

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

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT

Name Suzette Pace Fee Paid \$250

Address 4071 Quail Ridge Phone 607-745-5600
Cortland NY 13045

PROPERTY OWNER

Name Suzette Pace Phone 607-745-5600

Address 4071 Quail Ridge
Cortland NY 13045

PROPERTY INFORMATION

Location of property 320 Tompkins St. Cortland
Tax Map No. of Parcel 96.09-02-32.000

PROPERTY ACQUIRED ON, OR PENDING DATE OF ACQUISITION 9-14-18

IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT R2

PROJECT DISCIPTION Site Plan Review

Information to be included will be drawn from a check list in Article XIII, Section 178-71 of the Cortlandville Zoning Law. A sketch plan conference may be deemed necessary by the Planning Board.

DATE OF APPLICATION 9-5-18

Suzette Pace
Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

The purpose of the building at 320 Tompkins Street is to operate an Audiology and Hearing Aid business. It is a hearing healthcare office/facility/clinic that performs diagnostic hearing evaluations for all ages, engages in the selection and fitting of hearing aids, makes custom earmolds for hearing protection and swimming, sells assistive listening devices and hearing aid accessories, and repairs hearing aids. Office hours are 8-4:30 Monday-Friday. There are approximately 25-30 patients throughout the day, which includes walk-in patients.

The office employs 1 full-time Audiologist and 1 full-time Hearing Aid Dispenser who are both licensed practitioners with the Department of NYS. Our client's health care insurance can be billed for services rendered, and we have contracts with most insurance companies including Medicare. The office also employs 1 full-time and 2 part-time front office personnel who are responsible for answering phones, scheduling, and managing walk-in clients.

The drive-thru that is currently at the building will be taken down, and there will be additional parking spaces in that location. I am anticipating 4-5 spaces in that area, along with an additional 8-10 spaces in the back of the building as there is ample space. The existing landscaping will be maintained.



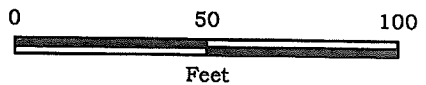
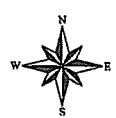
MUNSON AVE

STATE ROUTE 13



Cortland County
Planning Department
37 Church Street
Cortland, NY 13045

96.09-02-32.000
Town of Cortlandville
Cortland County, NY



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>Suzette Pace</i> <i>Site Plan Review</i>			
Project Location (describe, and attach a location map): <i>320 Tompkins St. Cortland</i>			
Brief Description of Proposed Action: <i>See attached</i>			
Name of Applicant or Sponsor: <i>Suzette Pace</i>		Telephone: <i>607-745-5600</i>	
		E-Mail: <i>Suzette@cortlandhearingaids.com</i>	
Address: <i>4071 Quail Ridge</i>			
City/PO: <i>Cortland</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"/> YES <input 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>Site Plan Review. Town of Cortlandville</i>			NO <input type="checkbox"/> YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		<i>91</i> acres	
b. Total acreage to be physically disturbed?		<i>0</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>91</i> 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 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			

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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input 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 site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input 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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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"/>	
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 plain?	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, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	NO	YES	
	<input type="checkbox"/> NO <input checked="" type="checkbox"/> YES		

<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>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: _____ _____ _____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u><i>Jeffrey Paul</i></u> Date: <u><i>9/5/18</i></u></p> <p>Signature: <u><i>Jeffrey Paul</i></u></p>		

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?"

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

	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?	<input type="checkbox"/>	<input type="checkbox"/>
11. Will the proposed action create a hazard to environmental resources or human health?	<input type="checkbox"/>	<input type="checkbox"/>

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)

PRINT