

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

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT

Name John D. DEWECCHIO <sup>CORTLAND</sup> Family LLC Fee Paid \_\_\_\_\_  
Address P.O. Box 705 Phone (607) 423-3000  
CORTLAND, N.Y.

PROPERTY OWNER

Name DEWECCHIO Family LLC Phone (607) 423-3000  
Address P.O. Box 705  
CORTLAND, N.Y.

PROPERTY INFORMATION

Location of property 1703 Route 13 Cortland N.Y.  
Tax Map No. of Parcel 77.17-01-08.200

PROPERTY ACQUIRED ON, OR PENDING DATE OF ACQUISITION 2012

IS PROPERTY IN FLOOD PLAIN? YES  NO

ZONING DISTRICT R-1

PROJECT DESCRIPTION SUBDIVIDE INTO 3 Lots

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 2/26/2018

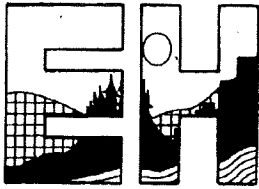
  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Planning Board Chairperson

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_



**CORTLAND COUNTY HEALTH DEPARTMENT  
DIVISION OF ENVIRONMENTAL HEALTH**

60 Central Avenue  
607-753-5035

Cortland, New York 13045-2746  
Fax: 607-758-5578

September 04, 2014

John DelVecchio  
PO Box 705  
Cortland, New York 13045

Re: Percolation Test Results, 1703 Route 13  
Tax Map # 77.17-01-08.200 (T) Cortlandville (parent lot)

Dear Mr. DelVecchio:

Enclosed are the results of the percolation tests done at the above referenced lot on 09/03/2014. As I understand the project, you are proposing to subdivide this lot into four lots: one lot with the current structure, and the three remaining lots to have a 6 bedroom two family dwelling on each. The percolation test sites were located by you to correspond to the three proposed onsite wastewater septic systems for the three 6 bedroom dwellings. All three percolation sites are located in the Primary Aquifer<sup>1</sup>. My comments are listed below.

1. Site 1, located at the west end of the lot had a percolation rate of 1-5 minutes per inch. The soil will need to be altered to have a percolation rate of a minimum of 11-15 minutes per inch.
2. Site 2, located just east of Site 1 had a percolation rate of 21-30 minutes per inch.
3. Site 3, located just east of Site 2 had percolation rate of 11-15 minutes per inch.

Cortland County Sanitary Code requires that systems I would specify at 150 gallons per day per bedroom for the three sites would need to contain over 500 linear feet of leach lines, thus requiring a dosed system with a pump chamber. I cannot specify a pump chamber.

Cortland County Sanitary Code Minimum Lot Size for lots provided with public water requires them to be a minimum size of 200 x 150 ft. All four proposed lots need to be at least 200 x 150 ft. in size, while maintaining separation distances between these proposed onsite wastewater septic systems and wells on adjacent lots.

Sincerely,

Robert Carman  
Public Health Sanitarian

Enc: Percolation Test Data, Perc Tests Approximate Locations, Tax Map Location, Primary & Principal Aquifer with Tax Map Location

Cc: Tom Williams, CEO, Town of Cortlandville

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<sup>1</sup> Cortland County Sanitary Code, Rules & Regulations, Minimum Lot Size, Rule 3, Additional Requirement c) states: "Lots located in primary aquifer areas with soils having less than 10 minutes per inch (mpi) percolation rate, shall be required to have a cut and fill individual wastewater treatment system with fill having a percolation rate greater than 10 mpi."

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

Planning Board File No. \_\_\_\_\_

APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND

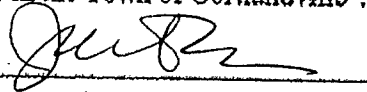
Date 2/26/2018

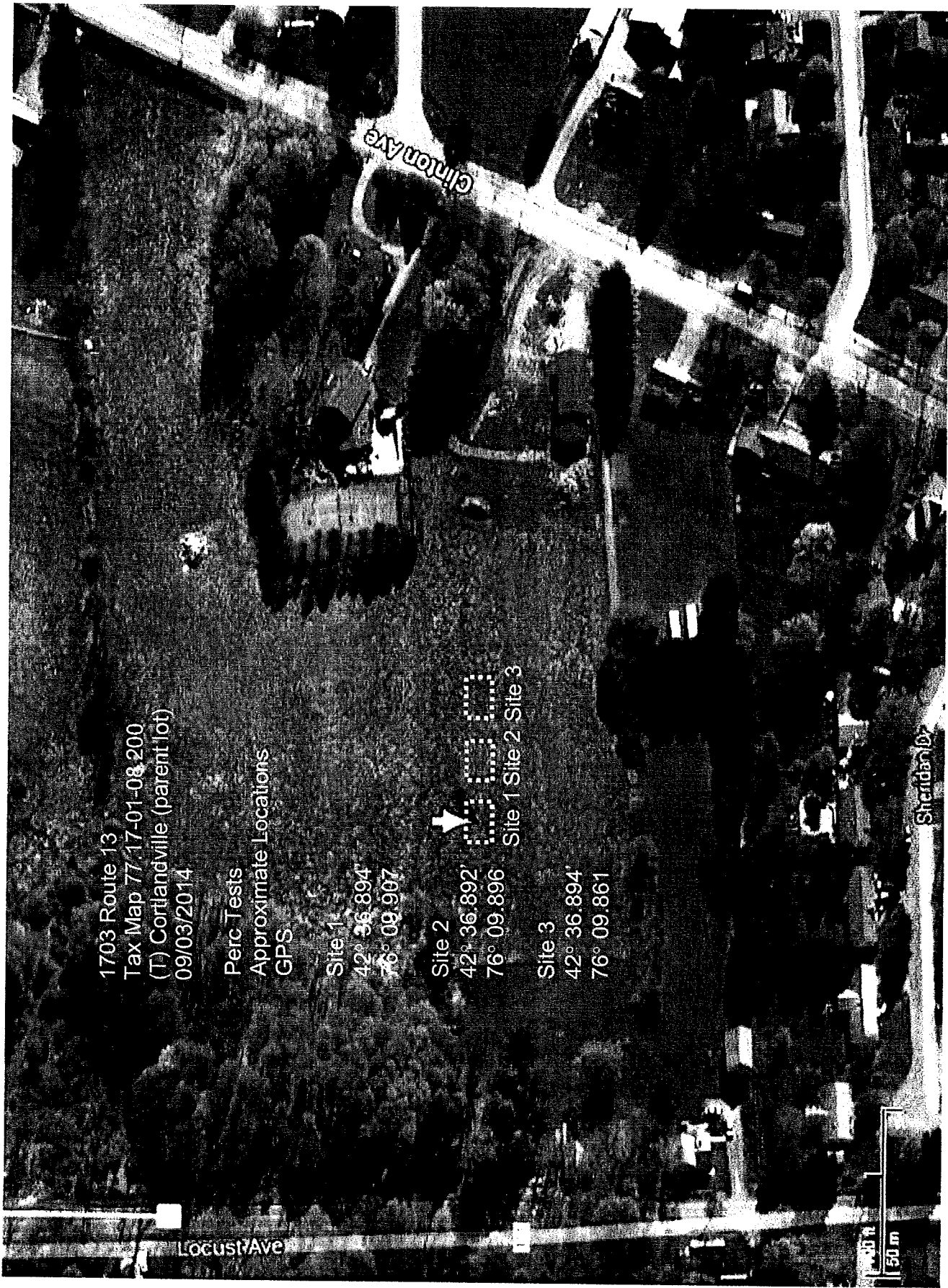
The undersigned owner(s) desire(s) to subdivide a parcel of land described as follows:

- 1.) Name of owner(s): John DEWECHE, MANAGING Member  
Address: 4360 MEADOW Lane Cortland NY,
  - 2.) Name of Subdivider: John DEWECHE  
Address: 4360 MEADOW Lane Cortland NY,
  - 3.) Property address of Subdivided land: 1703 Route 13 Cortland N.Y.  
Tax Map Parcel # 77.17-01-08.200
  - 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? Yes

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 \_\_\_\_\_





1703 Route 13  
Tax Map 77.17-01-08.200  
(T) Cortlandville (parent lot)  
09/03/2014

Perc Tests  
Approximate Locations  
GPS

Site 1  
42° 36.894'  
76° 09.907'

Site 2  
42° 36.892'  
76° 09.896'

Site 3  
42° 36.894'  
76° 09.861'



Site 1 Site 2 Site 3

Locust Ave

Clinton Ave

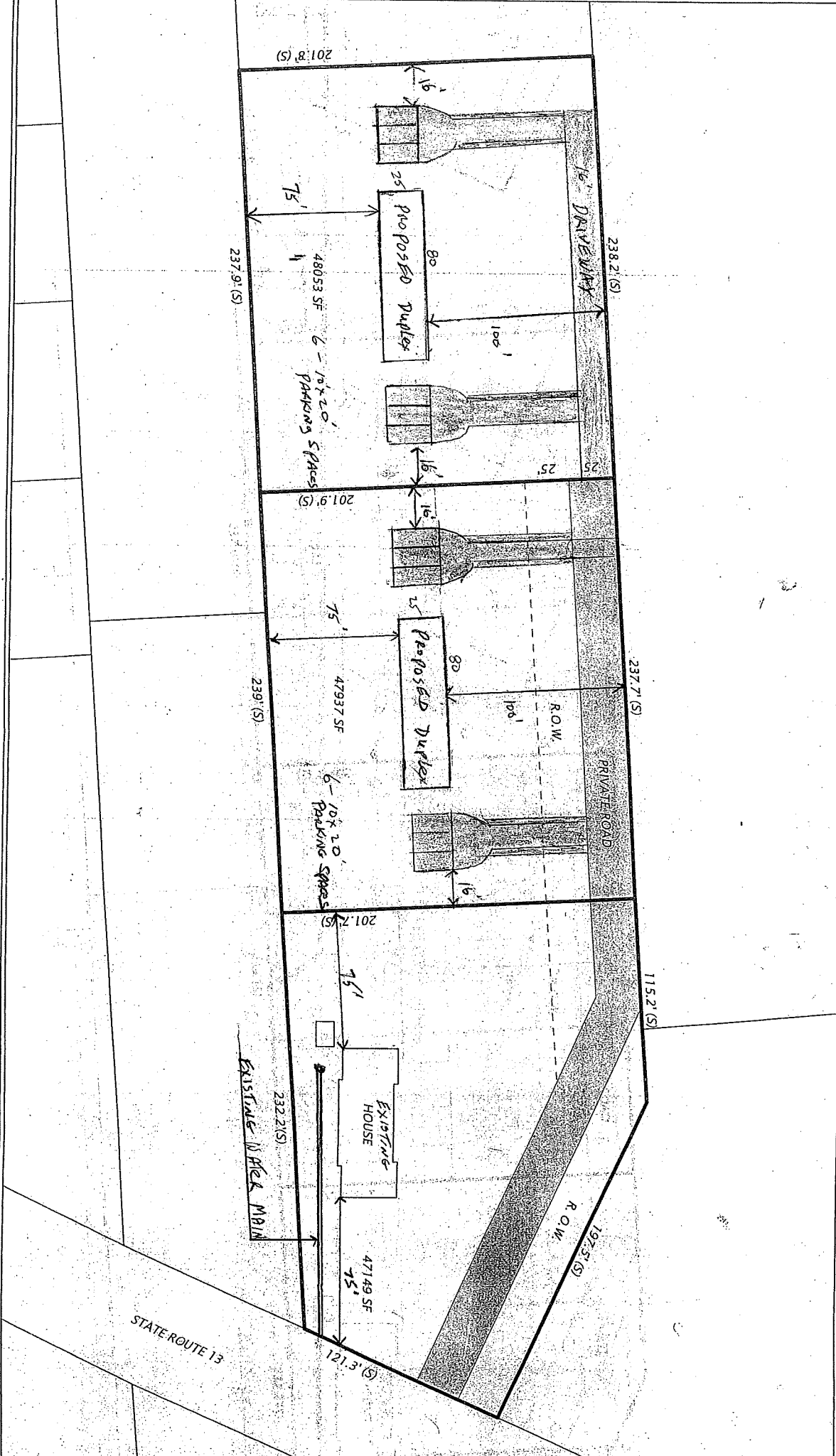
Sheridan Dr

50 ft  
50 m



Cortland County  
 Planning Department  
 37 Church Street  
 Cortland NY 13045

77.17-01-08.200  
 Town of Cortlandville  
 Cortland County, NY



STATE ROUTE 13

