

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

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

APPLICATION FOR APPROVAL OF SUBDIVISION OF LAND

Date 5/9/2019

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

1.) Name of owner(s): McKeown Group LLC

Address: 81 Lockwood Rd Riverside, CT 06878

2.) Name of Subdivider: Yvonne Ligoci

Address: 1580 South Ivy Trail, Baldwinsville, NY 13027

3.) Property address of Subdivided land: Sweeney Rd

Tax Map Parcel # 85-8-17.1 &

4.) Mortgage, liens, and encumbrances: N/A

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

Yvonne M Ligoci

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.

<b>Part 1 - Project and Sponsor Information</b>		
Name of Action or Project: <b>Subdivide land into 3 building lots equaling 12.5 acres</b>		
Project Location (describe, and attach a location map): <b>Sweeney Road, Cortlandville NY 13045</b>		
Brief Description of Proposed Action: <b>Subdivide the land on Sweeney Road into 3 proposed building lots equaling 12.5 acres.</b>		
Name of Applicant or Sponsor: <b>McKeown Group LLC (owner)</b> <b>Yvonne Ligoci (contract purchaser)</b>		Telephone:
		E-Mail:
Address: <b>1580 South IVY Trail</b>		
City/PO: <b>Baldwinsville</b>	State: <b>NY</b>	Zip Code: <b>13027</b>
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 <b>X</b>
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 <b>X</b>
3.a. Total acreage of the site of the proposed action?		<b>107</b> acres
b. Total acreage to be physically disturbed?		<b>2 1/2</b> acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<b>102</b> 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 type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland		

		NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?			X	
	b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?				X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____				X
8. a. Will the proposed action result in a substantial increase in traffic above present levels?			X	
b. Are public transportation service(s) available at or near the site of the proposed action?			X	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?			X	
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: _____			X	
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: _____			X	
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: _____			X	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?			X	
b. Is the proposed action located in an archeological sensitive area?			X	
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?			X	
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: _____			X	
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 checked="" 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?			X	
16. Is the project site located in the 100 year flood plain?			X	
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 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: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES			X	

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
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Yvonne M Ligoci</u>	Date: <u>05-09-2019</u>	
Signature: <u>Yvonne M Ligoci</u>		

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.	
<hr/> Name of Lead Agency	<hr/> Date
<hr/> Print or Type Name of Responsible Officer in Lead Agency	<hr/> Title of Responsible Officer
<hr/> Signature of Responsible Officer in Lead Agency	<hr/> Signature of Preparer (if different from Responsible Officer)

GENERAL MUNICIPAL LAW

Subdivision Referral Form

Director  
CORTLAND COUNTY PLANNING DEPARTMENT  
37 Church St.  
Cortland, NY 13045-2838  
Telephone: (607) 753-5043  
Fax: (607) 753-5150

GML No. 085.00-00-17.1001  
(Tax Map Number)

Date: 5/7/19

Submitting Officer: BRUCE A. WEBER, CEO

Municipality: TOWN OF CORTLANDVILLE

Mailing Address: RAYMOND G. THORPE MUNICIPAL BUILDING  
3577 TERRACE ROAD  
CORTLAND, NEW YORK 13045

Phone Number: (607)756-7490

Fax Number: (607)756-6753

Please Submit the Following Information

1. Identification:  Preliminary Subdivision Plan OR  Final Subdivision Plan

Name: Yvonne Ligoci (contract purchaser) / McKeown Group LLC (owner)

Address: 1580 SOUTH IVY TRAIL, BALDWINVILLE NY 13027

Phone Number: 315-409-9173 Fax Number: \_\_\_\_\_

A. Owner or Lessee: McKEOWN GROUP LLC

1. Date of acquisition: 5/7/19

B. Architect or Engineer: Edward Reid

2. Layout Characteristics:

A. Total Acres of Subdivision: 12.5 Total No. of Lots: 3

Has area been previously approved for subdivision: yes If yes, when: N/A

and, if any, amount of construction completed \_\_\_\_\_

B. Type of Units:

NUMBER OF UNITS

Type	Number of Structures	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Single Family	3	N/A-unsure	N/A-unsure	N/A-unsure
Multi-Family				
Townhouses				
Condominiums				

C. Recreation:

Is there any recreation in the plan? NO, if yes, what type and number?

Percentage of recreational area of total subdivision: \_\_\_\_\_

D. Sanitary Facilities:

Type of Sewage Disposal:

Type of Water Supply:

Public, District No. \_\_\_\_\_

Public, District No. \_\_\_\_\_

Private, X \_\_\_\_\_

Private, X \_\_\_\_\_

Have Sanitary Facilities been approved by Cortland County Health Department? NO

If not, why? just beginning subdivision application

3. Does the subdivision conform to Municipal Master Plan? yes

If not, why? \_\_\_\_\_

4. Does the subdivision conform to County Master Plan? yes If not, why? \_\_\_\_\_

5. Availability of public utilities and services:

Fire Protection: Cortlandville fire dept. District: \_\_\_\_\_, Police Protection: Cortland county police dept.

District: \_\_\_\_\_ . Refuse Collection: \_\_\_\_\_

Special Services Required: \_\_\_\_\_

- 6. School District: Homer
- 7. Projected energy consumption: \_\_\_\_\_ Type: \_\_\_\_\_
- 8. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : 9

9. Attach a copy of any environmental assessment or environmental impact statement required under the State Environmental Quality Review Act (SEQR).

10. Subdivision Map Showing:

- A. Title of Development
- B. Date
- C. Scale (at 1" equals 50')
- D. North Arrow
- E. Seal, signature, name and address of licensed engineer or land survey or certifying the subdivision plot.
- F. Name and address of owner(s)
- G. Location Map Showing Location of Subdivision Within Municipality (1"=1000' Scale)
- H. Surrounding Land Use (Within 200')
- I. Zoning Classification of Surrounding Lands (within 200')
- J. Location of State and County Facility within 500' of subject development
- K. Street Layout with pavement widths and names
- L. Street Right-of-Way Widths
- M. Topography (Not greater than 10' contour intervals)
- N. Zoning Classifications of Subdivision and requirements
- O. Location of Recreation Area and type of Improvements
- P. Numbered Lots with Dimensions
- Q. Existing Natural and Manmade Drainage Features (e.g. ponds, streams, culverts)
- R. Present Site Conditions (e.g. easements, existing utilities, structures, trees, streets, etc.)

11. For Subdivisions of 25 lots or more, an assessment covering but not limited to the following: public utilities, environmental considerations, existing services and facilities and traffic generation may be required.

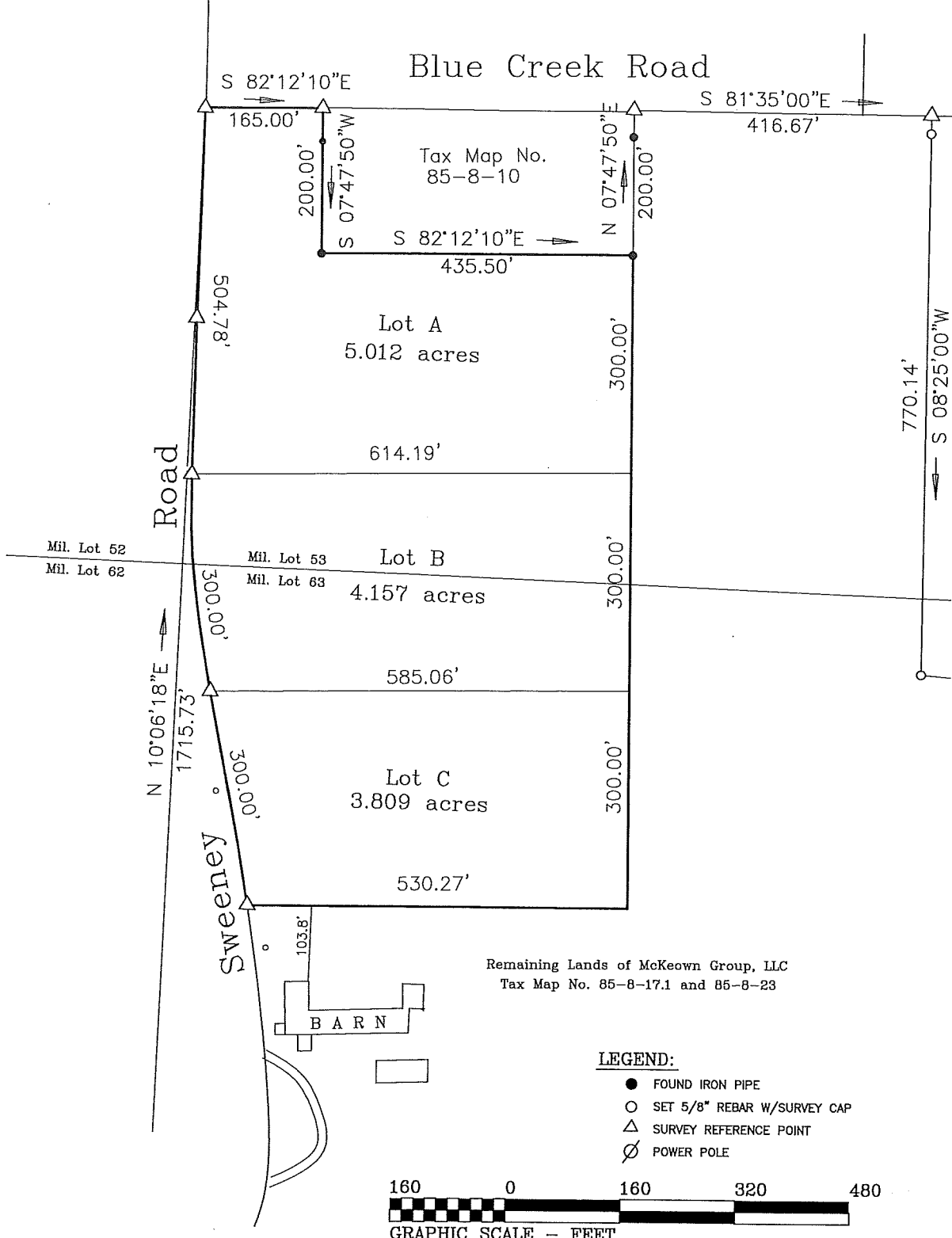
Additional Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**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)





Warning: It is a violation of Section 7209, Subdivision 2 of the New York State Education Law to alter, in any way, a map bearing the original seal and signature of a licensed professional. Only maps bearing such a seal and signature may be considered valid.

SURVEY DATE May 15, 2019	<b>LANDS</b> McKeown Group LLC <i>OF</i> Sweeney Road & Blue Creek Road, Mil. Lot 53 & 63 (T) Cortlandville, Cortland Co., New York
TAX MAP PARCEL NO. 85-8-17.1	
DEED REF 2010/1513 2010/3857	
DRAWN BY GBD/CAD	
REVISIONS	
I HEREBY CERTIFY THAT THIS MAP ACCURATELY REPRESENTS AN ACTUAL SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS SUBJECT TO ANY AND ALL STATE OF FACTS THAT AN UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.	
G. BRUCE DAVISON, L.S. 49603 27 NORTH CHURCH STREET CORTLAND, N.Y. 13045 PHONE (607) 753-8015	DATE
JOB NO. 18086-3Lots	