that this site is 100% prime farmland soils and the site also contains 100% soils that are classified as Hydrologic Soil Group A, which have the highest infiltration rate and therefore the lowest runoff potential and, they are rated well-drained. Compliance with Cortlandville stormwater regulations will be required during final site plan approval because more than one acre will be disturbed for this proposal.

Finally, this proposal is considered an Unlisted Action under SEQR. The applicant has completed Part I of a Short Environmental Assessment Form. Parts II and III should be completed by the Town to determine if there may be any significant adverse environmental impacts as a result of the proposed use.

RECOMMENDATION -

The staff recommends preliminary approval of this application for a conditional permit, site plan review and area variances in the Town of Cortlandville and for site plan review in the City of Cortland for a conceptual site plan review to construct five (5) - six unit buildings, one commercial building and roads/infrastructure for the purpose of operating a senior residential housing development contingent upon the following:

1. The Town weighing the benefit of the reduced commercial space and parking space size to the applicant vs. health, safety and welfare of the community/neighborhood as is required before any area variances may be granted.
2. The City of Cortland weighing the benefit of not meeting the minimum rear yard setback requirements and not meeting the maximum front yard requirements for multifamily residential uses in the GB-2 (General Business Local) District to the applicant vs. health, safety and welfare of the community/neighborhood as is required before any area variances may be granted.
3. As this is a conceptual approval and not final site plan approval, the applicant must re-submit a written narrative and a more detailed site plan to the County, the Town and the City indicating signage, traffic volume, lighting, stormwater and landscaping plan and any other important details to assist the County, Town and City in adequately addressing the impacts of the proposed use on this property and surrounding properties as part of final approval of this proposal
4. Compliance with SEQR requirements.

Prepared by:

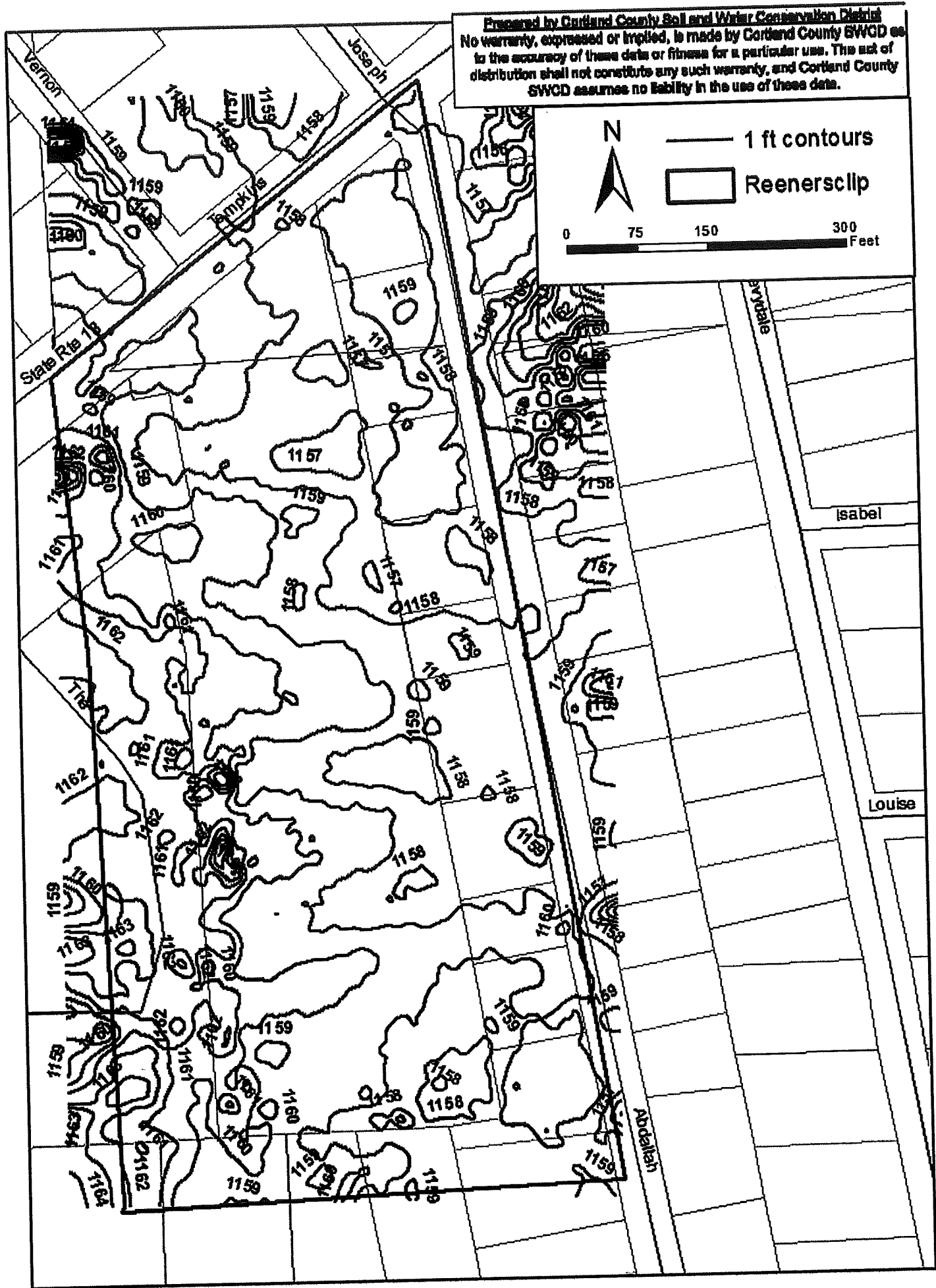
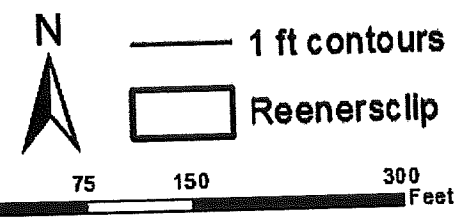
Kevin J. Pagini
Planner

DSD/kp

Reviewed and/or revised by:

Daniel S. Dineen
Director of Planning

Prepared by Cortland County Soil and Water Conservation District
No warranty, expressed or implied, is made by Cortland County SWCD as to the accuracy of these data or fitness for a particular use. This act of distribution shall not constitute any such warranty, and Cortland County SWCD assumes no liability in the use of these data.





Palmer Dr

Vernon Dr

Joseph St

Tompkins St

NY-18

The Park

Abdullah Ave

Isabel Dr

Louise Dr

Leydala Park

Glenwood Ave

Starr Rd

Parti Dr

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>TO BE DETERMINED</i>			
Project Location (describe, and attach a location map): <i>229 & 1166 TOMPKINS ST.</i>			
Brief Description of Proposed Action: <i>FIVE - SIX UNIT RESIDENTIAL BUILDINGS ONE - COMMERCIAL BUILDING PRIVATE ROAD AND INFRASTRUCTURE</i>			
Name of Applicant or Sponsor: <i>JIM REENERS</i>		Telephone: <i>(607) 423-1028</i>	
		E-Mail: <i>jreeners@twcny.ny.com</i>	
Address: <i>14 HICKORY LANE</i>			
City/PO: <i>CORTLAND, NY 13045</i>		State: <i>NY</i>	Zip Code: <i>13045</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
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: <i>CITY PLANNING COMMISSION, COUNTY PLANNING, TOWN PLANNING & ZBA, AND DOT (NYS)</i>			YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>5.2</i> acres	
b. Total acreage to be physically disturbed?		<i>2.5</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>5.7</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

	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?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		X	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		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?			
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: _____		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____			X
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		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?		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 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?		X	
16. Is the project site located in the 100 year flood plain?		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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <u>DRYWELLS & ABSORPTION AREAS</u>			X

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>JIM REENERS</u>	Date: <u>2/25/20</u>	
Signature: <u>James R. Reeners</u>		

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

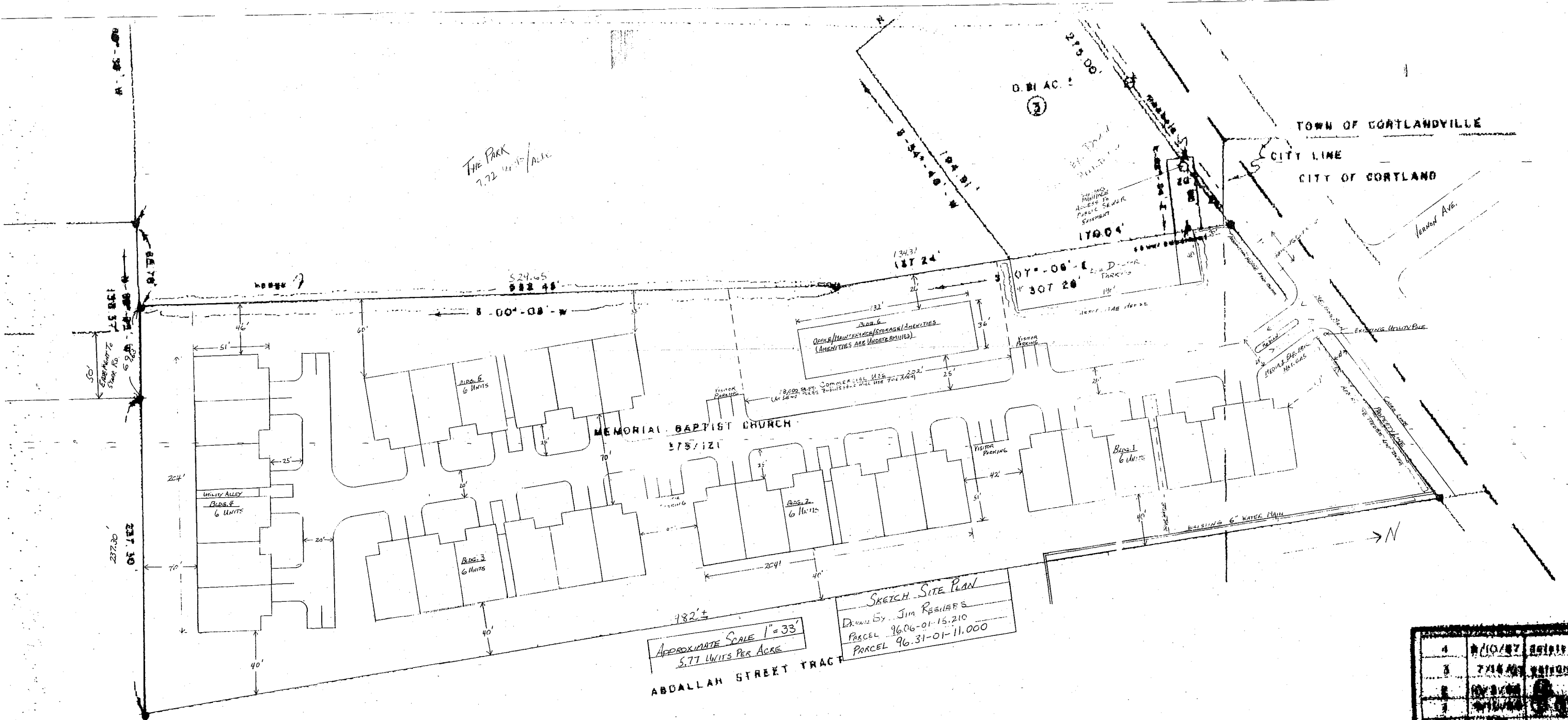
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the 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.

- 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.
- 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)



SKETCH SITE PLAN
 DRAWN BY JIM REUBEN
 PARCEL 96.06-01-15.210
 PARCEL 96.31-01-11.000
 APPROXIMATE SCALE 1" = 33'
 5.77 UNITS PER ACRE
 ABDALLAH STREET TRACT

4	11/01/87 85119 1
5	7/14/87 85119 2
6	10/1/87 85119 3
7	11/1/87 85119 4
8	12/1/87 85119 5

MAP SHOW