

April 13, 2018

GML# 96.09-02-05.000
Town of Cortlandville
Aquifer Protection District Special Permit,
Conditional Permit & Subdivision
Cortlandville Fire District

TO: Cortland County Planning Board

FROM: Cortland County Planning Department

This application for an aquifer protection district special permit, conditional permit and subdivision is being referred to the Cortland County Planning Board pursuant to General Municipal Law 239-M because the property is located within 500 ft. of NYS Route 13.

GENERAL INFORMATION

| | |
|-----------------------------|---|
| Date Received: | March 21, 2018 |
| Applicant: | Cortlandville Fire District 999 State Route 13 Cortland, NY 13045 |
| Status of Applicant: | owner |
| Requested Action: | aquifer protection district special permit, conditional permit and subdivision |
| Purpose: | to subdivide a 1.36+/- acre lot from a 3.38+/- acre parcel for the purposes of constructing a 1,800 sq. ft. live fire training/educational facility |
| Location: | northwest side of NYS Route 13, immediately west of the Terrace Road/NYS Route 13 intersection |
| Size: | 3.38 ± acres |
| Existing Zoning: | B-3 (Planned Commercial Business) |

Existing Land Use: Cortlandville Fire Department

Surrounding Zoning: B-3 (Planned Commercial Business) & R-2 (Residential)

Surrounding Land Uses: N – Cortlandville Town Hall
S – Sirgany Eye Care and single family residential
E – Kost Tire
W– Enterprise Rent-a-Car

Existing Regulations: Code of the Town of Cortlandville
Chapter 140 Subdivision of Land
Chapter 178 Zoning
Article VIIIA Planned Commercial Business District
Section 178.36.9. Uses subject to conditional permit
Article X: Aquifer Protection District
Section 178-46. Special Permits
B.
Article XIV: Conditional Permit
Section 178.75. Structure/use requirements for permit approval

ANALYSIS:

The applicant is requesting an aquifer protection district special permit, conditional permit and subdivision to subdivide a 1.36+/- acre lot from a 3.38+/- acre parcel for the purposes of constructing a 1,800 sq. ft. live fire training/educational facility. The property is located on the west side of NYS Route 13, immediately west of the Terrace Road/NYS Route 13 intersection, and is zoned B-3 (Highway Commercial Business).

The applicant is proposing to subdivide a 1.36+/- acre lot from the 3.38+/- acre Cortlandville Fire Department property for the purposes of constructing a 1,800 sq. ft. live fire training/educational facility to train firefighters, on the 1.36 +/- acre lot. Both lots would retain adequate road frontage on NYS Route 13. An aquifer protection district special permit is required as the cost of this project would exceed \$150,000. A conditional permit is also required to be obtained for the proposed use. The proposed facility would be a regional training center for firefighters to train firefighters in a classroom setting as well as live fire training sessions. The live fire training sessions would burn straw/ hay bales and wooden pallets inside the structure to simulate a live fire/ smoke situation for training firefighters. The total weight of materials to be burned per exercise would not exceed 150 pounds and would typically use three wooden pallets and two bales of dry straw. The burned materials would be disposed of in a dumpster on site and picked up by a licensed waste hauler. No burned materials would be washed off site.

The facility would not use any foam or liquid to ignite the fires and the Fire District has prepared a resolution to be submitted to the Town stating that foam and liquid combustibles would not be used at this facility. This resolution states that “Fuels are

restricted to those outlined in NFPA 1403 and OFPC Appendix B-3 and are limited to non-chemically treated dry straw and non-treated dry wooden pallets. The uses of any other fuels that would omit toxic byproducts of combustion, I.E. treated lumber, plastics, synthetics, rubber or non-natural fuels are prohibited. To provide for the safety of the attendees, the environment and the infrastructure of the facility itself, the use of any and all flammable or combustible liquids is prohibited. The use of lethal, non-lethal weapon and less than lethal weapons, I.E. Tear Gas, CS Gas, Capsicum sprays are prohibited. Extinguishing agents are limited to water and only water. The use of any foam concentrate or agents specifically but not limited to those that contain chemicals outlined in New York State of Department of Environmental Conservation's regulation 6 NYCRR Part 597, "Hazardous Substances Identification, Release Prohibition, and Release Reporting." are prohibited".

The smoke is limited during the exercise and the fires are over within 10 minutes of ignition. The facility would also be thermal lined with Thermablast thermal lining system to withstand high heat situations over a long period of time and to contain all heat within the structure. The proposed facility would be used at a maximum of 12 times per year. The applicant has stated however that it would typically be approximately 6 times per year. The facility will also be used for in-county programs and any additional department's training sessions that would also use the building without live fire conditions. The normal operating time of the facility would be from 5 p.m. to 9 p.m. due to the nature of volunteer firefighters work schedules. The regional training center would conduct a live fire training session during the daytime once annually during the Daytime Firefighter Boot Camp which is held Monday-Friday for three weeks each summer. Additional live fire training sessions will be scheduled to accomplish Public Employees Safety and Health statutes for the required annual refresher training for interior firefighters.

The facility would be located in the back of the Fire District property and does not abut any residential uses. This project would not disturb over one acre of land and would not increase impervious surface area by over 10,000 sq. ft. and therefore would not require a stormwater pollution prevention plan. There would also be no lighting on the building or additional parking area required and the existing entrance off of NYS Route 13 would be used for access to the facility. The facility would also not require any sewer or public water connections.

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

RECOMMENDATION:

The staff recommends approval of this application for an aquifer protection district special permit, conditional permit and subdivision to subdivide a 1.36+/- acre lot from a 3.38+/- acre parcel for the purposes of constructing a 1,800 sq. ft. live fire training/educational facility contingent upon the following:

1. That combusted materials be limited to dry straw/hay and untreated wood pallets and that only water be used to extinguish the fires, as proposed.
2. That all burned materials are cleaned up on site, disposed of in a dumpster and picked up by a licensed waste hauler.
3. Compliance with SEQR requirements.

Prepared by:

Kevin J. Pagini
Planner

DSD/kp

Reviewed/revised by:

Daniel S. Dineen
Director of Planning

April 13, 2018

Town of Cortlandville
Zoning Text Amendment

TO: Cortland County Planning Board

FROM: Cortland County Planning Department

This application for adoption of a zoning text amendment is being referred to the Cortland County Planning Board pursuant to General Municipal Law 239-M because it affects property throughout the Town of Cortlandville.

GENERAL INFORMATION

Date Received: March 22, 2018

Applicant: Town of Cortlandville
Town Hall
3577 Terrace Rd.
Cortland, NY 13045

Requested Action: Adoption of a zoning text amendment to incorporate regulations pertaining to Solar Energy Systems

ANALYSIS –

The Town of Cortlandville is seeking to adopt a zoning text amendment to incorporate regulations pertaining to Solar Energy Systems in order to promote the safe, effective and efficient use of installed solar energy systems in order to encourage the renewable energy systems and a sustainable life style, while protecting the health, safety and welfare and minimize the adverse impact on the adjacent and surrounding neighboring properties. This law will modify *Article I/Section 178.2- Definitions*, adding definitions for solar photovoltaic systems and will amend *Article XIX/Section 178.123.3- Supplemental Regulations and Exceptions, Solar Energy Systems*, incorporating new sections to permit certain solar energy systems as accessory uses in any zoning district and by revising *Article XIV/Section 178.73-77- Conditional Permit*, will add provisions for the permitting of certain solar photovoltaic systems.

The proposed law separates solar facilities into two categories (large solar energy system and small or accessory solar energy system). A large solar energy system is defined as

a system that is primarily for the purpose of onsite or offsite sale or electricity consumption, and is larger than three thousand acres (3,000) sq. ft. in area of solar collectors (measuring the equipment surface area, per lot. This system may be ground-mounted or building-mounted. A small solar collector system is defined as a solar photovoltaic energy systems up to and including 3,000 square feet (measuring the equipment surface area) and the principal purpose of which is to provide electrical power to be consumed on site or to provide power to be shared with other power customers (which may include both physical and virtual aggregation).

The proposed law would permit small or large building mounted solar energy systems in all zoning districts in the Town. Before any construction or installation on any solar PV system shall commence, a building permit issued by the Town must be obtained by the applicant.

Building mounted solar collectors (large or small scale or subject to their own set of requirements which include the following:

- a. Building-Mounted Solar Energy Systems (large or small scale) are permitted as an accessory use in all zoning districts when attached to any lawfully permitted building or structure.
- b. Height. Solar Energy Systems shall not exceed the maximum height restrictions of the Zoning district within which they are located and are provided the same height exemptions that apply to building-mounted mechanical devices or equipment.
- c. All Building-Mounted Solar Energy Systems shall be exempt from the requirement for a Conditional Permit, unless such Building- Mounted system increases the overall height of the structure by six (6) feet or more.
- d. All owners of Building-Mounted Solar Energy Systems must file a building permit application with the Building Department, and obtain a valid building permit, prior to starting their installation.

Small-Scale Ground-Mounted solar collectors would be subject to the following requirements:

- a) Ground mounted small scale solar energy systems shall not be located in the following areas, unless otherwise approved by the Planning Board in conjunction with a Conditional Permit provided in Article XIV/Section 178.73-77
 - i. Prime Farmland soils as identified by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) or alternative available resource.
 - ii. Areas of potential environmental sensitivity, such as Unique Natural Areas as designated by the Cortland County Soil and Water Conservation District,

flood plains, historic sites, airports, state-owned lands, conservation easements, trails, parkland, prime soils, and wetlands as identified by Cortland County Planning Department Mapping Services, the New York State Department of Environmental Conservation, or the United States Army Corps of Engineers.

iii. Development is prohibited on slopes of greater than fifteen percent (15%) unless the Solar Energy Applicant can demonstrate through engineering studies and to the satisfaction of the Town that the proposed development will cause no adverse environmental impact that will not be satisfactorily mitigated.

iv. Placement within front yards of residential lots, if any above-ground portion of the system is within 100 feet of a Public Highway right-of-way.

b. Ground mounted small scale solar energy systems are permitted as principal and accessory structures in all zoning districts and shall adhere to the following:

i. Lot Coverage. The horizontal surface area covered by ground-mounted solar collectors shall be included in total lot coverage and when combined with the coverage of mother structures, the total area shall not exceed the maximum lot coverage as permitted in the underlying zoning district.

c. Except as provided in subsection 2.a above, Ground-Mounted Small-Scale Solar Energy Systems shall be exempt from the requirement for a Conditional Permit.

Large-Scale Ground Mounted Systems are also subject to their own set of requirements:

a. Ground-Mounted Large-Scale Solar Energy Systems are permitted as principal and accessory uses through the issuance of a Conditional Permit within Agriculture and Industrial Zoning Districts, subject to the requirements set forth in this section.

i. Ground-Mounted Large-Scale Solar Energy Systems that produce electricity or thermal energy primarily for active farming or agricultural uses, where the generation is less than one hundred and ten percent (110%) of the farm use, shall be exempt from the requirement to obtain a Conditional Permit.

b. Ground mounted small scale solar energy systems shall not be located in the following areas, unless otherwise approved by the Planning Board in conjunction with the Conditional Permit approval process.

i. Prime Farmland soils as identified by the United States Department of Agriculture-Natural Resources Conservation Service (USDA-NRCS) or

alternative available resource.

- ii. **Areas of potential environmental sensitivity, such as Unique Natural Areas as designated by the Cortland County Soil and Water Conservation District, flood plains, historic sites, airports, state-owned lands, conservation easements, trails, parkland, prime soils, and wetlands as identified by Cortland County Planning Department Mapping Services, the New York State Department of Environmental Conservation, or the United States Army Corps of Engineers.**
- iii. **On slopes of greater than fifteen percent (15%) unless the Solar Energy Applicant can demonstrate through engineering studies and to the satisfaction of the Town that the proposed development will cause no adverse environmental impact that will not be satisfactorily mitigated.**
- c. **No Conditional Permit or renewal thereof or amendment of a current Conditional Permit relating to a Ground-Mounted large-Scale Solar Energy System shall be granted by the Town Planning Board unless the Solar Energy Applicant demonstrates that such Ground-Mounted Large Scale Solar Energy System:**
 - i. **Conforms to all federal and state laws and all applicable rules and regulations promulgated by any federal or state agencies having jurisdiction.**
 - ii. **Is designed and constructed in a manner which minimizes visual impact to the extent practical.**
 - iii. **Complies with all other requirements of the Town of Cortlandville Zoning Law.**
 - iv. **Conforms to all adopted plans of the Town of Cortlandville.**
 - v. **Complies with a fifty-foot (50) front yard, rear yard, and side yard setback.**
 - vi. **Does not exceed twenty (20) feet in height.**
 - vii. **Has a solar collector surface area (as measured in the horizontal plane) that, when combined with the coverage of other structures on the lot, does not exceed twice the maximum lot coverage as permitted in the underlying zoning district.**

There are several additional requirements outlined for Ground-Mounted Large-Scale Solar Energy Systems. The Ground-Mounted Large-Scale Solar Energy System shall have the least visual effect practical on the environment, as determined by the Town Planning Board. Based on site specific conditions, including topography, adjacent structures, and roadways, reasonable efforts shall be made to minimize visual impacts by preserving natural vegetation, and providing landscape screening to abutting residential properties

and roads, but screening should minimize the shading of solar collectors. Any exterior lighting installed shall have the least visual effect practical on the contiguous properties and shall be approved by the Town Planning Board. The Town Planning Board may require additional information, such as line-of-sight drawings, detailed elevation maps, visual simulations, before and after renderings, and alternate designs to more clearly identify adverse impacts for the purpose of their mitigation. Equipment and vehicles not used in direct support, renovations, additions or repair of any Ground-Mounted Large-Scale Solar Energy System shall not be stored or parked on the facility site. The proposed law also has specific height requirements for solar energy systems which include:

1. Building-mounted systems shall not exceed height limitations of the zoning district:
 - a. System installed on a pitched roof that faces the front yard of a property, the system must be installed at the same angle as the roof on which it is installed with a maximum distance, measured perpendicular to the roof, of eighteen (18) inches between the roof and edge or surface of the system.
 - b. System installed on a sloped roof, the highest point of the system shall not exceed the highest point of the roof to which it is attached.
 - c. System installed on a flat roof, the highest point of the system shall be permitted to extend up to six (6) feet above the roof to which it is attached.

2. Ground-mounted systems may not exceed the permitted height of accessory structures in the zoning district where the solar energy system is to be installed or 20 feet from the ground, whichever is less.

3. Setback for Ground-mounted Systems as a primary use or accessory use are subject to setback requirements in the zoning district in which the system is to be constructed.
- a. The required setbacks are measured from the Property line to the nearest part of the system. No part of the ground-mounted system shall extend into the required setbacks due to a tracking system or other adjustment of solar energy related equipment or parts.

The proposed law also includes requirements for non-conformance which include:

1. Building-mounted systems:
 - a. If a building-mounted system is to be installed on any building or structure that is non-conforming because its height violates the height restrictions of the zoning district in which it is located, the building-mounted system shall be permitted, so long as the building-mounted system does not extend above the peak or highest point of the roof to which it is mounted and so long as it complies with the other provisions of this Ordinance.
 - b. If a building-mounted system is to be installed on a building or structure on a non-conforming property that does not meet the minimum setbacks required and/or exceeds the lot coverage limits for the zoning district in which it is located, a building-mounted system shall be permitted, so long as there is no expansion of any setback or lot coverage non-conformity and so long as it complies with the other provisions of this Ordinance.

2. Ground-mounted systems:

- a. If a ground-mounted system is to be installed on a property containing a structure that is non-conforming because the required minimum setbacks are exceeded, the proposed system shall be permitted so long as the system does not encroach into the established setback for the property.
- b. If a ground-mounted system is to be installed on a property that is non-conforming because it violates zoning district requirements other than setbacks, then a Conditional Permit must be obtained for the proposed installation.

There are also security and lighting requirements included in the proposed law. Ground-Mounted Large-Scale Solar Energy Systems may be enclosed by fencing to prevent unauthorized access. Warning signs with the owner's name and emergency contact information shall be placed on any access point to the system and on the perimeter of the fencing. The fencing and the system shall be further screened by any landscaping or decorative fencing needed to avoid adverse aesthetic impacts as approved by the Town Planning Board. Motion-activated or staff-activated security lighting around the equipment area of a Ground-Mounted Large-Scale Solar Energy System or accessory structure entrance may be installed provided that such lighting does not project off the site. Such lighting should only be activated when the area within the fenced perimeters has been entered. A locked gate at the intersection of the access way and a public road may be required to obstruct entry by unauthorized vehicles. Such gate must be located entirely upon the lot and not on the public right-of-way.

There are also specific requirements for signage on any system which includes:

1. No signage or graphic content may be displayed on the solar PV system except the manufacturer's badge, safety information and equipment specification information. Said information shall be depicted within an area no more than thirty-six (36) square inches in size.
2. Disconnect and other emergency shutoff information will be clearly displayed on a light reflective surface.
3. 24 hour emergency contact information will be clearly displayed.
4. Systems and sites may not be used for displaying advertising except for reasonable identification of the owner/operator and shall comply with all signage restrictions.

The law also includes the Town's right to inspect any system and all facets of said System's placement, construction, modification and maintenance. Any inspections that are beyond the scope of the Town's scope or ability shall be at the expense of the Solar Energy Applicant.

All applications for a major system or solar farm are also required to be accompanied

by a decommissioning plan to be implemented upon abandonment or cessation of activity. At the time of submittal of the application for a Conditional Permit for a Ground-Mounted Large-Scale Solar Energy System, the Solar Energy Applicant shall submit and agree to the performance of a decommissioning plan that includes the removal of the Solar Energy System and all associated equipment, driveways, structures, buildings, equipment sheds, lighting, utilities, fencing, and gates. If such System becomes technologically obsolete or ceases to perform its originally intended function for more than six (6) consecutive months, the Town may require its removal in accordance with the decommissioning plan. The Town shall provide the Solar Energy System Owner thirty (30) days prior written notice of a request for decommissioning. Upon removal of a Ground-Mounted Large-Scale Solar Energy System, the land shall be restored to its previous condition, including but not limited to the seeding and sodding, as appropriate depending upon the season of the work, of exposed soils. At the time of obtaining a building permit, the Solar Energy Applicant may be required to provide a financial security bond or other form of financial security acceptable to the Town for removal of the Ground-Mounted Large-Scale Solar Energy System and property restoration, with the Town of Cortlandville as the obligee, in an amount approved by the Town Board (the amount to restore the site to its pre-construction or negotiated condition). Upon any amendment of the Conditional Permit, the Town Board may adjust the required amount of the financial security bond to adequately cover increases in the cost of removal of the Ground-Mounted Large-Scale Solar Energy System and property restoration. If the Ground-Mounted Large-Scale Solar Energy System is not decommissioned after being considered abandoned, the Town may remove the system and restore the property and impose a lien on the property to recover these costs to the Town. All other Solar Energy Systems shall be considered abandoned after 6 consecutive months without electrical energy or thermal energy generation and must be removed from the property. The Town Board may consider and grant, for good cause shown, an application for one extension not exceeding 24 months for Solar Energy Systems other than Ground-Mounted Large-Scale Solar Energy Systems.

The proposed zoning text amendment appears to provide the Town and applicant adequate guidance through the review process for development of and operation of renewable energy systems based on sunlight in the Town. It should be noted however that adoption of the proposed zoning text amendment is considered a Type I Action under SEQOR since it would change the allowable uses in zoning districts affecting more than 25 acres. The Town is therefore required to complete a Full Environmental Assessment Form.

RECOMMENDATION -

The staff recommends adoption of the proposed zoning text amendment to incorporate regulations pertaining to Solar Energy Systems as it would appear to provide the Town and applicant with adequate guidance through the review process for development and operation of solar energy systems in the Town. This recommendation however is contingent upon compliance with SEQOR requirements.

Prepared by:

Kevin J. Pagini
Planner

Reviewed/revised by:

Daniel S. Dineen
Director of Planning

TO THE TOWN PLANNING BOARD
TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NEW YORK

Planning Board File No. _____

APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND

Date 4/9/2018

The undersigned owner(s) desire(s) to subdivide a parcel of land described as follows:

1.) Name of owner(s): John DELVECCHIO

Address: P.O. Box 705 Cortland N.Y.

2.) Name of Subdivider: Same

Address: _____

3.) Property address of Subdivided land: 1709 Route 13 Cortland, N.Y.

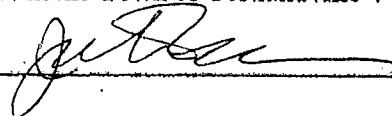
Tax Map Parcel # 77.17-01-06.000

4.) Mortgage, liens, and encumbrances: None

5.) A Final Plat layout is hereby attached for approval, showing proposed public streets and other information as required on, and with the Final Plat.

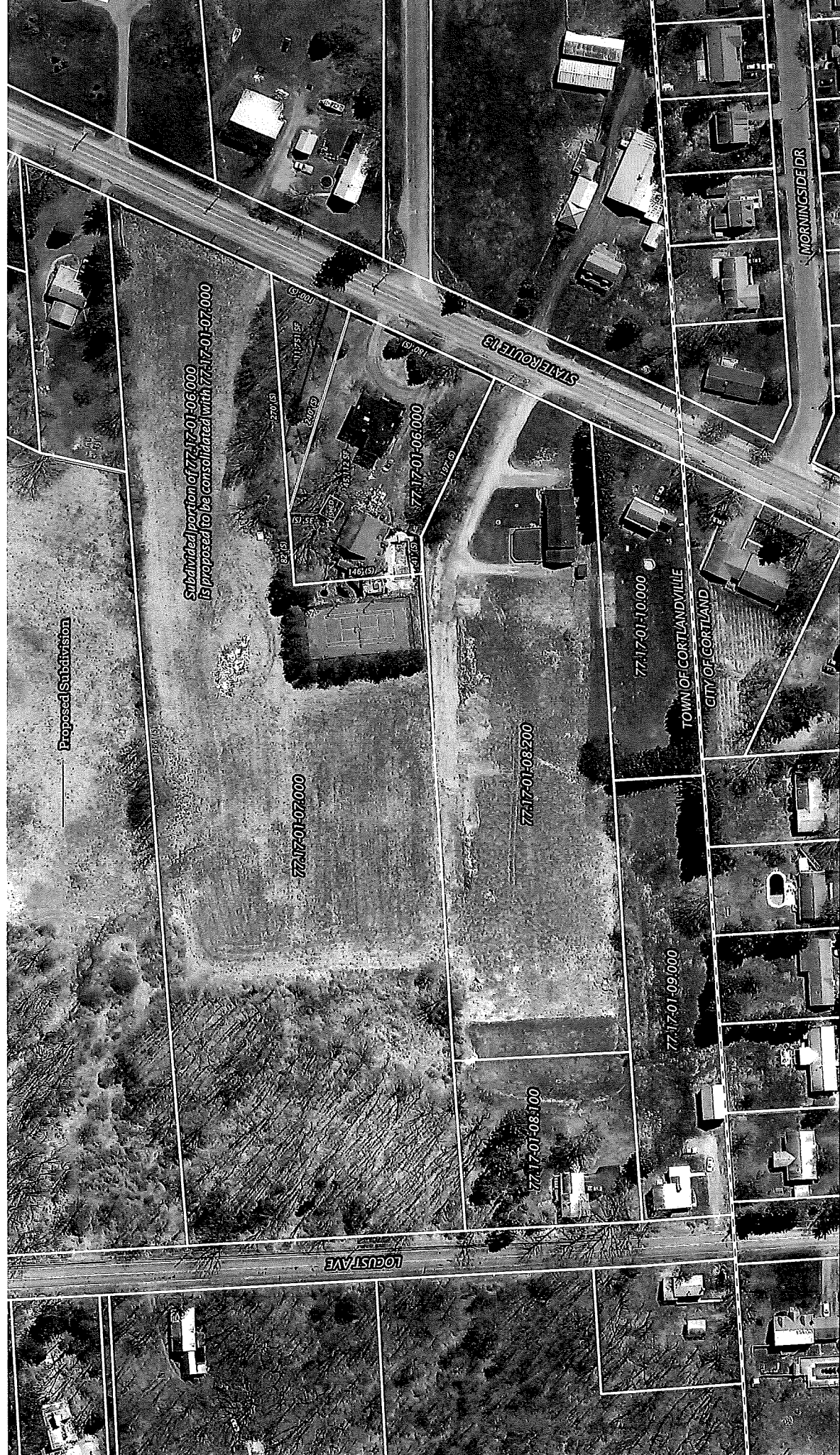
6.) Is this subdivision subject to General Municipal Law approval? _____

The undersigned hereby applies for approval of said subdivision and covenants and agrees with the Town of Cortlandville upon approval of said Final Plat and subsequent Subdivision Plat to install such utilities as are required and to complete the streets as finally approved or in lieu of this to post a performance bond as set forth and provided in the "Requirements for Approval of Subdivision Plans in the Town of Cortlandville".

Signature 

ADDENDUM TO APPLICATION

The purpose of the lot line adjustment is install a 25 foot driveway from NYS Route 13 on to tax map #77.17-01-07 without removing any of the large maple trees located on the southeast lot line of this parcel.



Proposed Subdivision

Subdivided portion of 77-17-01-06-000 is proposed to be consolidated with 77-17-01-07-000

77-17-01-07-000

77-17-01-08-200

77-17-01-08-100

77-17-01-09-000

77-17-01-10-000

STATE ROUTE 18

LOCUST AVE

MORNINGSIDE DR

TOWN OF CORTLANDVILLE
CITY OF CORTLAND



Cortland County
Planning Department
37 Church Street
Cortland NY 13045



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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Luke Burhans Fee Paid _____
Address 3827 Rt 11 Phone 607 758-3456
Cortland NY 13045 607 423-6425

PROPERTY OWNER

Name Luke Burhans Phone 607 758-3456
Address 3827 Rt 11 Cortland NY 13045

PROPERTY INFORMATION

Location of property 3827 Rt 11 Cortland NY 13045
Tax Map No. of Parcel 87.04-01-16

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION 2015

IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT _____

PROJECT DISCRPTION 12' x 40' Addition on south side of shop

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

DATE OF APPLICATION _____

Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

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: | | | |
| Project Location (describe, and attach a location map): 3827 Rt 11 Cortland NY 13045 | | | |
| Brief Description of Proposed Action: 12' x 40' lean to addition | | | |
| Name of Applicant or Sponsor: Luke Burhans | | Telephone: 607 758-3456 | |
| | | E-Mail: burhans2005@yahoo.com | |
| Address: 3827 Rt 11 | | | |
| City/PO: Cortland | | State: NY | Zip Code: 13045 |
| 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 |
| | | | ✓ |
| 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 |
| | | | 0 |
| 3.a. Total acreage of the site of the proposed action? | | 1.5 acres | |
| b. Total acreage to be physically disturbed? | | .1 acres | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 1.5 acres | |
| 4. Check all land uses that occur on, adjoining and near the proposed action. | | | |
| <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 |
| | | 6 | |
| b. Consistent with the adopted comprehensive plan? | | 6 | |
| 6. Is the proposed action consistent with the predominant character of the existing built or natural landscape? | NO | YES | |
| | | | 6 |
| 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 | |
| | | | 6 |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | NO | YES | |
| | | | 6 |
| b. Are public transportation service(s) available at or near the site of the proposed action? | | | 6 |
| c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action? | | | 6 |
| 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 | |
| | | | 6 |
| 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: <u>Storage/no need</u> | NO | YES | |
| | | | 6 |
| 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: _____ | NO | YES | |
| | | | 6 |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | | | 6 |
| b. Is the proposed action located in an archeological sensitive area? | | | 6 |
| 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 | |
| | | | 6 |
| 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: _____ | | | 6 |
| 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? | NO | YES | |
| | | | 6 |
| 16. Is the project site located in the 100 year flood plain? | NO | YES | |
| | | | 6 |
| 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: _____ | NO | YES | |
| | | | 6 |
| | | | 6 |

| | | |
|--|----|-----|
| 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: _____ Date: _____ Signature: _____ | | |

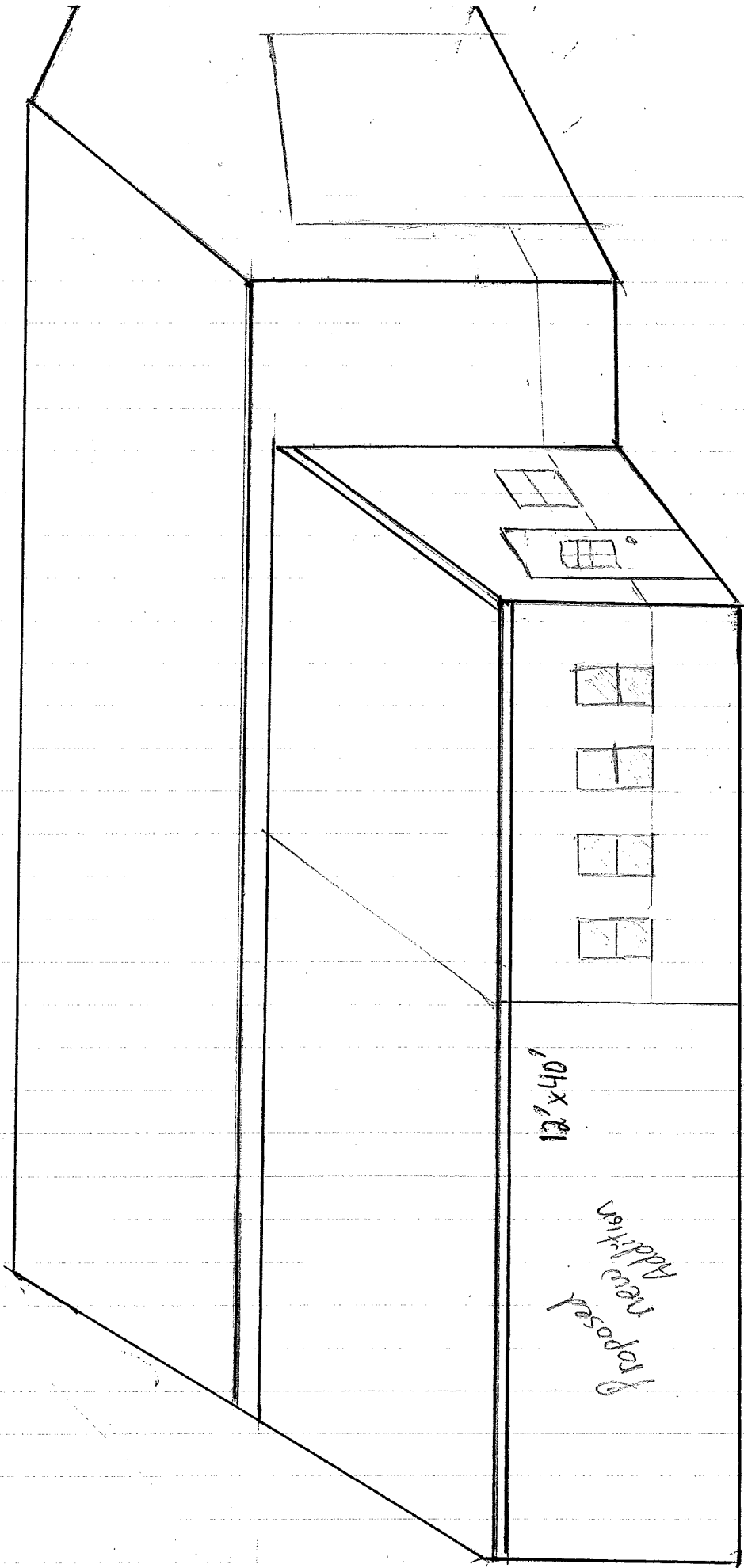
Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions 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.

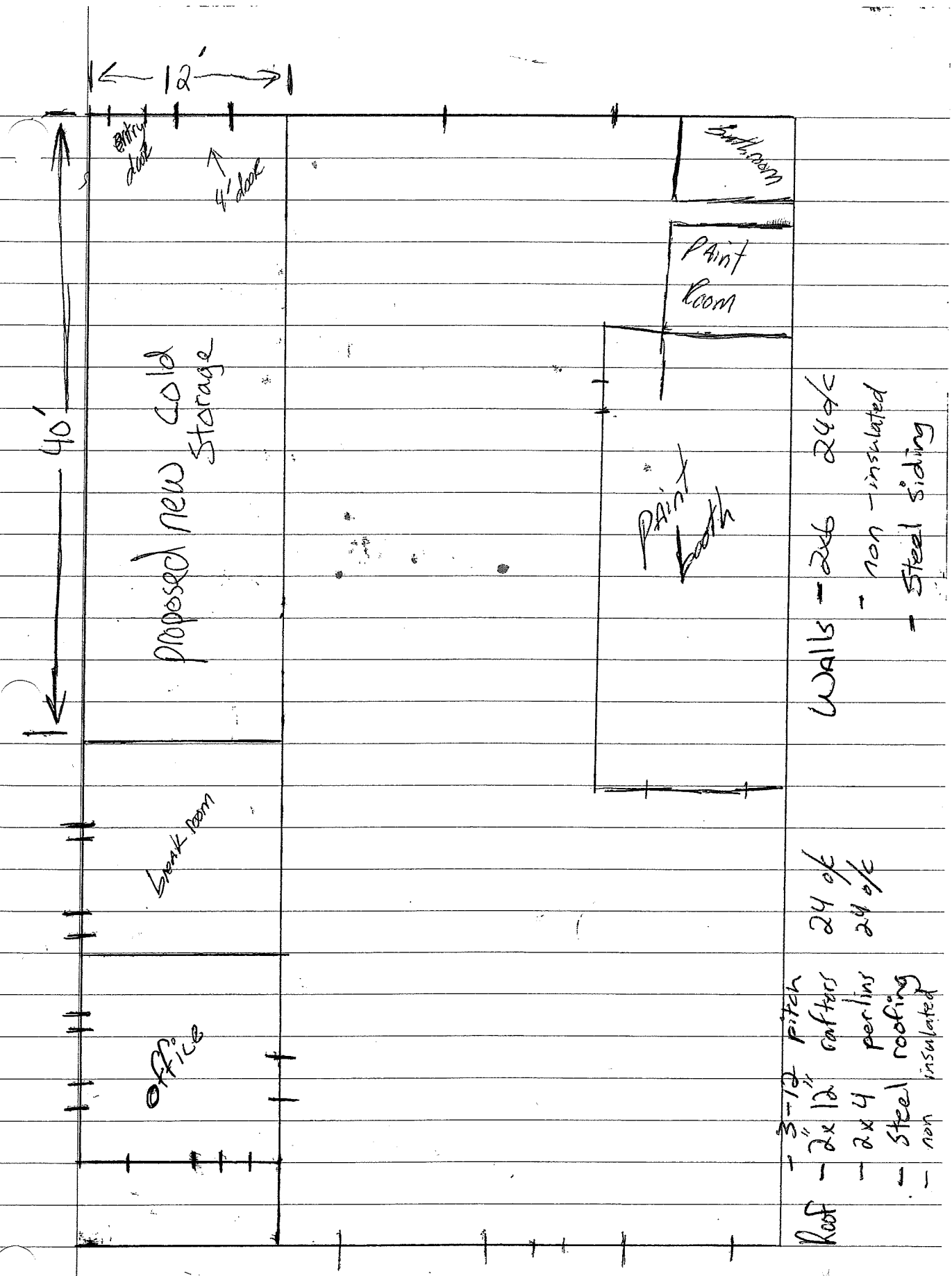
| | |
|---|---|
| <input type="checkbox"/> Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is 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) |



12' x 40'

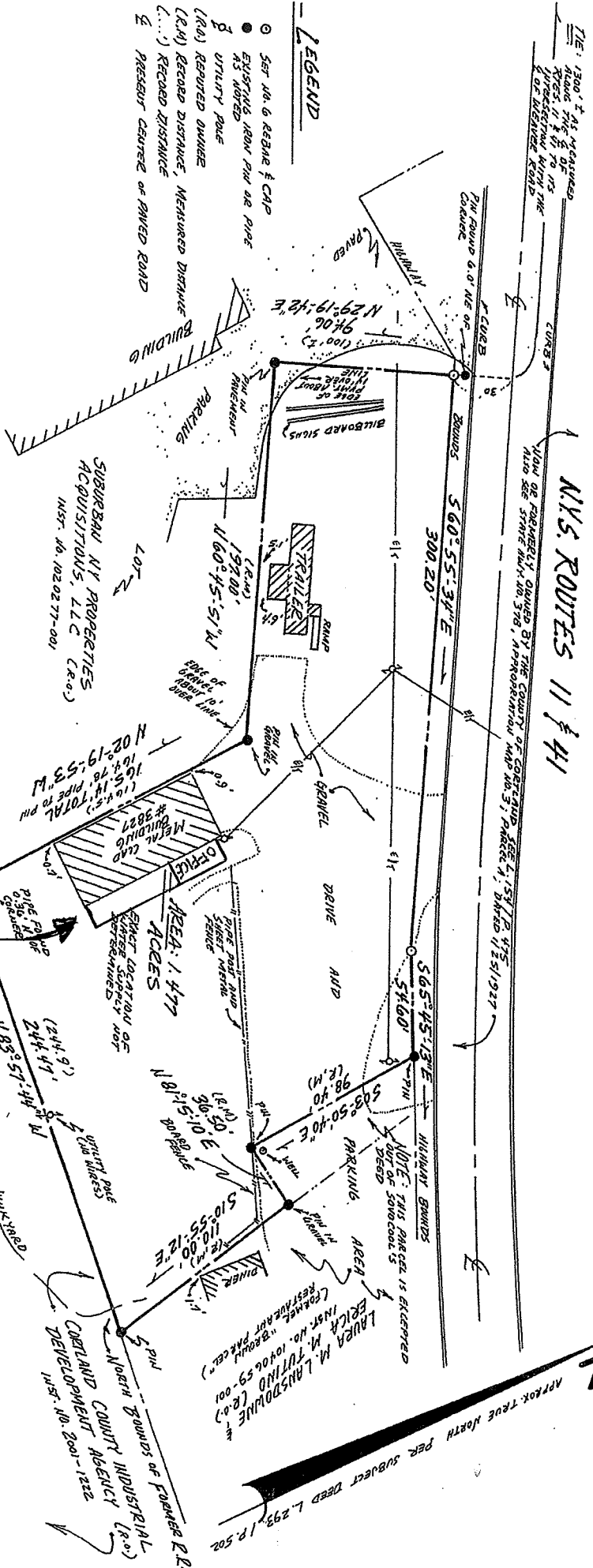
Proposed
New Addition

12' x 40'



- Roof
 - 3-12 Pitch
 - 2x12 rafters
 - 2x4 perlin
 - Steel roofing
 - non insulated
- Walls - 2x6 24" oc
 - non-insulated
 - Steel siding

100' to roadway
 180' to diner property lines
 1066487-001
 N.Y.S. ROUTES 11 & 41



REAGAN LAND SURVEYING
 P.O. BOX 184, BRONX, NEW YORK 10463
 (917) 844-8817

DATE: Apr. 2007 DRAWN BY: M.C. REAGAN SCALE: 1" = 50' JOB NO.: 07-081

I hereby certify to: George A. Coertaud, Jr.
Mayor, City of New York

NOTE: ANY REFERENCES TO THIS MAP MUST COMPLY WITH SECTION 204, SUBSECTION 2 OF THE NEW YORK STATE SURVEYING AND MAPPING LAW AND WITH THE REGULATIONS OF THE STATE SURVEYING BOARD. THIS MAP IS NOT VALID UNLESS USED IN CONJUNCTION WITH A SURVEY REPORT OR CERTIFICATE OF NO CHANGE.

that I am a licensed land surveyor, New York State License No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: Michael J. Reagan DATED: 01/23/2007



18' x 40' Addition

THE ESTATE OF RALPH SOVOCOL

SWEEPER MAP OF LANDS OF

MILITARY LOT 77, TOWN OF CORLANDVILLE, COUNTY OF COERTAUD, STATE OF NEW YORK.

TAX MAP NO. 87-04-01-18
 REFERENCE DEED: L. 293, P. 502

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Sun Auto Warehouse & Leather Fee Paid 250

Address 3870 West Rd Rte 281 Phone 607-662-4000
Cortland N.Y. 13045

PROPERTY OWNER

Name U2 Enterprises Phone 607 343 2116

Address 3699 Luker Rd. Cortland N.Y. 13045

PROPERTY INFORMATION

Location of property 3699 Luker Rd. Cortland N.Y. 13045
Tax Map No. of Parcel 95.00 - 05 - 05.110

PROPERTY ACQUIRED ON, OR PENDING DATE OF ACQUISITION _____

IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT _____

PROJECT DESCRIPTION CAR STORAGE

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

DATE OF APPLICATION 4/17/18

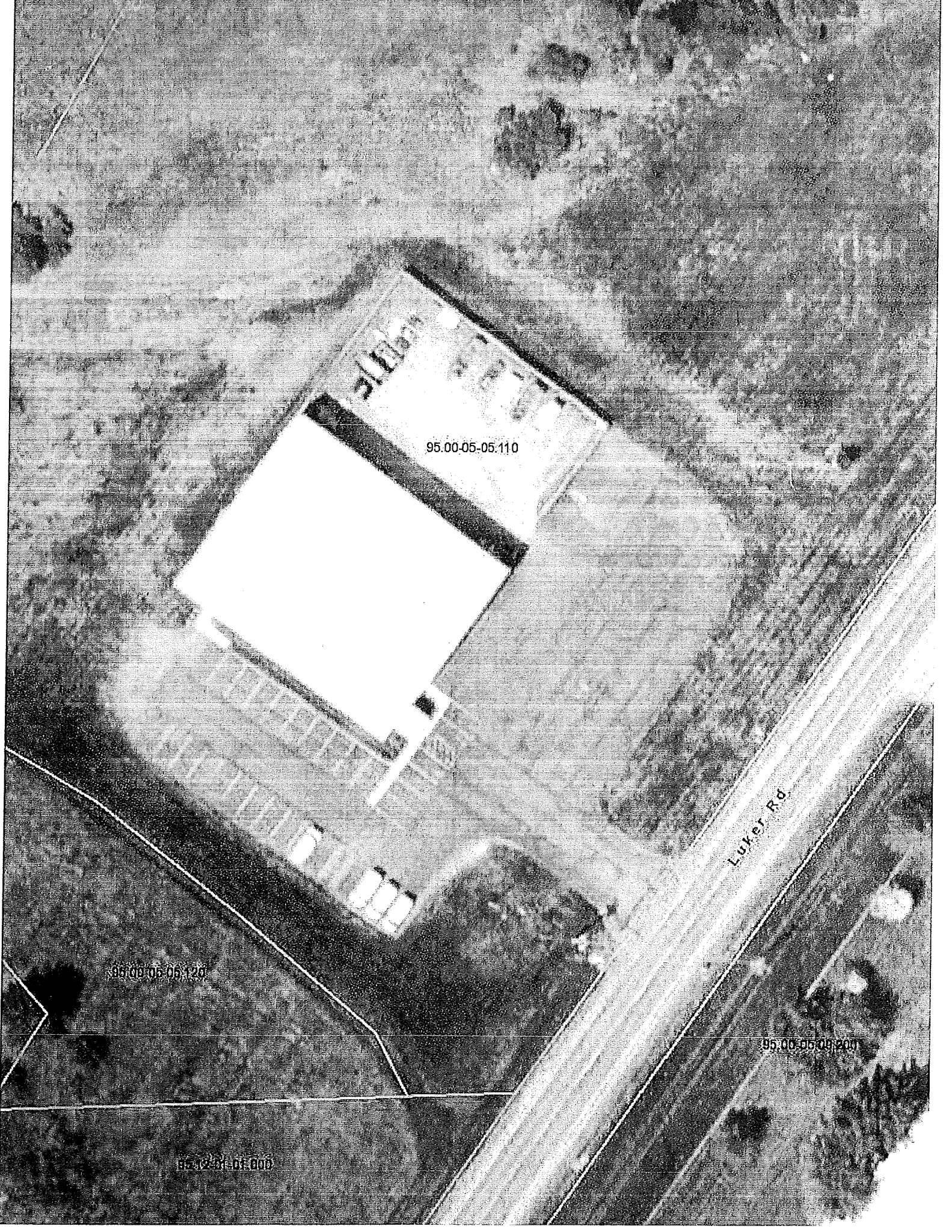
[Signature]
Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____



95.00-05-05.110

Luker Rd

95.00-05-05.20

95.00-05-05.000

95.00-05-05.200

To: Town of Cortlandville
3577 Terrace Road
Cortland, NY 13045

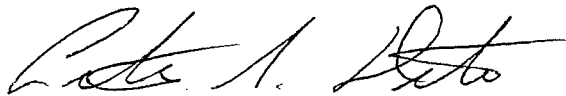
From: Sun Auto Warehouse
3870 West Rd. Rte 281
Cortland, Ny 13045

04/17/2018

To whom it may concern:

We are making an application for approval of a Conditional Permit to park inventory at 3699 Luker Rd.. The period of time is from 04/24 through 06/31/2018. Sun Auto will provide insurance on these vehicles. These vehicles are not to be displayed for sale the sole purpose is for storage only. The number of vehicles will fluctuate but will not to exceed 30.

Peter S. Detor

A handwritten signature in black ink, appearing to read "Peter S. Detor". The signature is fluid and cursive, with a large initial "P" and "D".

General Manager
Sun Auto Warehouse of Cortland
607-662-4600