

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

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT

Name F.I.R.M. INC. Fee Paid _____

Address 56 1/2 CORTLAND ST. Phone _____

HOMER, NY 13077

PROPERTY OWNER

Name 204 TOMPKINS ST, LLC Phone 607.749.2233

Address 101 N. MAIN STREET

HOMER, NY 13077

PROPERTY INFORMATION

Location of property 1071 TOMPKINS ST. EXT. (NY-13) CORTLAND, NY 13045

Tax Map No. of Parcel 96.09-01-28.000

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION 10/12/2018

IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT B-2

PROJECT DISCRPTION EXPANSION OF PARKING LOT FOR RESTAURANT

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 5/28/2019



Signature of Applicant
William J. Pomeroy, attorney for Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

Short Environmental Assessment Form
Part 1 - Project Information

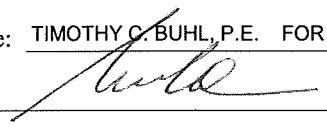
Instructions for Completing

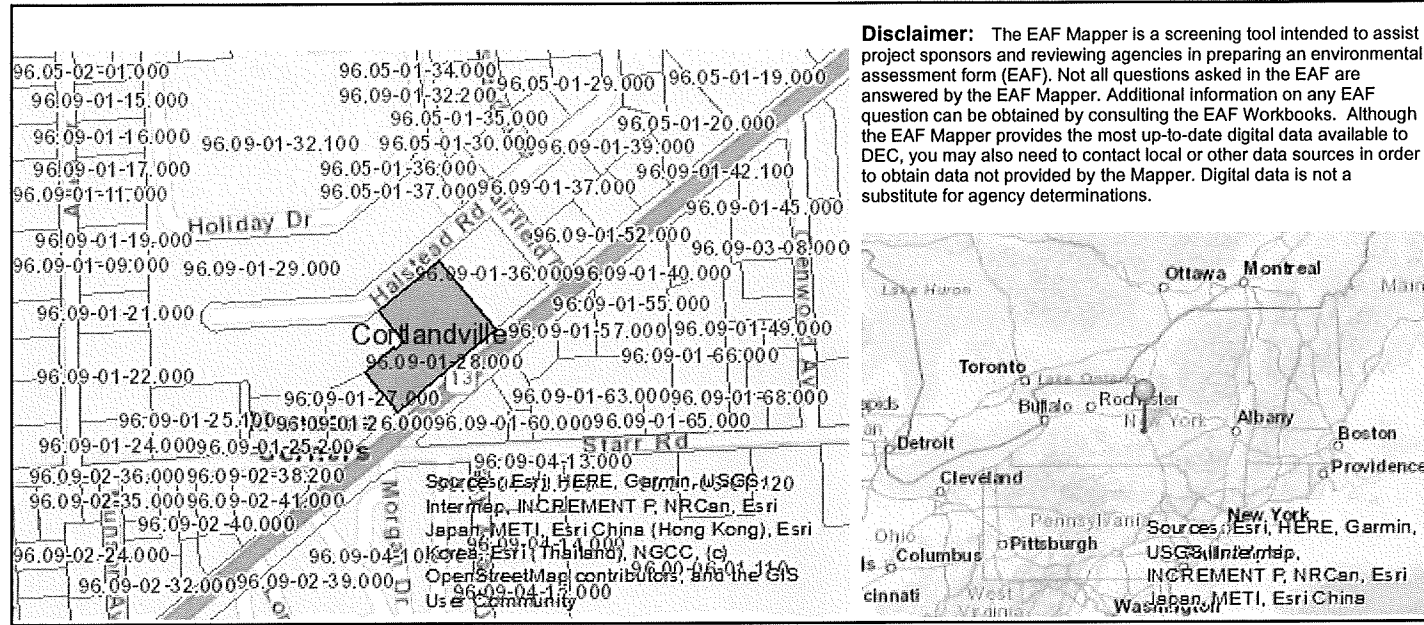
Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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: PARKING LOT EXPANSION FOR RE-OPENING OF RESTAURANT			
Project Location (describe, and attach a location map): 1071 TOMPKINS, STREET, CORTLANDVILLE (T) NY			
Brief Description of Proposed Action: PROJECT INVOLVES A PARKING LOT EXPANSION FOR THE RE-OPEINING OF THE FORMER "UNCLE LOUIES" RESTAURANT UNDER NEW MANAGEMENT AND WITH A NEW NAME--- "MANGIA" THE PRESENT PAVED AREA WILL BE EXPANDED BY APPROXIMATELY 12,000 SF CREATING 24 +/- ADDITIONAL PARKING SPACES. TOTAL LOT COVERAGE WILL BE APPROXIMATLEY 62%, WELL BELOW THE 75% MAXIMUM ALLOWED IN THE ZONE..			
Name of Applicant or Sponsor: F.I.R.M.,INC. (FABIO SANTALUCIA)		Telephone: 607.423.1919	
		E-Mail: TCBUHL@VERIZON.NET	
Address: 56 1/2 CORTLAND STREET, HOMER NY 13077			
City/PO: CORTLAND		State: NEW YORK	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
		<input checked="" type="checkbox"/>	<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:		NO	YES
		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action? _____ 1.58 acres			
b. Total acreage to be physically disturbed? _____ .28 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 1.58 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 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,	NO	YES	N/A
a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<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?	NO	YES	
If Yes, identify: _____	<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 services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____ _____	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: _____ _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____ _____	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?	<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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____			

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 checked="" 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?	NO	YES
If 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe:		
NYS DOT STORM DRAININGS ALONG NYS ROUTE 13		
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)?	NO	YES
If Yes, explain the purpose and size of the impoundment:	<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?	NO	YES
If Yes, describe:	<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?	NO	YES
If Yes, describe:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor/name: <u>TIMOTHY C. BUHL, P.E. FOR F.I.R.M, INC</u> Date: <u>5-27-2019</u> Signature: <u></u> Title: <u>PROJECT ENGINEER</u>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.

Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

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. 096 09 01 28 000
(Tax Map Number)

Date: 5-27-2019

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 XI Section 178-60

Reason(s) for request: RE-OPEN EXISTING RESTAURANT WITH EXPANDED PARKING LOT

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: FABIO SANTALUCIA ; F.I.R.M, INC

Owners name (if different): 204 TOMPKINS STREET, LLC (JOSEPH ARMEDIO)

Date of acquisition: 10/18/2018

Address: 101 NORTH MAIN STREET, HOMER

State: NEW YORK Zip: 13077

Phone Number: 607.749.2233 Fax Number: U/K

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 TOWN ; Sewer PUBLIC District TOWN ;

Fire Protection C'VILLE District TOWN ; 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 CITY SCHOOLS

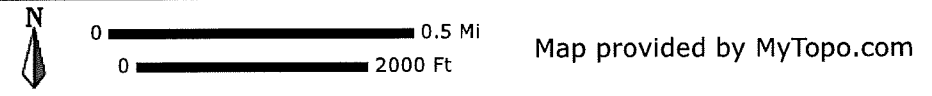
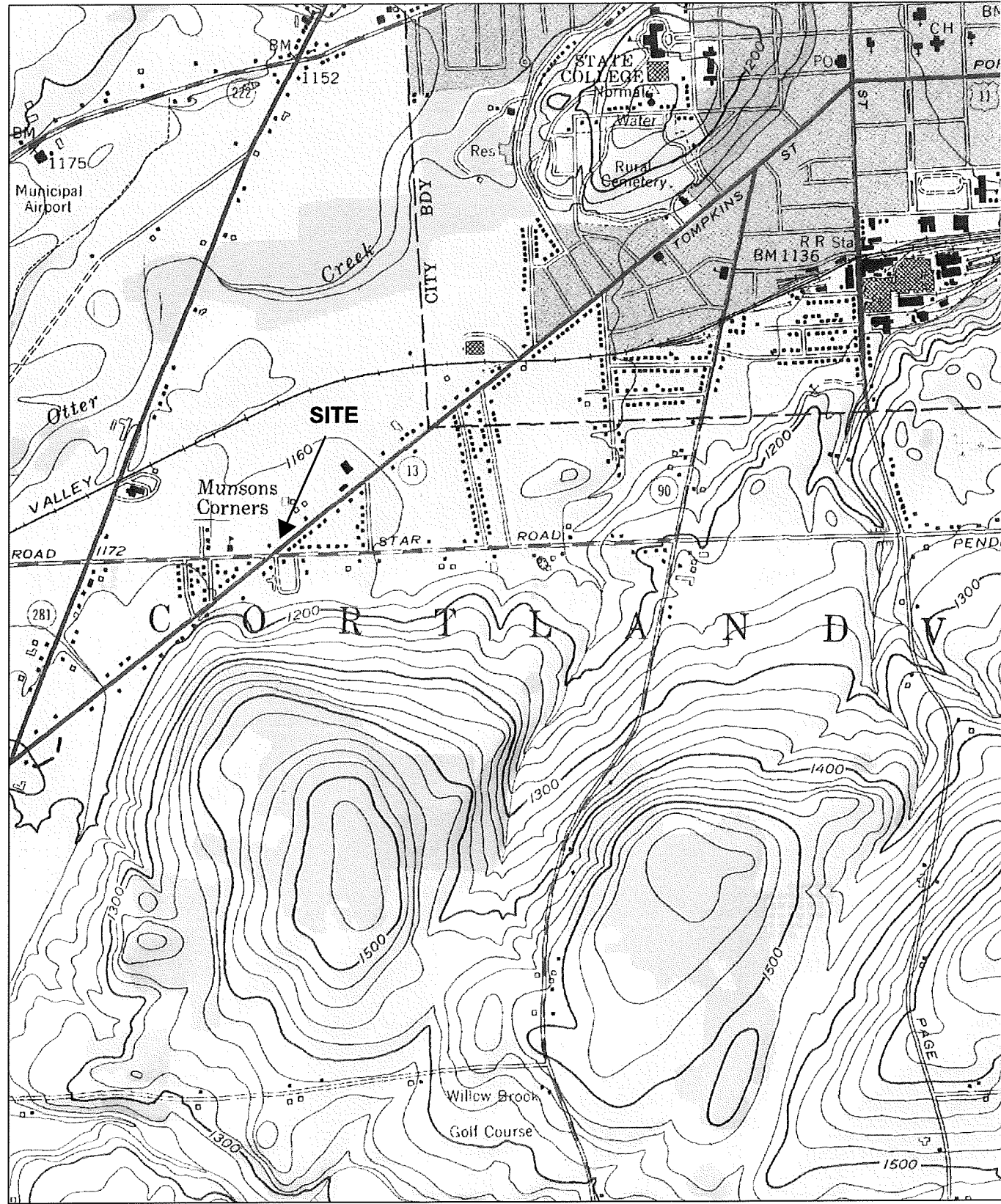
8. Projected energy consumption: TYPICAL FOR RESTAURANT Type: GAS & ELECTRIC

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : 360 +/- (PEAK DAY)

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)





AREA ZONING MAP

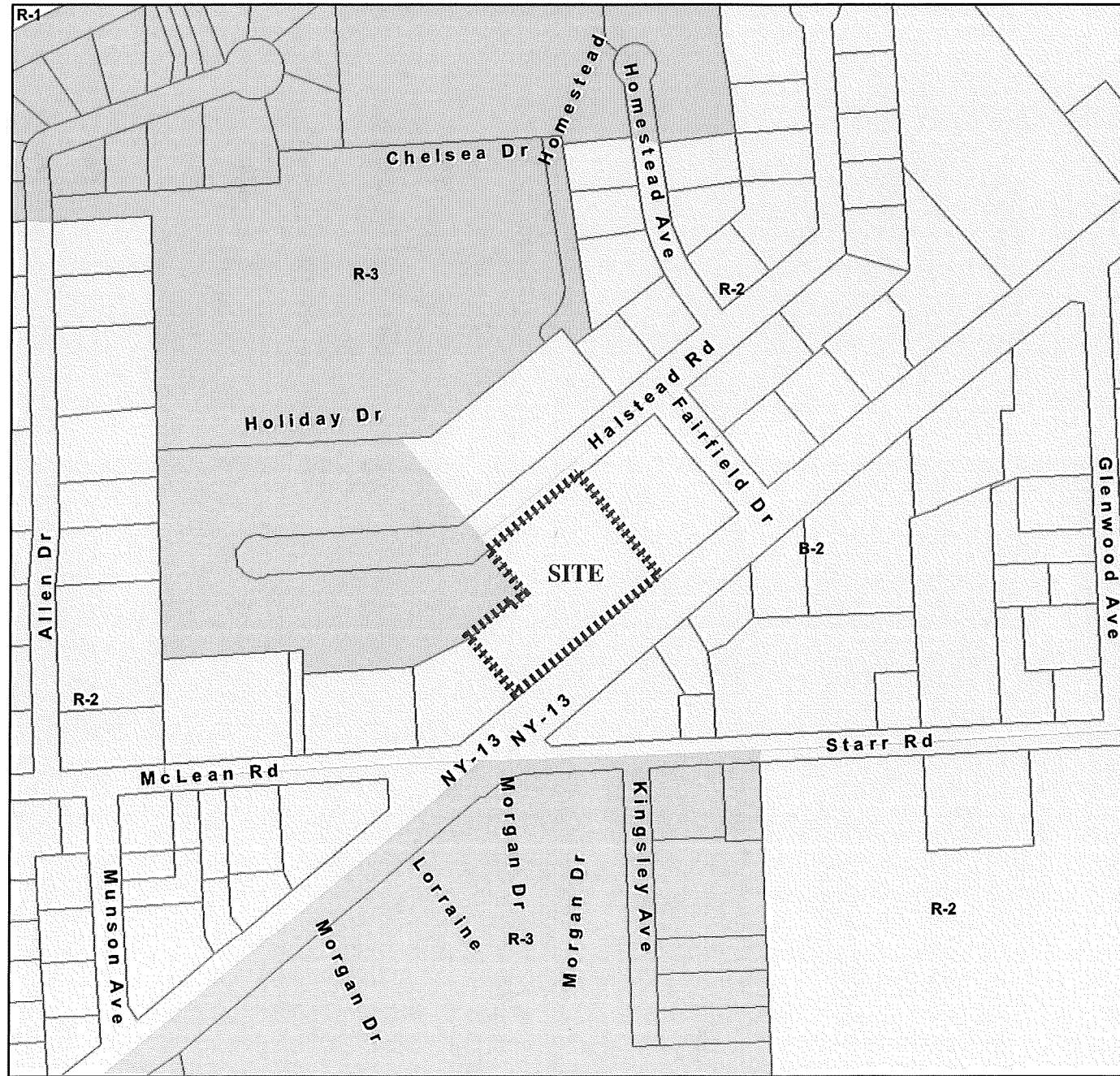
Cortland County, NY



May 28, 2019

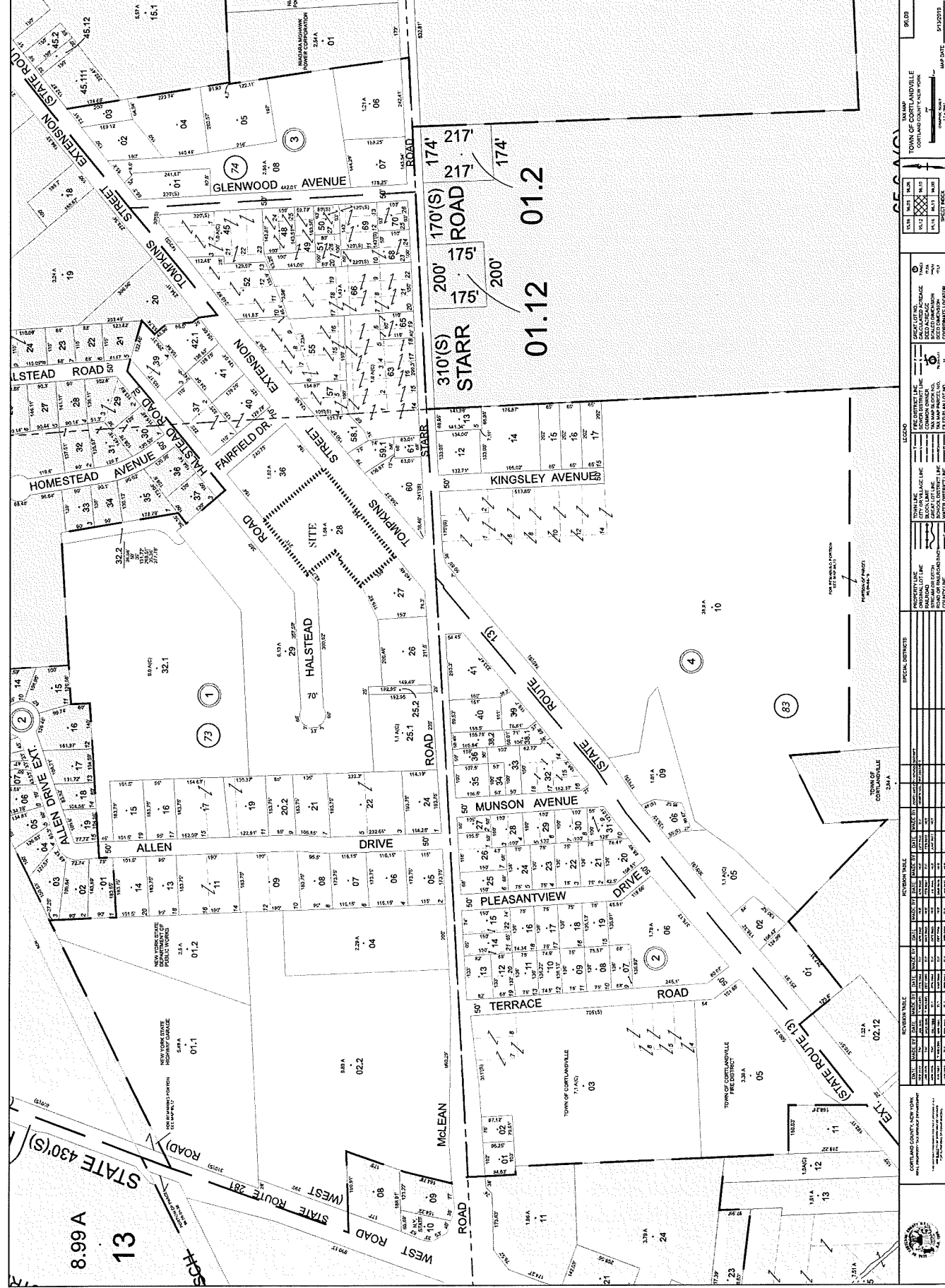
1 inch = 268 Feet

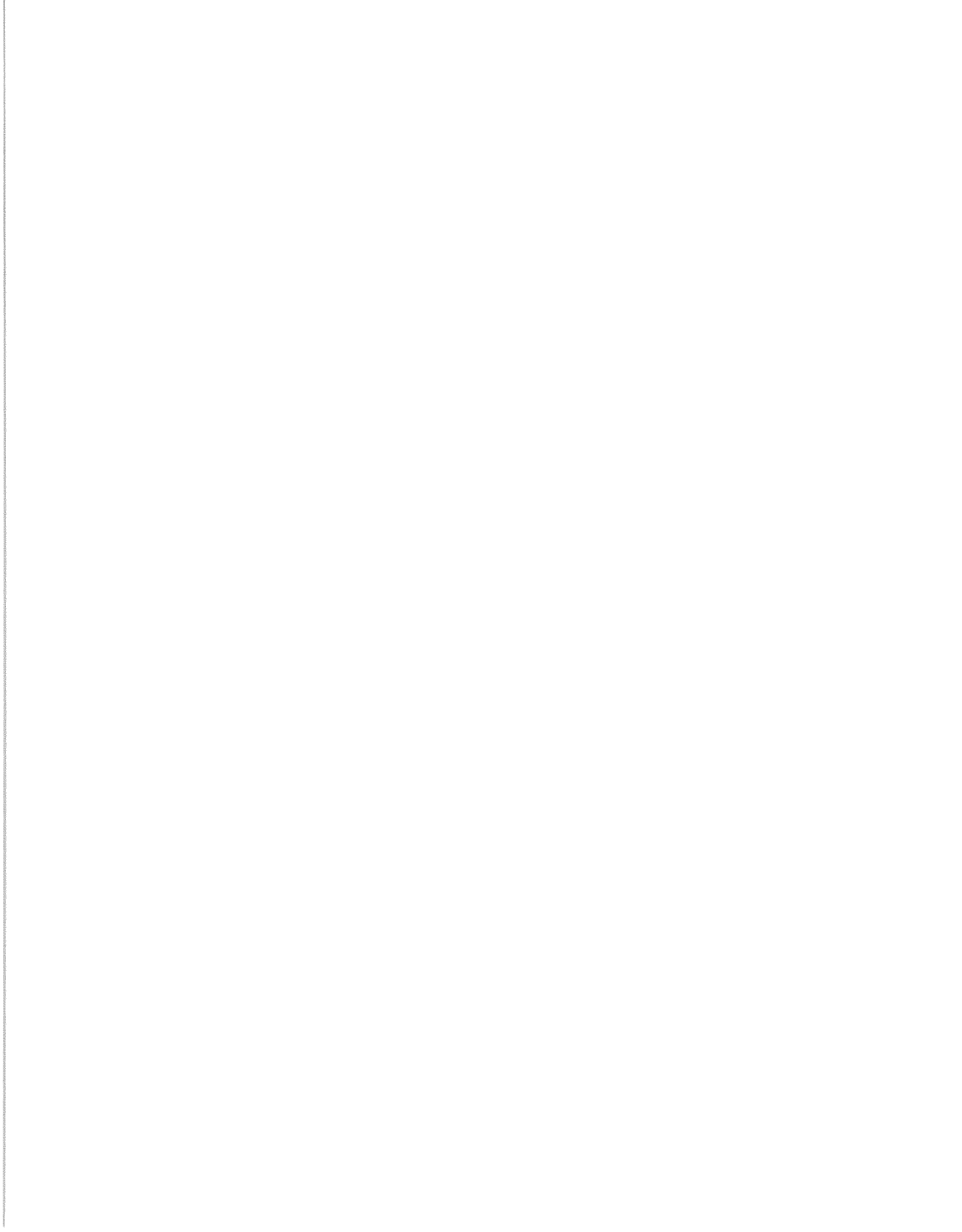
www.cai-tech.com

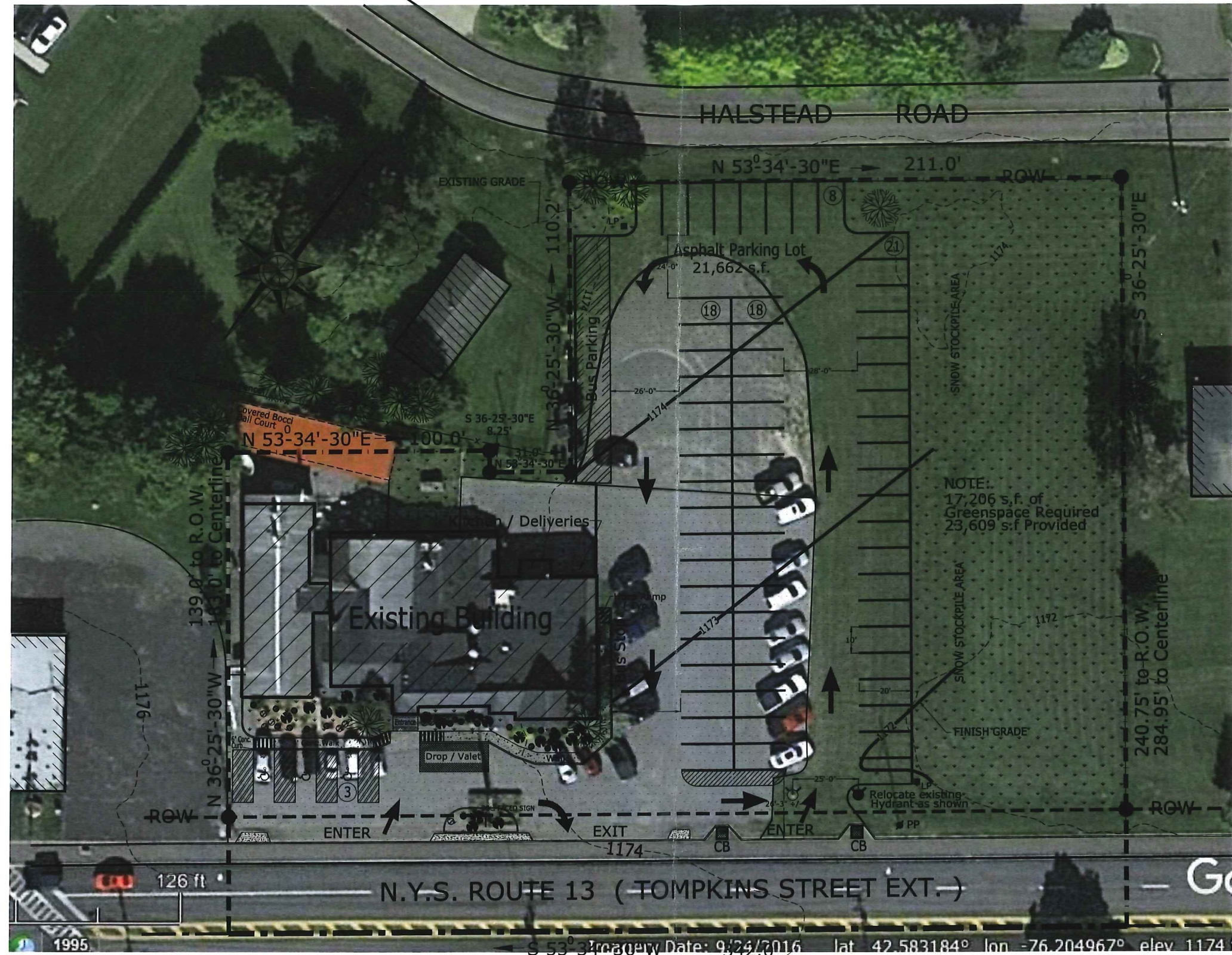


- Street Names
- Parcel Lines - No Ortho
- Parcel Lines - Ortho
- R-1
- R-2
- R-3
- B-2

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.







Boundary Information was taken from a survey map prepared by Milton Greene L.S., Dated 1/4/90. Other locations were taken from an Aerial Photo.

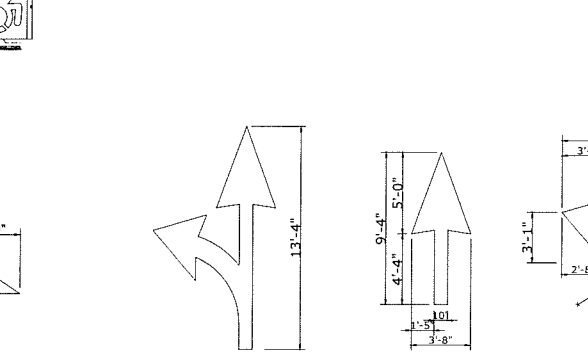
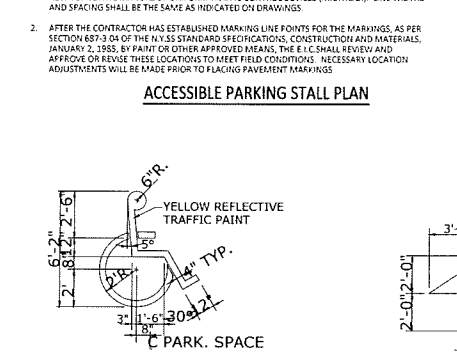
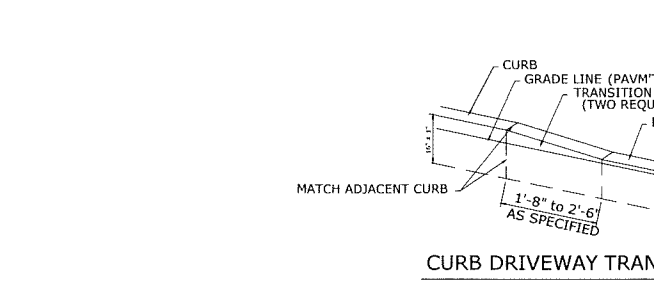
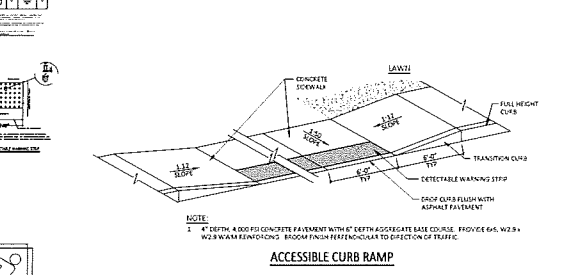
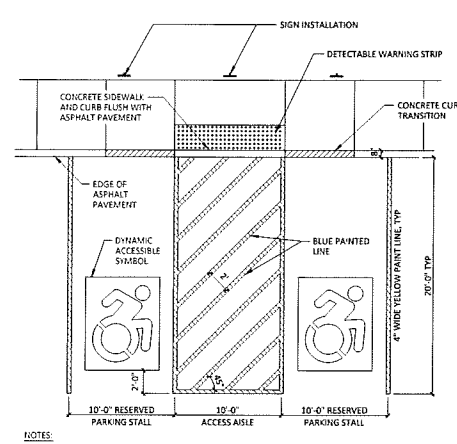
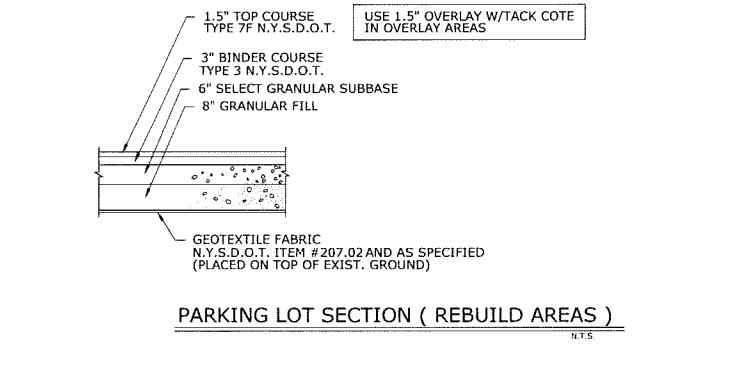
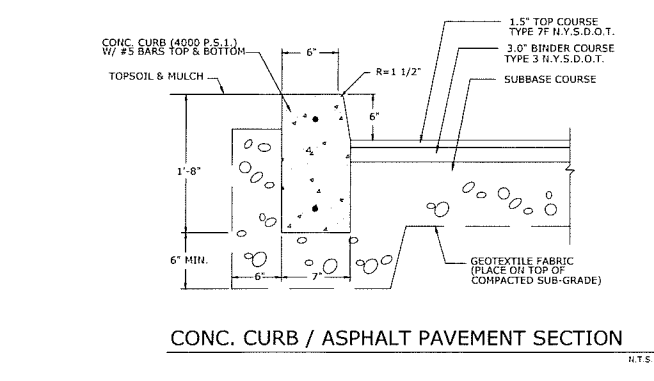
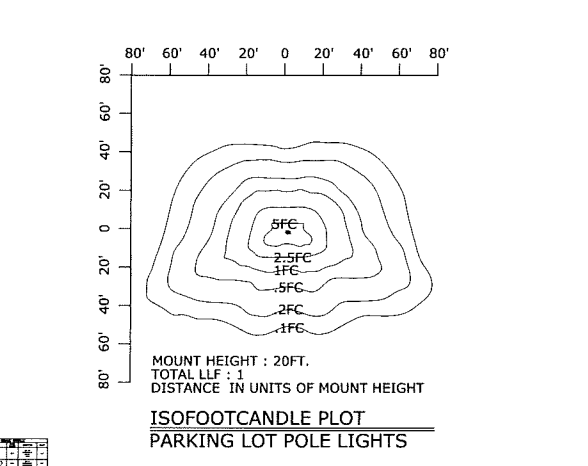
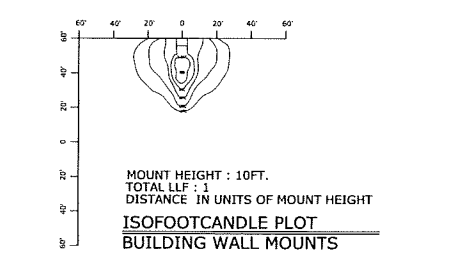
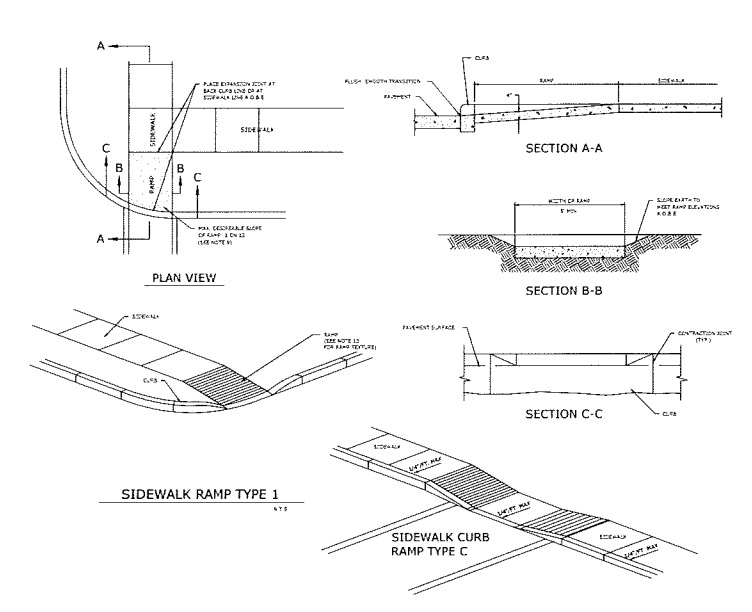
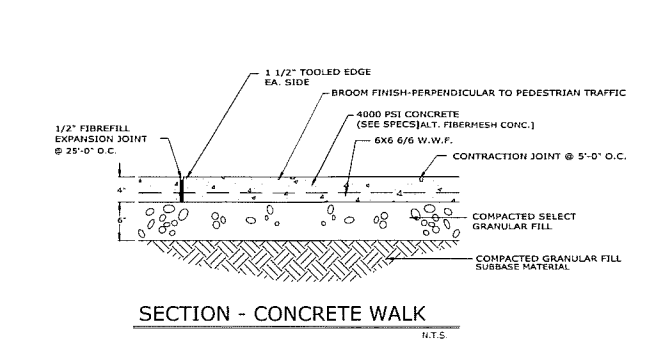
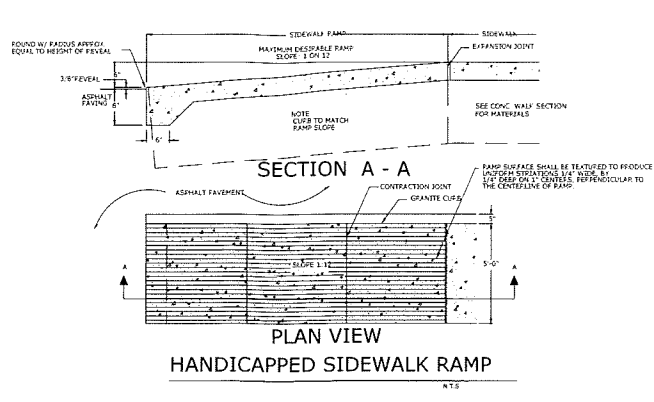
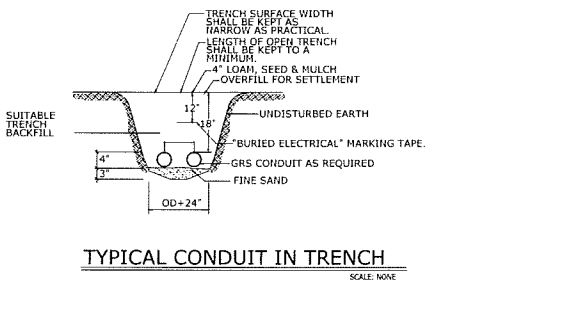
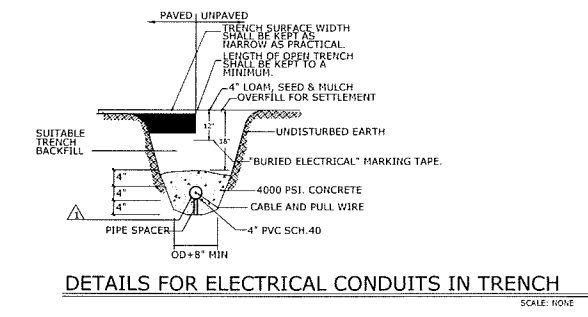
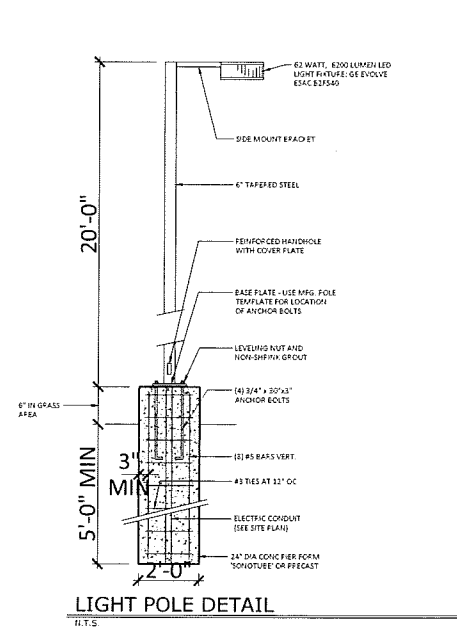
REVISIONS	
No.	Date / SYM. / Description

SITE PLAN
PARKING LOT EXPANSION
 PROP. "MANGIA" RESTAURANT: F.L.R.M. INC./TENANT/OPERATOR
 1071 TOMPKINS ST. EXT.
 CORTLANDVILLE (7), NY
 HOMER, NY 13077



TIMOTHY C. BUHL, P.E.
 35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

DATE:	May 27, 2019
SCALE:	1" = 20'
DRAWN:	MB
JOB:	1927
SHEET:	ST-1



- NOTES:**
1. CURB CUT RAMP TYPE AND LOCATION ARE TO BE ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 2. THE NORMAL PAVEMENT EDGE PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
 3. TYPE 1 & 2 RAMP MAY BE PROVIDED IN BOTH DIRECTIONS.
 4. WHEN AN INTERSECTION CONTAINS PEDESTRIAN ACTIVATED SIGNALS, MAKE PROVISIONS FOR A PERSON IN A WHEELCHAIR TO ACTIVATE THE SIGNAL WITHOUT STOPPING ON THE RAMP. PUSHBUTTON SHALL BE 42" TO 48" ABOVE THE SIDEWALK SURFACE.
 5. WHERE FEASIBLE PROVIDE FOR DRAINAGE PICK-UPS IMMEDIATELY UPSTREAM FROM THE RAMP. RETICULINE OR RECTANGULAR DRAINAGE GRATES ARE TO BE USED IN THE AREA OF RAMP.
 6. DO NOT PLACE ANY POLES, SIGN POSTS ETC. WITHIN RAMP AREA.
 7. WHERE CROSSWALK MARKINGS ARE PROVIDED, LOCATE THE RAMP AND THE PAVEMENT MARKINGS SO THAT THE ENTIRE RAMP OPENING (BOTTOM) IS LOCATED WITHIN THE CROSSWALK.
 8. STOP LINES ARE TO BE PROVIDED IN ADVANCE OF RAMP.
 9. THE MAXIMUM DESIRABLE SLOPE OF CURB RAMP SHALL BE 1:12. WHERE EXISTING CONDITIONS MAY MAKE THIS SLOPE IMPOSSIBLE, SLOPES NO STEEPER THAN 1:8 MAY THEN BE USED.
 10. THE ENTIRE RAMP SURFACE SHALL BE TEXTURED TO PRODUCE UNIFORM STRIATIONS 3/16" TO 1/4" WIDE, BY 1/4" DEEP ON 3/4" TO 1" CENTERS. THEY SHALL BE PERPENDICULAR TO THE CENTERLINE OF THE RAMP. THE CAPABILITY TO PRODUCE AN ACCEPTABLE TEXTURE SHALL BE DEMONSTRATED TO THE ENGINEER PRIOR TO INSTALLATION.

REVISIONS	
No.	Description

SITE DETAILS
PARKING LOT EXPANSION

PROP. "MANGIA" RESTRICTION: F.I.R.M., INC. TENANT/OPERATOR
56 1/2 CORTLAND ST.
1071 TOMPKINS ST. EXT.
CORTLANDVILLE (T), NY
HOMER, NY 13077



TIMOTHY C. BUHL, P.E.

35 FIRE LANE 24, AUBURN N.Y. 13021 607 423-1919

DATE: May 27, 2019
SCALE: N.T.S.
DRAWN: MB
JOB: 1927
SHEET: ST-2