



17 Computer Drive West
Albany, NY 12205
518.438.9900

70 Linden Oaks, Third Floor, Suite 15
Rochester, NY 14625
585.866.1000

July 24, 2020

via overnight delivery

Town of Cortlandville
3577 Terrace Road
Cortland, NY 13045

Attention: Bruce Weber

**Re: Proposed Jiffy Lube
840 NYS Route 13**

Dear Mr. Weber:

On behalf of our client, Guggenheim Development Services, we are pleased to submit these applications to the Town of Cortlandville. We are proposing to redevelop the 0.76-acre lot with a 3,000+/- Jiffy Lube store. The parcel is in the B-3 Zoning District.

Please find the following enclosed for your review and distribution:

- One (1) check in the amount of \$100.00 for the Aquifer Permit Fee.
- One (1) check in the amount of \$250.00 for the Conditional Permit Application Fee.
- Ten (10) copies of the Owner's Authorization.
- Ten (10) copies of the Aquifer Protection District Special Permit Application.
- Ten (10) copies of the Application for Conditional Permit.
- Ten (10) copies of the Short Environmental Assessment Form.
- Ten (10) copies of the Zoning Referral Form including Area Map.
- Ten (10) copies of the Colored Elevations.
- Ten (10) copies of the Site Layout Plan, prepared by this office, last revised 07/20/2020.
- Ten (10) copies of the Survey Map entitled "ALTA/NSPS Land Title Survey – 840 State Route 13", prepared by Control Point Associates Inc. PC, dated 05/15/2020.

We look forward to meeting with the Town to begin review of this project. Should you have any questions or require any additional information, please do not hesitate to contact our office at (518) 438-9900.

Sincerely,

BOHLER ENGINEERING MA, LLC

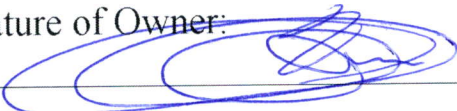
Caryn Mlodzianowski

cc: **Guggenheim Development Services, LLC (via electronic-mail)**

Owner's Authorization

I, Route 13 Partners LLC owner of property located at 840 NYS Route 13, Tax Map #95.02-2-7, in the Town of Cortlandville, hereby designate Guggenheim Development Services, LLC c/o Bohler Engineering MA, LLC to act my Agent regarding all applications (site plan review, zoning, aquifer, conditional permit, etc.) for the proposed project at this location.

Signature of Owner:



Date:

July 22, 2020

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Name Guggenheim Development Services, LLC Fee Paid _____
c/o Bohler Engineering MA, LLC Phone 518-438-9900
Address 17 Computer Drive West, Albany, NY 12205

PROPERTY OWNER

Name Route 13 Partners, LLC Phone (917) 805-3471
Address 2009 Homecrest Avenue , Brooklyn, NY 11229

If applicant is a Corporation, list name, address, phone and fax numbers of all corporate officers and directors on reverse side.

PROPERTY INFORMATION

Location of property 840 NYS Route 13
Tax Map No. of Parcel 95.20-2-7

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION Guggenheim under contract to purchase
IS PROPERTY IN FLOOD PLAIN? YES NO
AQUIFER PROTECTION AREA Yes
ZONING DISTRICT B-3 Business

Information to be provided as per Article and Section 178-47 of the Town of Cortlandville Zoning Law.

DATE OF APPLICATION 07/17/2020

Raymond Parker
Digitally signed by Raymond Parker
DN: CN = Raymond Parker email = Raymond.Parker@guggenheimpartners.com
C = US O = Guggenheim Development Services, LLC OU = DVP of
Development and Construction
Date: 2020.07.22 09:36:26 -0400
Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED _____

PERMIT DENIED _____

Name Raymond Parker

Title SVP of Development & Construction

Address 3000 Internet Blvd., Suite 570

Phone 214-872-4000

Frisco, TX. 75034

Fax 214-872-4001

Name Robert Strandt

Title President / Senior Managing Director

Address 3000 Internet Blvd., Suite 570

Phone 214-872-4000

Frisco, TX. 75034

Fax 214-872-4001

Name Travis Schwaer

Title Chief Development Officer / General Counsel

Address 3000 Internet Blvd., Suite 570

Phone 214-872-4000

Frisco, TX. 75034

Fax 214-872-4001

Name _____

Title _____

Address _____

Phone _____

Fax _____

Name _____

Title _____

Address _____

Phone _____

Fax _____

Name _____

Title _____

Address _____

Phone _____

Fax _____

Name _____

Title _____

Address _____

Phone _____

Fax _____

COMMENTS: _____

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Guggenheim Development Services, LLC
Name c/o Bohler Engineering MA, LLC Fee Paid _____
Address 17 Computer Drive West Phone 518-438-9900
Albany, NY 12205

PROPERTY OWNER

Name Route 13 Partners, LLC Phone _____
Address _____

PROPERTY INFORMATION

Location of property 840 NYS Route 13
Tax Map No. of Parcel 95.20-2-7

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION Guggenheim under contract to purchase


IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT B-3 Business

PROJECT DISCRPTION The subject parcel is proposed to be redeveloped with a 3,000 square-foot Jiffy Lube motor vehicle service shop.

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

DATE OF APPLICATION 07/17/2020


Signature of Applicant
*CARYN MLODZIANSKI
BOHLER ENGINEERING*

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

Short Environmental Assessment Form

Part 1 - Project Information

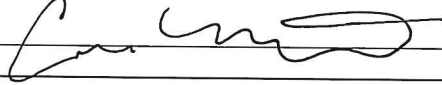
Instructions for Completing

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: Proposed Jiffy Lube			
Project Location (describe, and attach a location map): 840 NY-13, Town of Cortlandville, NY 13045			
Brief Description of Proposed Action: A 0.76 acre parcel will be redeveloped with a 3,000 square-foot +/- Jiffy Lube. The existing access drive into an existing plaza will be reused and associated parking, landscaping, lighting, utilities, and storm water management will accompany the project.			
Name of Applicant or Sponsor: Guggenheim Development Services, LLC, c/o Bohler Engineering MA, LLC		Telephone: (518) 438-9900 E-Mail: cmlodzianowski@bohlereng.com	
Address: 17 Computer Drive West			
City/PO: Albany		State: NY	Zip Code: 12205
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: Town of Cortlandville Planning Board & Town Board, NYSDOT, Cortland Count Planning, Cortlandville Building Department			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		0.76+/- acres	
b. Total acreage to be physically disturbed?		0.76+/- acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.76+/- acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" 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 <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If Yes, briefly describe: _____		
Drainage patterns will match existing conditions. _____		
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
Not the subject site. The site across the street; 839 Route 13.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE CARYN MLODZIANOWSKI Applicant/sponsor/name: <u>BOHLER ENGINEERING MA, LLC</u> Date: <u>7/23/2020</u> Signature: <u></u> Title: <u>PROJECT MANAGER</u>		

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 _____ Section _____
_____ Use – Article _____ Section _____

Special Permit: Article _____ Section _____

Conditional Permit: Article _____ Section _____

Site Plan Review: Article _____ Section _____

Reason(s) for request: _____

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: _____

Owners name (if different): _____

Date of acquisition: _____

Address: _____

State: _____ Zip: _____

Phone Number: _____ Fax Number: _____

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 _____ District _____ ; Sewer _____ District _____ ;

Fire Protection _____ District _____ ; Refuse Collection _____

Special services required: _____

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

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

7. School District: _____

8. Projected energy consumption: _____ Type: _____

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

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.

Signature and Title of Submitting Official

(REVISED: 8/01)



500' FROM SUBJECT PROPERTY

ZONE: I-2
USE: CEMETERY

ZONE: I-2
USE: COMMUNITY
CENTER

ZONE: I-2
USE: BANK

ZONE: B3
USE: AUTO
PARTS

NYS ROUTE 13

ZONE: B3
USE: AUTO
REPAIR

PROJECT SITE

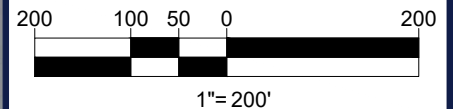
ZONE: B3
USE:
RESTAURANT

ZONE: PUD
USE: RETAIL

ZONE: B3
USE: RETAIL

ZONE: PUD
USE: RETAIL

ZONE: B3
USE: SUPERMARKET



AREA MAP

PROPOSED JIFFY LUBE

840 NYS ROUTE 13
TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NEW YORK



REAR ELEVATION



RIGHT SIDE ELEVATION

LEFT SIDE ELEVATION



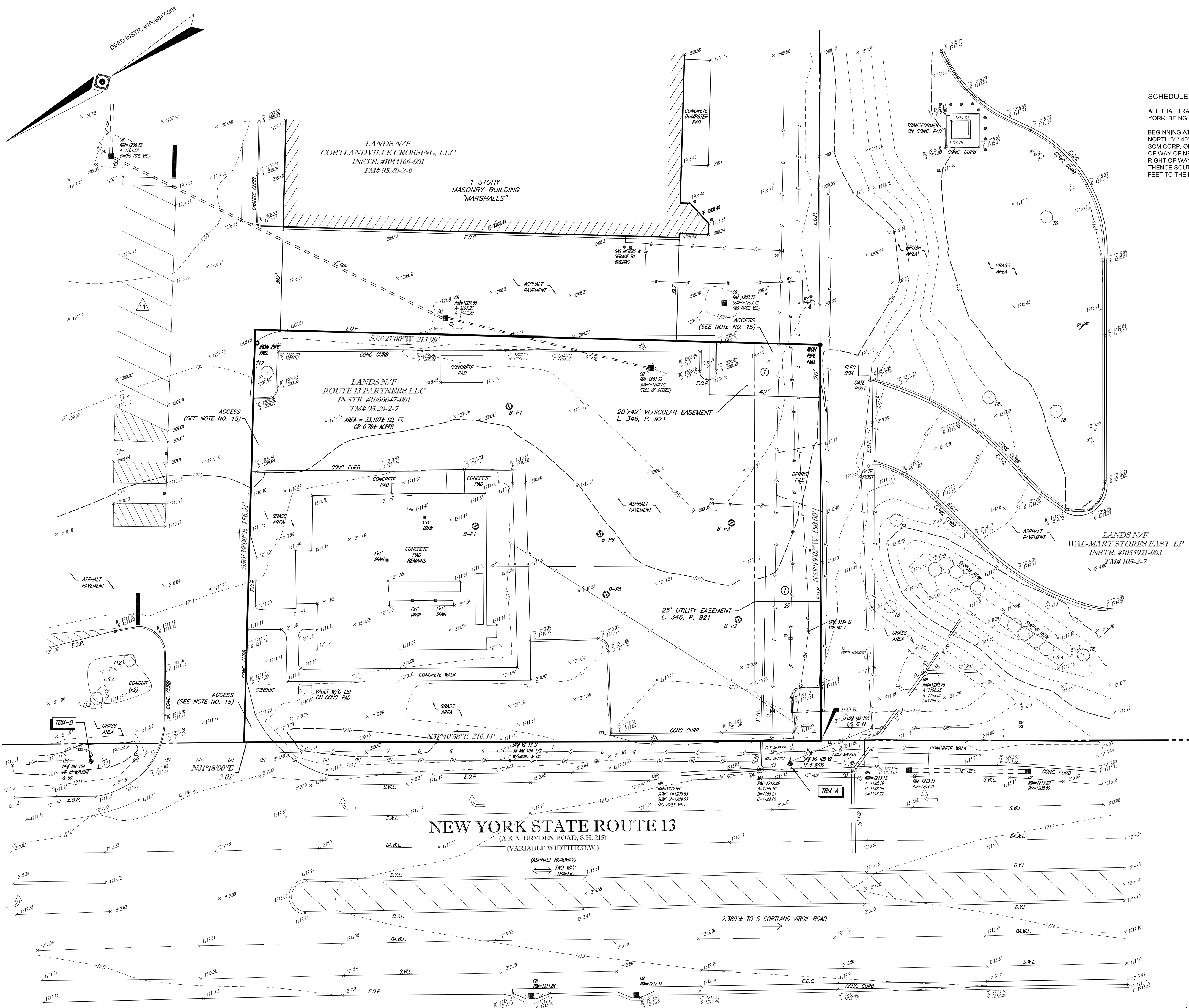
FRONT ELEVATION

NOTE: ALL SIGNAGE SHOWN AS AN EXAMPLE ONLY.

PROPOSED BUILDING FOR:
JIFFY LUBE / GUGGENHEIM

COLORED ELEVATIONS
JIFFY LUBE





SCHEDULE DESCRIPTION
 ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF CORTLANDVILLE, COUNTY OF CORTLAND, AND STATE OF NEW YORK, BEING PART OF LOT 83 IN SAID TOWN, AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE SOUTHEASTERLY RIGHT OF WAY OF NEW YORK STATE ROUTE NO. 13, SAID POINT BEING LOCATED NORTH 31° 40' 58" EAST A DISTANCE OF 1375.95 FEET FROM A RIGHT OF WAY MONUMENT ON THE SOUTHERLY PROPERTY LINE OF SCM CORP. ON THE EASTERLY SIDE OF SAID ROUTE NO. 13; THENCE NORTH 31° 40' 58" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY OF NEW YORK STATE ROUTE NO. 13, A DISTANCE OF 216.44 FEET TO A POINT; THENCE NORTH 91° 18' 00" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 2.01 FEET TO A POINT; THENCE SOUTH 56° 39' 00" EAST, A DISTANCE OF 156.31 FEET TO A POINT; THENCE SOUTH 33° 21' 00" WEST, A DISTANCE OF 213.99 FEET TO A POINT; THENCE NORTH 58° 19' 02" WEST, A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING.

- NOTES:**
- PROPERTY KNOWN AS LOT 7, BLOCK 2 AS SHOWN OF THE OFFICIAL TAX MAP OF THE TOWN OF CORTLANDVILLE, CORTLAND COUNTY, STATE OF NEW YORK, MAP # 95.02.
 - AREA = 33,107± SQ. FT. OR 0.76± ACRES
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES, BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
 - THIS PLAN IS BASED ON INFORMATION PROVIDED, BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
 - THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, TITLE NO. 2017-2187NCS - REVISION 2, WITH AN EFFECTIVE DATE OF APRIL 28, 2020, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
 (1) EASEMENTS CONTAINED IN DEED BY AND BETWEEN G. Z. INVESTORS, INC., AS GRANTOR AND MICHAEL BRAUN AND ROSALIE BRAUN, AS GRANTEE DATED APRIL 7, 1976 AND RECORDED IN THE CORTLAND COUNTY CLERK'S OFFICE ON APRIL 9, 1976 IN LIBER 346 OF DEEDS AT PAGE 921 - AFFECTS PARCEL AS SHOWN.
 - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. # 2
 - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
 - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS TAKEN AT THE TIME OF THE SURVEY. TEMPORARY BENCH MARKS SET:
 TBM-A: SPIKE SET IN UTILITY POLE. ELEVATION=1213.48'
 TBM-B: SPIKE SET IN UTILITY POLE. ELEVATION=12110.55'
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
 - THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
 - THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
 - ZONING REPORT NOT PROVIDED BY THE CLIENT AT THE TIME OF THE SURVEY.
 - THIS SURVEY IS BEING PRODUCED DURING A TIME OF STATEWIDE EMERGENCY. RESEARCH SOURCES ARE CLOSED OR UNAVAILABLE DUE TO SAFETY CONCERNS. ONLINE RESOURCES HAVE BEEN ACCESSED TO THE EXTENT POSSIBLE BUT SOME DOCUMENTS MAY BE UNAVAILABLE.
 - SUBJECT TO AND TOGETHER WITH PARKING AND CROSS EASEMENT DECLARATION MADE BY PYRAMID PROPERTIES COMPANY DATED AUGUST 26, 1975 AND RECORDED IN BOOK 343 OF DEEDS AT PAGE 1090 - BLANKET IN NATURE. - SEE MAP REFERENCE NO. 3.

- REFERENCES:**
- THE OFFICIAL TAX ASSESSOR'S MAP OF THE TOWN OF CORTLANDVILLE, CORTLAND COUNTY, STATE OF NEW YORK, SHEET #95.02.
 - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, TOWN OF CORTLANDVILLE, CORTLAND COUNTY, PANEL 229 OF 440", MAP NUMBER 36023C0229D, EFFECTIVE DATE: MARCH 2, 2010.
 - MAP ENTITLED ALTA/GCSM LAND TITLE SURVEY CORTLANDVILLE CROSSING PART OF LOT 83 TOWN OF CORTLANDVILLE, CORTLAND COUNTY, NEW YORK, AS PREPARED BY RYAN SURVEY DATED 8-10-2000, LAST REVISED 8-23-2000 AND FILED AS MAP #4162.

LEGEND

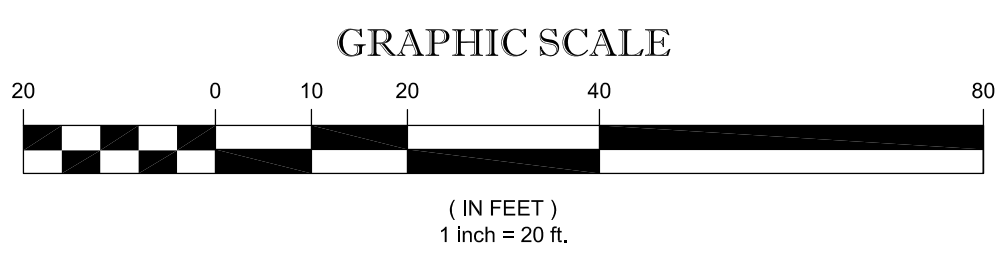
	EXISTING CONTOUR		GAS BOX		DECIDUOUS TREE & TRUNK SIZE
	EXISTING SPOT ELEVATION		GAS METER		PARKING SPACE COUNT
	EXIST. TOP OF CURB ELEVATION		ELECTRIC METER		CHAIN LINK FENCE
	EXIST. GUTTER ELEVATION		MANHOLE		E.O.C. EDGE OF CONC.
	EXIST. FINISHED FLOOR ELEVATION		CLEAN OUT		E.O.P. EDGE OF PAVEMENT
	OVERHEAD WIRES		POST		L.S.A. LANDSCAPED AREA
	APPROX. LOC. UNDERGROUND GAS LINE		VENT PIPE		S.W.L. SOLID WHITE LINE
	APPROX. LOC. UNDERGROUND ELEC. LINE		UTILITY POLE		S.Y.L. SOLID YELLOW LINE
	APPROX. LOC. UNDERGROUND SAN. LINE		PAINTED ARROWS		D.Y.L. DOUBLE YELLOW LINE
	APPROX. LOC. UNDERGROUND TEL. LINE		SIGN		DA.W.L. DASHED WHITE LINE
	APPROX. LOC. UNDERGROUND WATER LINE		BOLLARD		DA.Y.L. DASHED YELLOW LINE
	CURB LINE		BORING		(D) TITLE REPORT EXCEPTION
	HYDRANT		MONITORING WELL		(D) DEED DIMENSION
	WATER VALVE		TELEPHONE BOX		
	GAS VALVE		CATCH BASIN OR INLET		

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 2, OF THE NEW YORK STATE EDUCATION LAW.

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

THIS SURVEY IS CERTIFIED TO:
 (CLIENT)
 (TITLE CO.)
 (OTHER)

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALL TRANSFER LAND TITLE SURVEYS*, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 6(A), 6(B), 8, 11, 13, 14, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 07, 2020.



ZONING INFORMATION
 B3-BUSINESS DISTRICT
 SOURCE OFFICIAL ZONING MAP OF THE TOWN OF CORTLANDVILLE, N.Y.
 NOTE: SETBACKS, HEIGHT & BULK RESTRICTIONS AS REQUIRED BY PLANNING BOARD REVIEW.

1	CLIENT COMMENTS	XX/XX	M.J.B.	J.J.L.	06-25-2020
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE
FIELD DATE	ALTA/NSPS LAND TITLE SURVEY				
FIELD BOOK NO.	840 STATE ROUTE 13				
FIELD BOOK PG.	TM# 95.20, BLOCK 2, LOT 7				
FIELD CREW	TOWN OF CORTLANDVILLE, CORTLAND COUNTY				
FIELD CREW	STATE OF NEW YORK				
FIELD CREW	CONTROL POINT ASSOCIATES INC. PC				
DRAWN:	17 COMPUTER DRIVE WEST				
REVIEWED:	ALBANY, NY 12205				
DATE:	518.217.5010 - 986.668.9595 FAX				
SCALE:	WWW.CPASURVEY.COM				
FILE NO.:	WARREN, NJ 908.608.0099				
DWG. NO.:	CHAUFONT, PA 212.712.9000				
1 OF 1	MT. LAUREL, NJ 609.637.3900				
	NEW YORK, NY 646.780.0411				
	LONG ISLAND, NY 631.985.3465				
	ROCHESTER, NY 585.250.1764				
	SOUTH BOROUGHS, MA 508.648.3500				

JODY J. LOUNSBURY
 NEW YORK PROFESSIONAL LAND SURVEYOR #50715

06/25/2020
 DATE

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS SURVEY MAP OR PLAT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC. IS PROHIBITED.

