



Proposal for
renovation to existing 3,700 square foot warehouse

Package Contents

- Narrative and Attachments
- Engineered drawings and site plan
- Copy of Conditional Permit Application
- Copy of Short Form Environmental

Contacts

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January 27, 2020

Narrative

Prop, Inc. (Bestway of New York, Inc.) proposes the renovation of an existing approximately 3,700 square foot warehouse at its Luker Road campus. The building, shown in "Attachment A," was constructed in the 1980's as a mechanic facility. Since the late 1990's, the building has served as general storage. It also has a section, noted on the attached plans as "Heated Break Room" and "Heated Storage," that will not be modified.

Per our proposal, the building will receive three additions. The first will extend the south side of the building facing Luker Road with a 16' deep by 48' wide addition (768 square feet). Additionally, the northeast corner of the building currently has a cut out shown in "Attachment B." That section will be squared off with the addition of 192 square feet. Finally, a 12'x24' (288 square feet) addition will be constructed on the northeast side of the building. This will house the controls and components of a truck wash system, detailed below. The projected cost of this work is \$85,000.

As less than one acre will be disturbed, and that land is already impervious, no storm water plan is required.

Other work proposed is the replacement of the concrete floor, the addition of a center wall to divide the building, replacement of the siding to match our other buildings, and—as noted—the addition of a truck wash system. Our proposal is that half the building will serve as a drive-thru truck wash for our fleet (not open to the public), and the other half will serve as storage.

The building is already equipped with an oil-water separator from its days as a mechanic shop, and is tied into the sewer system. That system will remain, and the floor drains for this new wash will be tied into that service. Solvents & Petroleum Services in Syracuse will continue to pump out that system as needed. This was most recently done in the fall of 2019.

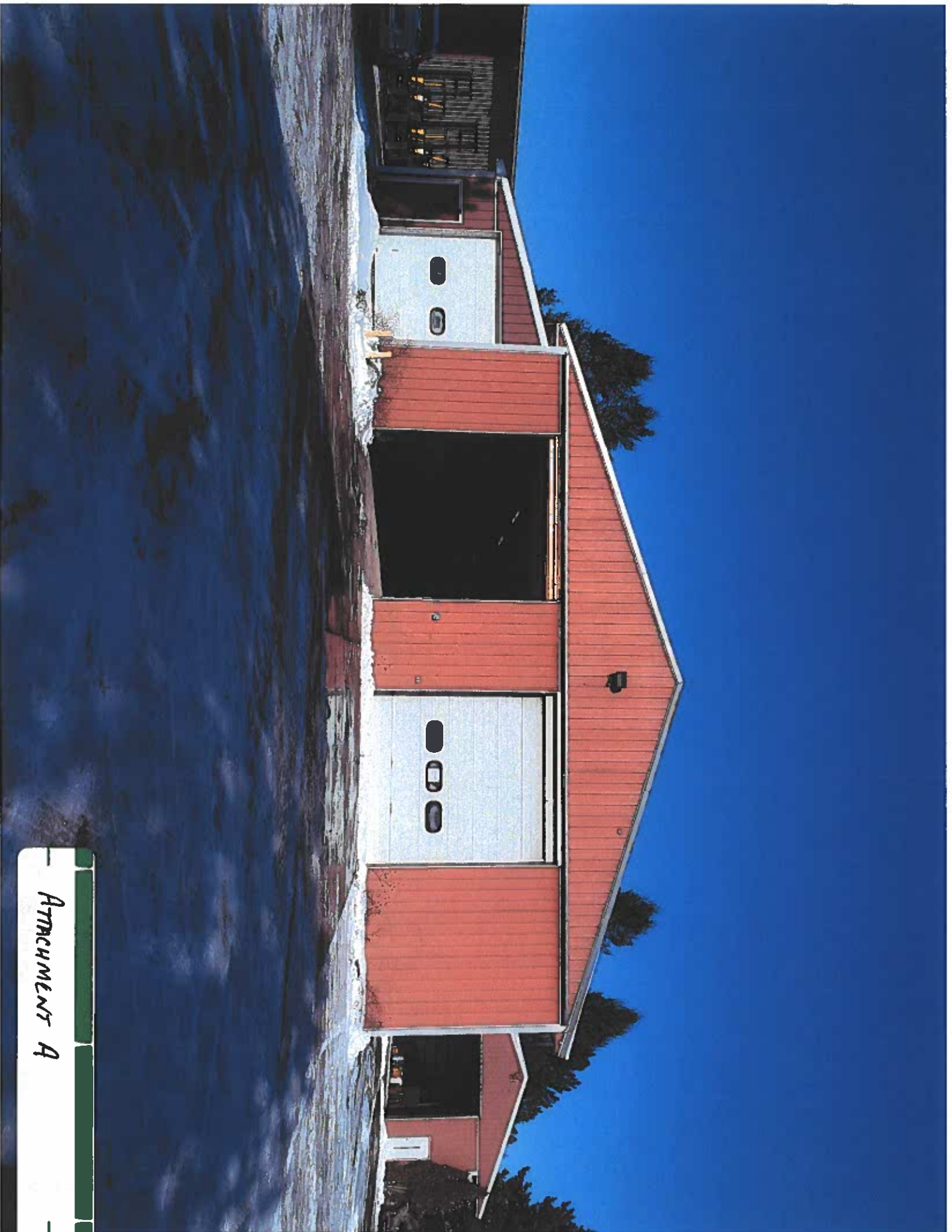
The new truck wash system will use non-hazardous, citrus-based detergents. No oil or other chemicals will be stored in this building, including degreasers or waste oil, and so there will be no catch pans. The wash cycle is four minutes long, and will not be available to the public. This system is designed for exclusive use by our employees.

While the chemicals used are non-hazardous, we will still install curbed diking in the 12'x24' addition to prevent any spills. The dike will be approximately 11'x23'x6", which will hold a volume of 946 gallons. This is shown in Attachment C-1 and C-2 and is also detailed on the plans. Per the manufacturer, the system will house two (2), 275-gallon totes (550 gallons in total). This dike will be coated in CIM 1000, an impervious urethane-based chemical resistant sealer, designed for these applications (Attachment D). We also intend to install secondary containment for the totes themselves. Water is the only other component of the system.

Finally, there will be no scrap metal collected at this site. This will address section 178-45(B)(4) of the Town Code.

Additionally, I've attached the engineered plans developed by McElwain Engineering which includes a site plan, the conditional permit, and a short-form environmental form, if necessary.

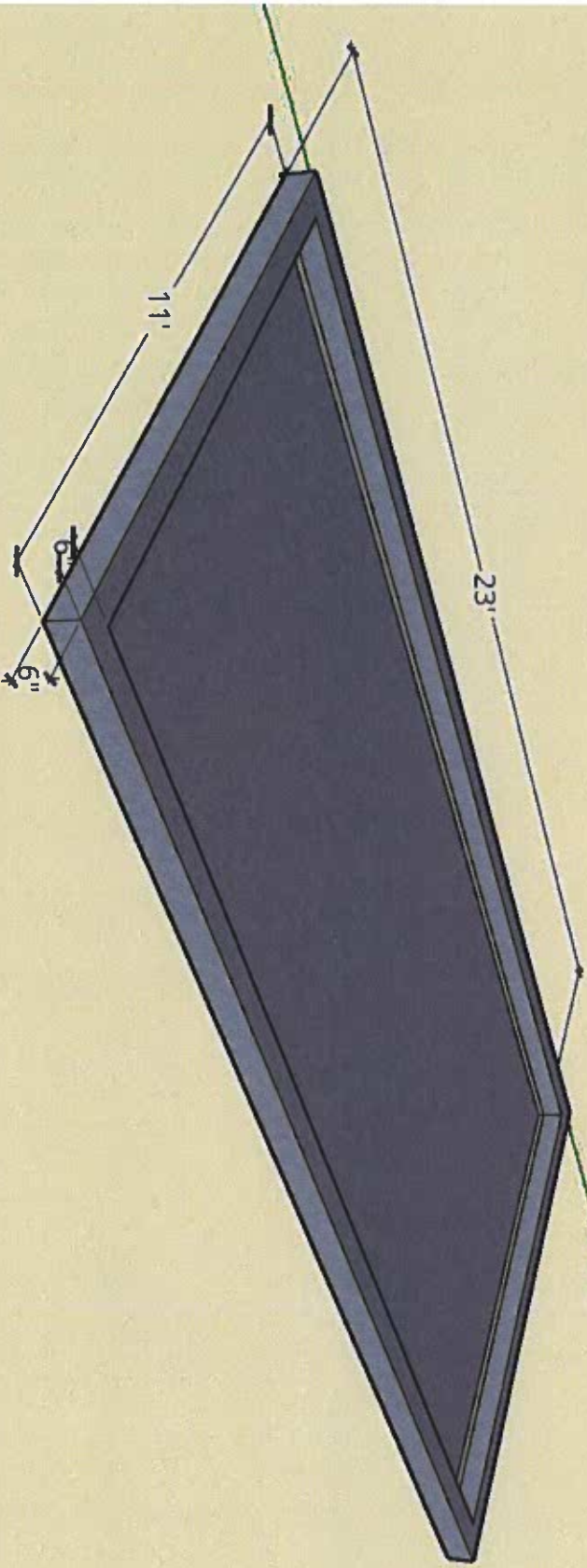
Truck wash schematics are also available, if required.



ATTACHMENT A



ATTACHMENT B



SketchUp

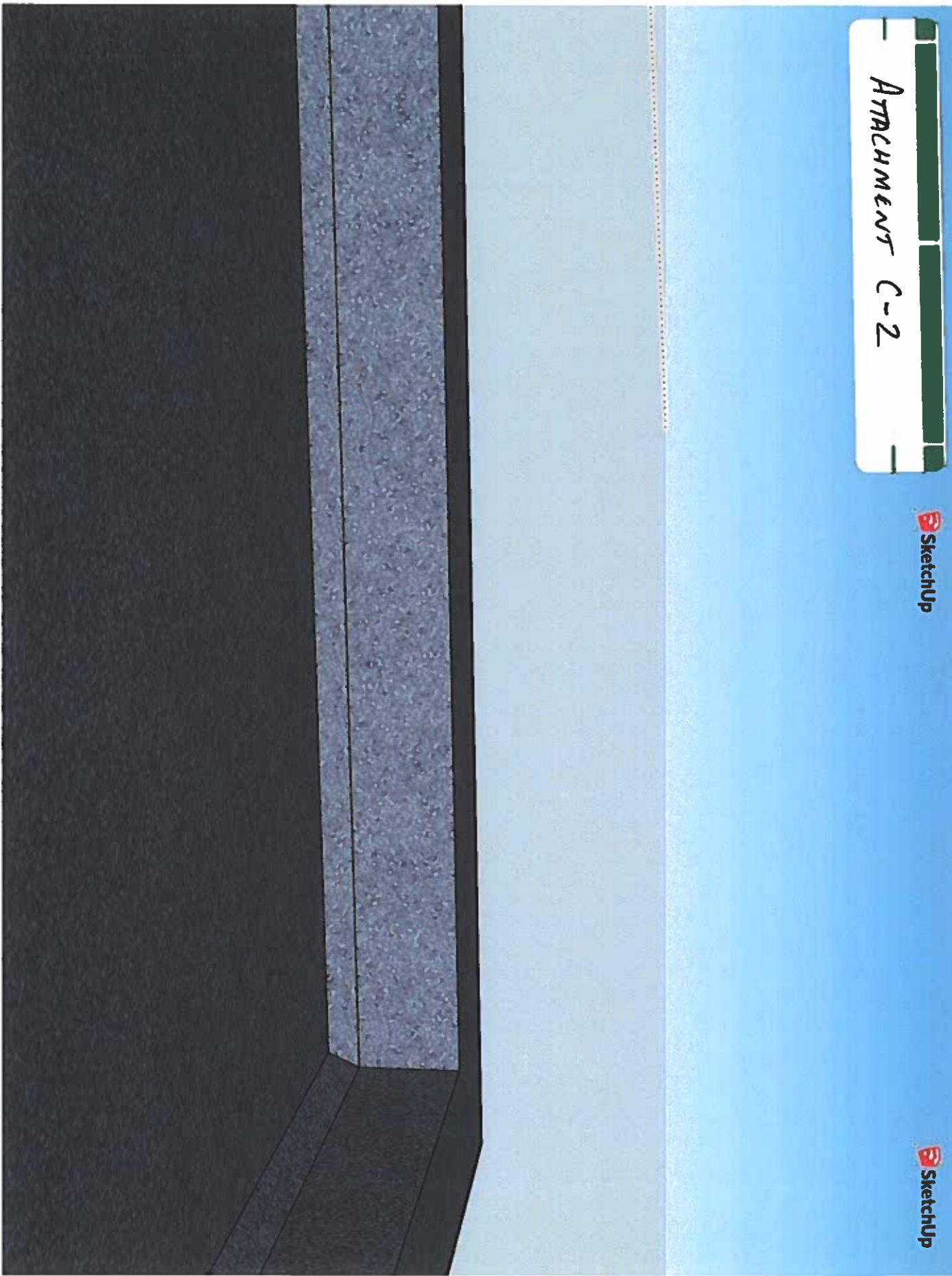
SketchUp

ATTACHMENT C-1

ATTACHMENT C-2

SketchUp

SketchUp





CIM 1000

HIGH PERFORMANCE COATINGS AND LININGS

OVERVIEW

DESCRIPTION CIM 1000 is a liquid applied urethane coating that cures in hours to form a tough elastomeric coating that adheres to most substrates, forming a chemical and abrasion resistant barrier for waterproofing, corrosion protection, and containment of water and most aqueous chemicals.

ADVANTAGES CIM 1000 has over 30 years of proven performance in demanding environments. It remains flexible and resilient and provides exceptional service in a broad range of applications.

- Ideal for coating concrete.
- Forms a tough elastomeric liner able to bridge cracks.
- Tested to ANSI 118.10-199, "Standard Specification for Load Bearing, Bonded, Waterproof Membrane for Thin-Set Ceramic Tile and Dimension Stone Installation".
- Impervious to water and most aqueous chemicals, providing a long lasting tank and pond liner.
- Asphalt extended urethane formula provides superior wear and weatherability for parking decks and containment areas.
- Adheres to and bridges between common construction materials such as concrete, steel and other metals, asphalt pavement, glass, wood, and most coatings.
- Environmentally sound, complying with the toughest VOC regulations.
- Can be repaired when damaged.
- Excellent abrasion resistance for severe wear applications.
- UV stable.
- Liquid, two-component urethane can be applied to complex shapes, multiple penetrations or to most geotextiles.

SURFACE PREPARATION

- GENERAL:** Substrates must be **clean and dry** with no oils, grease or loose debris. CIM Bonding Agent is recommended on all non-porous substrates. Perform adhesion tests to confirm adequacy of surface preparation. See C.I.M. Industries' specific substrate Instruction Guide for specific guidelines.
- CONCRETE:** ICRI-CSP 4-6 surface profile exposing aggregate. Concrete must exhibit minimum 3,000 psi compressive strength and be free of release agents and curing compounds. The substrate must be clean and dry (see CIM Instruction Guide IG-2), and free of contaminates.
- STEEL:** Minimum 3 mil profile.
Immersion service – SSPC-SP10 / NACE No. 2 Near White Blast.
Non-Immersion service – SSPC-SP6 / NACE No. 3 Commercial Blast.
Use CIM Bonding Agent for greater adhesion.
- OTHER METALS:** SSPC-SP1 solvent clean and abrasive blast to roughen and degloss the surface. Use CIM Bonding Agent for greater adhesion.
- GLASS:** Thoroughly clean. CIM Bonding Agent must be used for increased adhesion. For immersion service roughen the surface.
- WOOD:** Substrate must be clean, dry and free of surface contamination.
- PREVIOUS COATINGS AND LININGS:** CIM 1000 may be applied over some existing coatings and linings and achieve acceptable performance. CIM Bonding Agent is recommended for greater adhesion. Finished system results vary due to a variety of project specific factors, including the service conditions to which the system is exposed. Therefore, C.I.M. Industries does not accept responsibility for determining the suitability of an existing coating and lining as a substrate for CIM products. Owner shall perform adhesion tests on any existing coating or lining to determine suitability.
- EARTH:** Use CIM Scrim.
- COLOR** CIM 1000 is initially shiny black, turning dull over 3 to 6 months when exposed to direct sunlight. For a colored or reflecting surface finish, see C.I.M Industries' Instruction Guide, "Topcoats" (IG-7) for further instructions.
- SOLIDS BY VOLUME** 88% (1413 dry mils x sq. ft./gal.)
- VOC** 92 g/l (0.76 lb./gal.). CIM 1000 complies with the toughest VOC regulations.



CIM 1000

HIGH PERFORMANCE COATINGS AND LININGS

All information presented in this publication is believed to be accurate, but it is not to be construed as a guarantee of minimum performance. Test performance results are obtained in a controlled laboratory environment using procedures that may not represent actual operating environments.

TYPICAL PROPERTIES

Abrasion Resistance—Wt. Loss, Taber Abraser CS-17 Wheel 1000 gr./1000 rev. ASTM D4060	1.2 mg. Loss	Liner Performance Crack Bridging 10 cycles @ -15°F After heat aging	greater than 1/8" greater than 1/4"
Adhesion to Concrete (dry) Elcometer	350 psi	Liner Weight (60 mil wet film thickness)	31 lbs./100 sq. ft.
Deflection Temperature ASTM D648	below -60°F	Mix Ratio Weight Volume	7:1 9:1
Density (Approx.) Premix Activator Mixed & Cured	8.0 lbs./gal. 10.1 lbs./gal. 8.3 lbs./gal.	Mullen Burst Strength ASTM D751, 50 mil	150 psi
Elastomeric Waterproofing ASTM C836 ASTM C957	exceeds all criteria exceeds all criteria	Permeability to Water Vapor ASTM E96 Method E, 100°F, 100 mil sheet	0.03 perms
Extension to Break ASTM D412	400%	Recovery from 100% extension: after 5 minutes after 24 hours	98% 100%
Flammability ASTM D2859 UL790	pass/combustible substrate Class A ¹	Salt Spray ASTM B117 Service Temperature	pass 2000 hrs. -60°F to 220°F
Flooring and Shower Lining UPC/IBC ANSI 118.10	Pass	Softening Point, Ring & Ball ASTM D36	>325°F
Green Roof Membrane/Root Barrier FLL, 2002	Pass	Tear Strength ASTM D624 (Die C)	150 lbs./in.
Hardness, Shore A ASTM D2240 @ 77°F	60	Tensile Strength ASTM D 412, 100 mil sheet	900 psi
Jet Fuel Resistance FS SS-S-200D	pass for joints	Weathering ASTM D822	pass 5000 hrs.

¹Contact C.I.M. Industries for details regarding UL fire ratings

CHEMICAL RESISTANCE

CIM 1000 is resistant to a broad range of acids and alkalis. Consult C.I.M. Industries for additional information regarding chemical resistance after reviewing CIM 1000 Chemical Resistance Chart.

**THE INFORMATION PRESENTED IN THIS PUBLICATION IS SUBJECT TO CHANGE WITHOUT NOTICE.
CONTACT C.I.M. INDUSTRIES FOR CURRENT INFORMATION.
www.cimindustries.com**

GENERAL APPLICATION INFORMATION

FOR PROFESSIONAL USE ONLY.

- PRECAUTIONS** Avoid contamination with water or moisture. Keep all pails and jugs tightly closed until ready for use. All equipment, air supplies, and application substrates must be **ABSOLUTELY DRY**. Do not apply in wet weather or when rain is imminent or when the CIM 1000 or the substrate may become wet within 4 hours after coating. Use caution when applying CIM 1000 in confined spaces. See C.I.M. Industries' Instruction Guide, "Applying CIM Within Confined Spaces" (IG-9).
- TEMPERATURE** Surface should be at least 50°F (10°C) and must be 5°F (3°C) above the dew point. **DO NOT APPLY WHEN THE SUBSTRATE OR AMBIENT TEMPERATURE IS RISING OR COATING IS IN DIRECT SUNLIGHT.** CIM 1000 should be at least 60°F (15°C) when mixed and applied. CIM 1000 may be preheated to facilitate application at low temperatures, but working time will be reduced. See C.I.M. Industries' Instruction Guide "Applying CIM Coatings in Cold Weather" (IG-11).
- EQUIPMENT** Spray equipment requires large diameter hose and air supplied mastic gun or plural component spray equipment. See "Spray Application of CIM" (IG-12) or contact C.I.M. Industries for specific recommendations. Roller, squeegee, and trowel may also be used.
- POT LIFE** About 30 minutes. Working time depends on temperature and method of application. Working time for spray application will be significantly shorter.
- PRIMING** Porous substrates such as wood and concrete may be primed with CIM 61BG Epoxy Primer to minimize outgassing. The maximum recoat window for CIM 61BG Epoxy Primer is 48 hours. See CIM 61BG Epoxy Primer Technical Data Sheet for additional information. Perform adhesion tests to confirm adequacy of adhesion to primer.
- MIXING** **DO NOT THIN. DO NOT HAND MIX.** Begin mixing each pail (4.5 gal.) of CIM 1000 Premix using a power mixer (e.g. ½" drill and an eight inch mud mixer). Do not draw air into the mix. While mixing, slowly add one jug (0.5 gal.) of CIM 1000 Activator to the pail. Once the CIM 1000 Activator has been added, mix thoroughly for **3 FULL MINUTES**. The proportions are premeasured. **DO NOT ESTIMATE.** Mixing Jigs and Timers from C.I.M. Industries help eliminate mixing errors and increase productivity on the job. See C.I.M. Industries' Instruction Guide, "Mixing CIM Premix and Activator" (IG-8).
- APPLICATION** Apply CIM 1000 directly to a clean and dry substrate. Vertical surfaces will require multiple coats. See C.I.M. Industries' specific substrate Instruction Guide for additional guidelines.
- RECOATING** CIM 1000 may be recoated in 1 hour and must be recoated soon after the coating no longer comes off on polyethylene (typically within 4 hours of mixing). If the liner has cured longer than this time, the surface must be severely abraded using surface grinder or other mechanical means, and be free of dust and debris. Use CIM Bonding Agent for better adhesion. For immersion conditions, all coats shall be applied within 4 hours of each other, except at joint lines.
- RECOMMENDED MINIMUM THICKNESS** Recommended minimum thickness of the coating is 60 wet mils. Contact C.I.M. Industries for detailed cure time information. Refer to CIM 1000 Coverage Chart for coverage rates.
- CURING TIME** CIM 1000 may be placed in service within 24 hours for non-aggressive service. Severe service applications may require a cure time of 72 hours or more. Contact C.I.M. Industries for specific recommendations.
- CLEAN-UP** Use mineral spirits for clean-up of uncured material. Spray equipment must be flushed regularly during application to prevent material from setting up in the hose and pump. Cured material is very difficult to remove. Soaking in solvent will soften the material and may assist in its removal.

CONTACT C.I.M. INDUSTRIES FOR SPECIFIC RECOMMENDATIONS AND INSTRUCTION GUIDES.

www.cimindustries.com



CIM 1000

HIGH PERFORMANCE COATINGS AND LININGS

SHIPPING, STORAGE AND SAFETY DATA

WARNING Flammable. Use only in well ventilated areas. Do not store or use near open flame, sparks or hot surfaces. Keep tightly closed. Avoid contact with moisture or water. Keep out of reach of children.

SAFETY INFORMATION This product contains petroleum asphalt, petroleum distillates, amine compounds and/or other chemical ingredients. Adequate health and safety precautions should be observed during the storage, handling, application and curing. Refer to C.I.M. Industries' Material Safety Data Sheets for further details regarding the safe use of this product.

PACKAGING CIM 1000 is available in mixed units of 5 gallons. Each unit consists of a container of premix and a smaller container of activator. Quantities have been premeasured to provide the proper mixing ratio, leaving sufficient room in the premix container to facilitate adequate mixing. Do not estimate proportions.

SHIPPING	Premix	Activator
Weights		
5.0 gallon units	40 lb/pail	5.5 lb/jug (33 lb/case of 6)
Properties		
Flash Point	101°F	>400°F
Shipping Name	Coating Solution	Not Regulated
DOT Class	Class 3, UN1139, PG III	Not Regulated
STORAGE		
Temperature	20°F to 110°F	70°F to 95°F
Shelf Life	2 years	6 months
NFPA	Class II	Class III B

WARRANTY & LIMITATION OF SELLER'S LIABILITY

C.I.M. Industries Inc. (C.I.M.) warrants that for a period of five (5) years from the date of shipment to the initial purchaser, the products, when mixed in proper ratios for the proper length of time, (a) will not become brittle or crack and (b) will provide a water barrier. Due to application variables beyond C.I.M.'s control which may affect results, C.I.M. makes no warranty of any kind, expressed or implied, including that of merchantability, other than that the products conform to C.I.M.'s current quality control standards at time of manufacture. If breach of warranty is established, the buyer's exclusive remedy shall be repayment of the purchase price of the non-conforming CIM membrane product or, at C.I.M.'s option, resupply of conforming product to replace the non-conforming product. The buyer expressly waives any claim to additional damages, including consequential damages.

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CONTACT C.I.M. INDUSTRIES FOR CURRENT INFORMATION.

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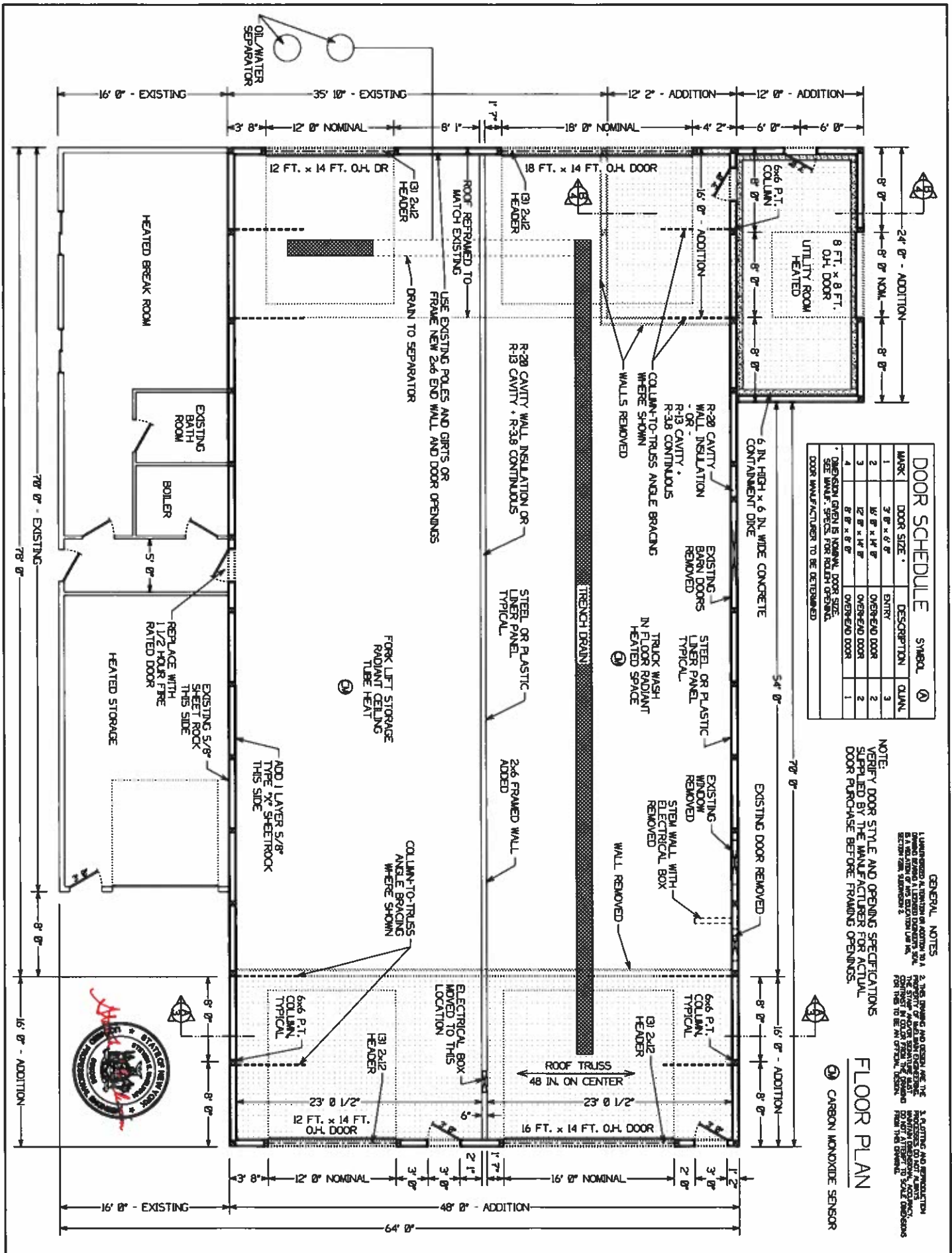
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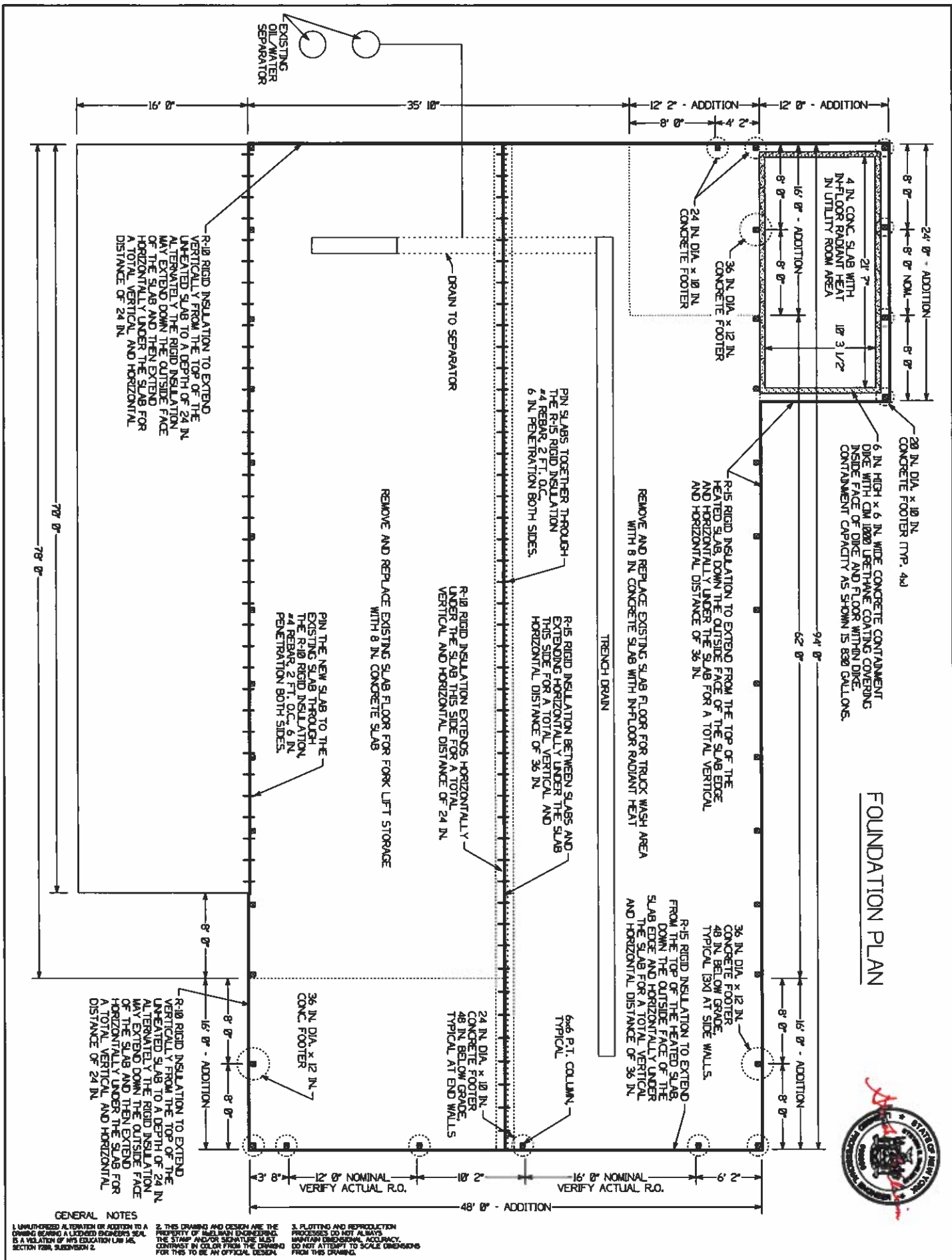


DOOR SCHEDULE			
MARK	DOOR SIZE	DESCRIPTION	SYMBOL
1	3' 0" x 6' 0"	ENTRY	①
2	16' 0" x 14' 0"	OVERHEAD DOOR	②
3	12' 0" x 14' 0"	OVERHEAD DOOR	③
4	8' 0" x 8' 0"	OVERHEAD DOOR	④

① OVERHEAD DOOR NORMAL DOOR SIZE.
 ② OVERHEAD DOOR NORMAL DOOR SIZE.
 ③ OVERHEAD DOOR NORMAL DOOR SIZE.
 ④ OVERHEAD DOOR NORMAL DOOR SIZE.
 SEE MANUFACTURER FOR DOOR SIZES.
 DOOR MANUFACTURER TO BE DETERMINED.

GENERAL NOTES
 1. UNLESS OTHERWISE NOTED, ALL MATERIALS AND FINISHES ARE TO BE AS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

FLOOR PLAN
 CARBON MONOXIDE SENSOR



FOUNDATION PLAN



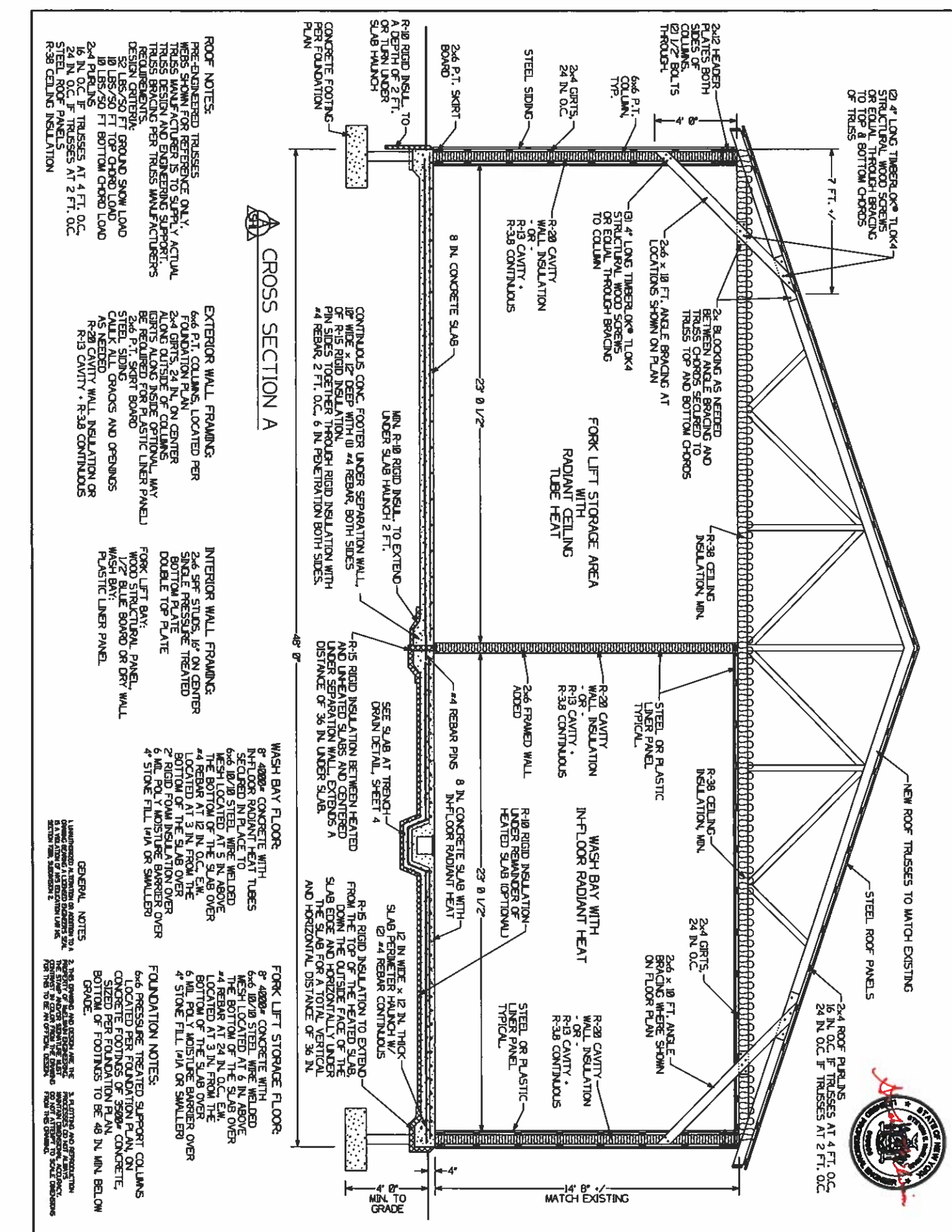
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McElwain Engineering
 PO BOX 127, 5 PARK STREET
 NEWARK VALLEY, NEW YORK 13811
 607-442-3288

TRUCK WASH POLE BUILDING
 BUILDER'S BEST
 3877 LUKER ROAD, TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NEW YORK

FOUNDATION PLAN	
DATE 19044	REVISION 23 JAN 20
SCALE 3/16" = 1' 0"	DRAWN BY MS
DATE 06 JUN 19	SHEET 2 OF 8



CROSS SECTION A

ROOF NOTES:
 PRE-ENGINEERED TRUSSES
 WERE SHOWN FOR REFERENCE ONLY.
 TRUSS MANUFACTURER IS TO SUPPLY ACTUAL
 TRUSS DESIGN AND ENGINEERING SUPPORT.
 TRUSS BRACING PER TRUSS MANUFACTURERS
 REQUIREMENTS.
 DESIGN CRITERIA:
 52 LBS./50 FT. GROUND SNOW LOAD
 10 LBS./50 FT. TOP CHORD LOAD
 16 IN. O.C. IF TRUSSES AT 4 FT. O.C.
 24 IN. O.C. IF TRUSSES AT 2 FT. O.C.
 STEEL ROOF PANELS
 R-38 CEILING INSULATION

EXTERIOR WALL FRAMING:
 6x6 P.T. COLLUMS LOCATED PER
 FOUNDATION PLAN.
 2x4 GIRTS, 24 IN. ON CENTER
 ALONG OUTSIDE OF COLLUMS
 GIRTS ALONG INSIDE OPTIONAL, MAY
 BE REQUIRED FOR PLASTIC LINER PANEL
 STEEL SIDING
 CALK ALL CRACKS AND OPENINGS
 AS NEEDED
 R-20 CAVITY WALL INSULATION OR
 R-13 CAVITY • R-38 CONTINUOUS

INTERIOR WALL FRAMING:
 2x6 SRF STUDS, 1/2" ON CENTER
 SINGLE PRESSURE TREATED
 BOTTOM PLATE
 DOUBLE TOP PLATE
 FORK LIFT BAY:
 WOOD STRUCTURAL PANEL,
 1/2" BLUE BOARD OR DRY WALL
 WASH BAY:
 PLASTIC LINER PANEL

WASH BAY FLOOR:
 8" 4000# CONCRETE WITH
 INF-FLOOR RADIANT HEAT TUBES
 SECURED IN PLACE TO
 6x6 10/10 STEEL WIRE WELDED
 MESH LOCATED AT 5 IN. ABOVE
 BOTTOM OF THE SLAB OVER
 2" RIGID FOAM INSULATION OVER
 6 MIL POLY MOISTURE BARRIER OVER
 4" STONE FILL (1/4" OR SMALLER)

FOUNDATION NOTES:
 6x6 PRESSURE TREATED SUPPORT COLLUMS
 LOCATED PER FOOT FOUNDATION PLAN, ON
 CONCRETE FOOTINGS OF 36" DIA. CONCRETE,
 SIZED PER FOUNDATION PLAN.
 BOTTOM OF FOOTINGS TO BE 48 IN. MIN. BELOW
 GRADE.

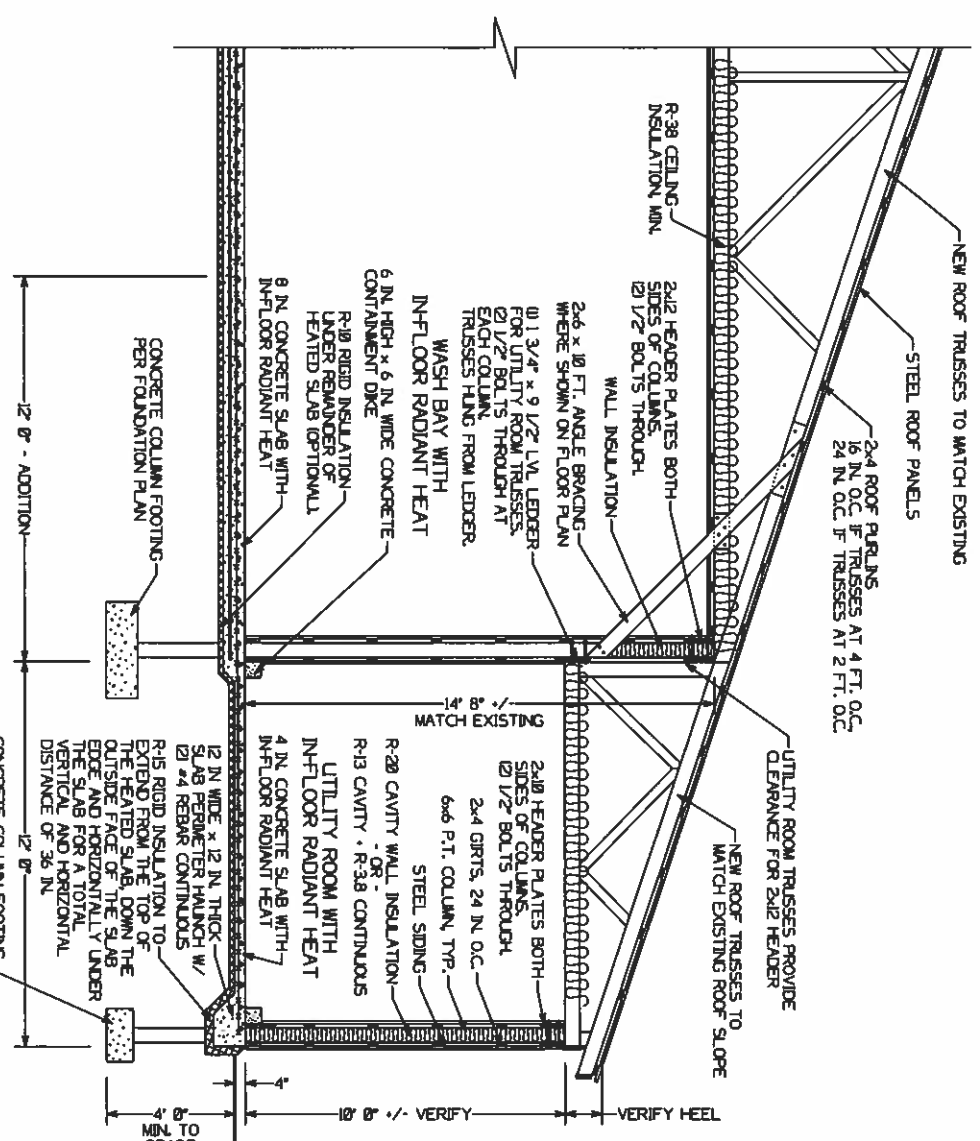
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CROSS SECTION A	
DATE 1984	REVISION 23 JAN 88
SCALE 3/8" = 1' @	DRAWN BY MS
DATE 06 JUN 19	SHEET 3 OF 8

CROSS SECTION B



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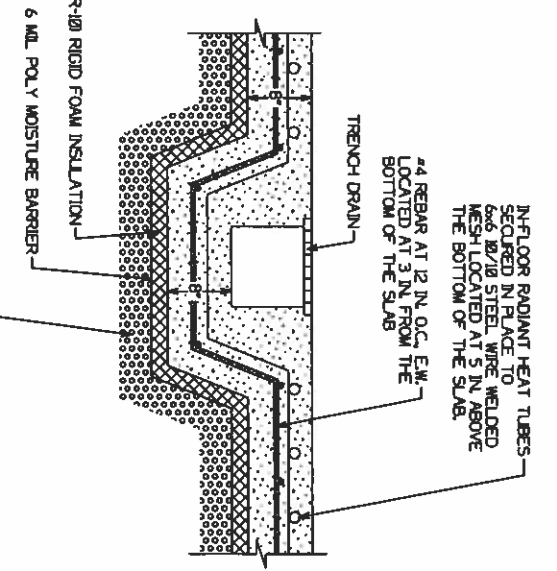
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 ALONG OUTSIDE OF COLUMNS
 GIRTS ALONG INSIDE OPTIONAL, MAY BE REQUIRED FOR PLASTIC LINER PANEL
 2x6 P.T. SKIRT BOARD
 STEEL SIDING
 CALLK ALL CRACKS AND OPENINGS AS NEEDED
 R-13 CAVITY WALL INSULATION OR R-13 CAVITY • R-38 CONTINUOUS

INTERIOR WALL FRAMING:
 2x6 SPF STUDS, 1/2" ON CENTER
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 DOUBLE TOP PLATE
 WASH BAY: PLASTIC LINER PANEL

UTILITY ROOM FLOOR:
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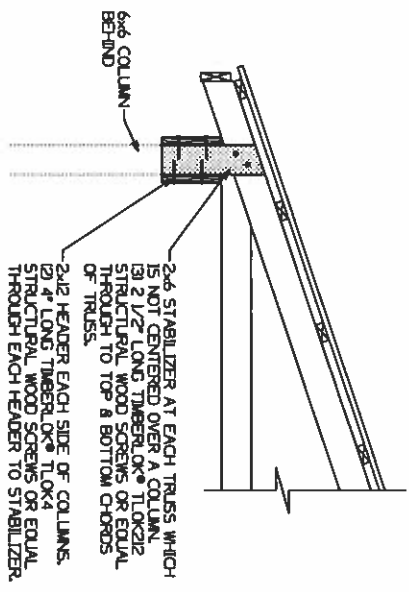
FOUNDATION NOTES:
 6x6 PRESSURE TREATED SUPPORT COLUMNS LOCATED PER FOUNDATION PLAN ON CONCRETE FOOTINGS OF 3500# CONCRETE, SIZED PER FOUNDATION PLAN. BOTTOM OF FOOTINGS TO BE 48 IN. MIN. BELOW GRADE.

SLAB AT TRENCH DETAIL

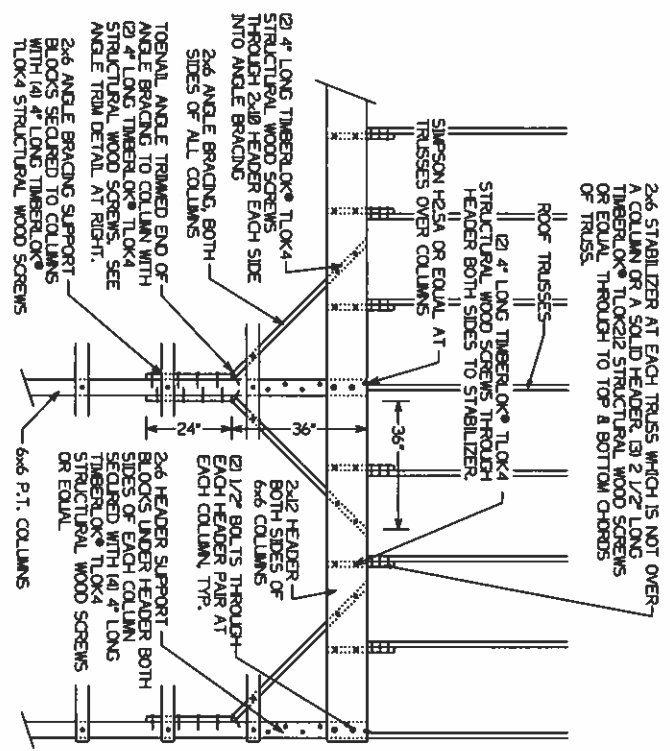


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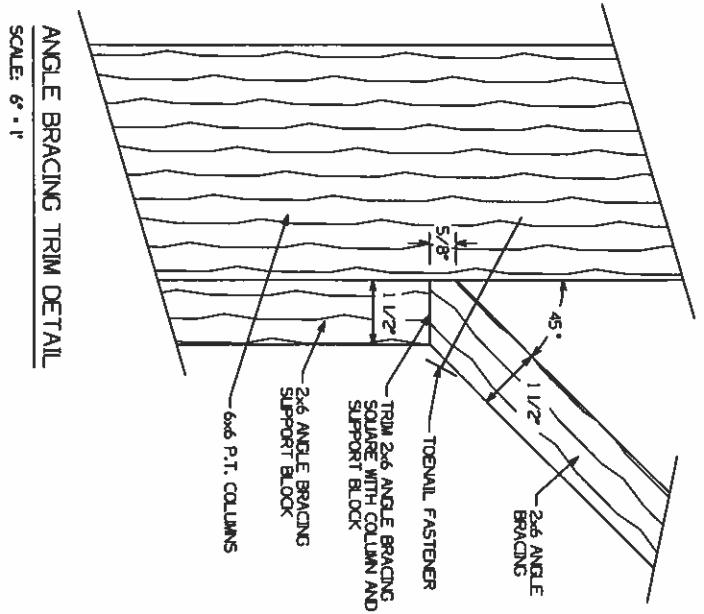




STABILIZER DETAIL
SCALE: 3/4" = 1'



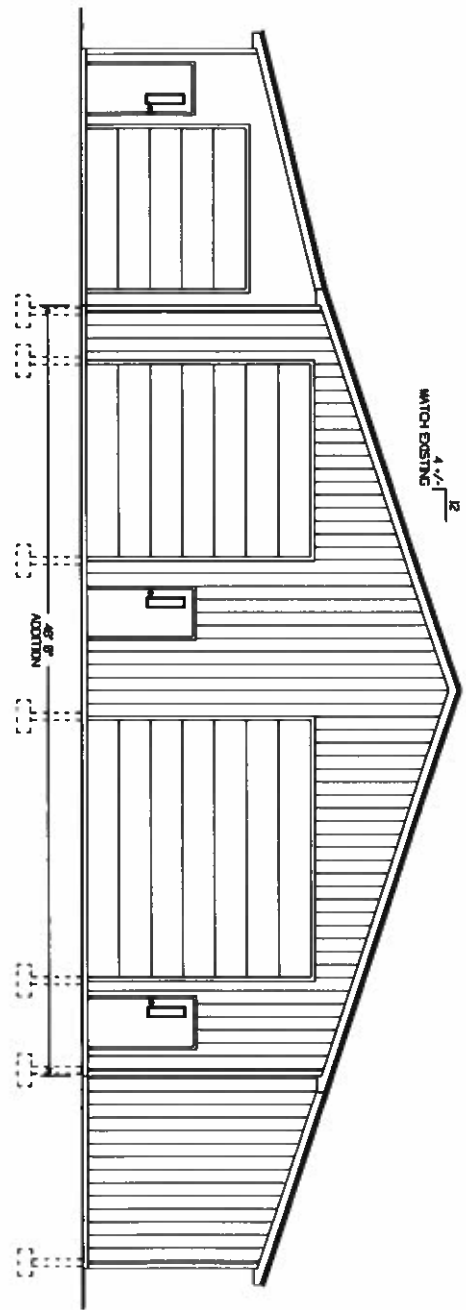
COLUMN TO HEADER ANGLE BRACING DETAIL
SCALE: 1/2" = 1'



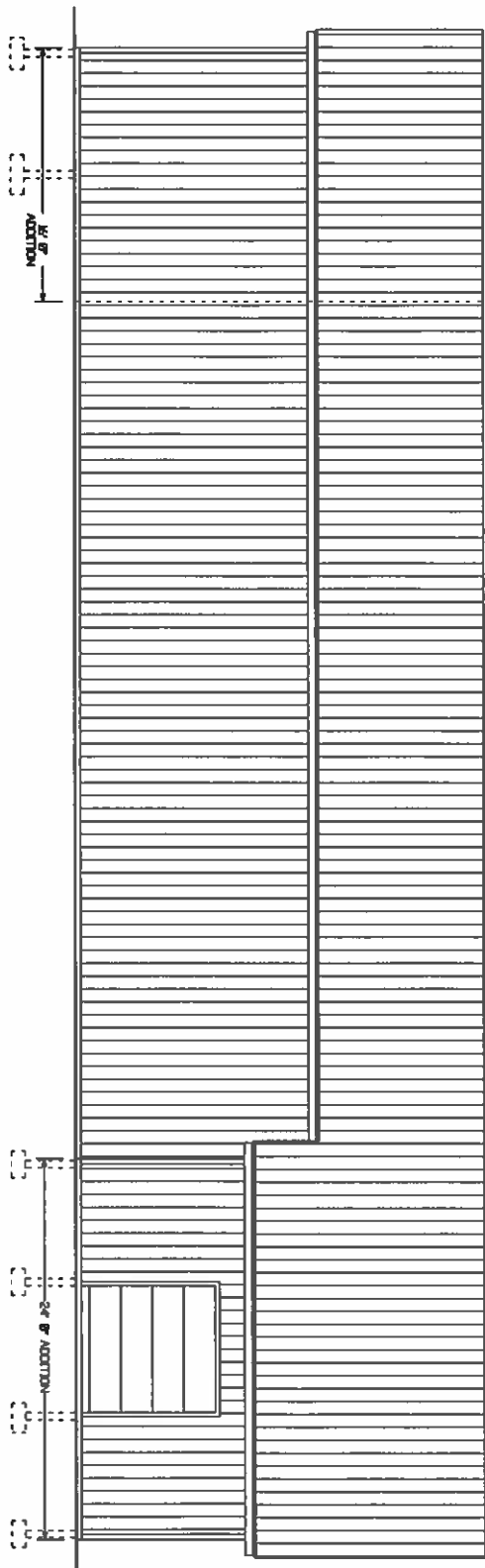
ANGLE BRACING TRIM DETAIL
SCALE: 6" = 1'

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FRONT ELEVATION



RIGHT ELEVATION

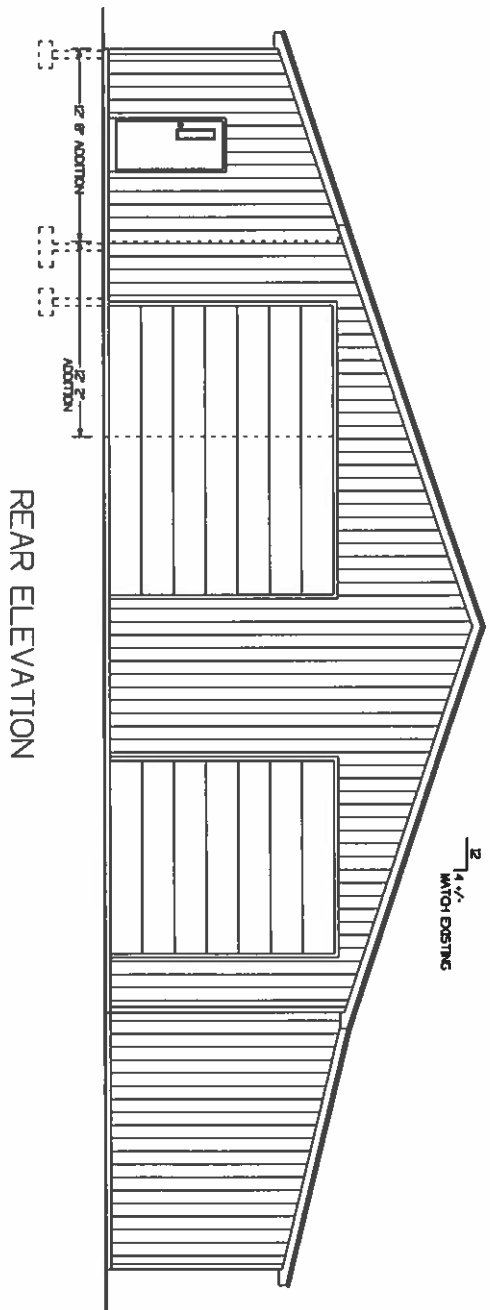


GENERAL NOTES

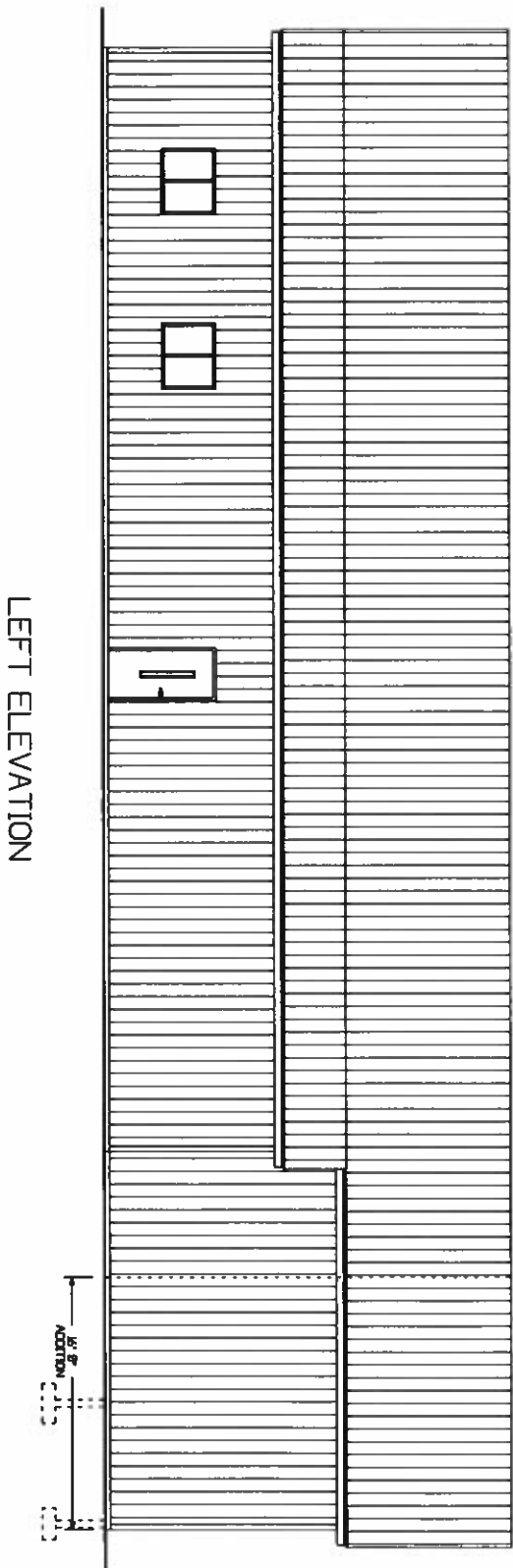
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REAR ELEVATION



LEFT ELEVATION



GENERAL NOTES

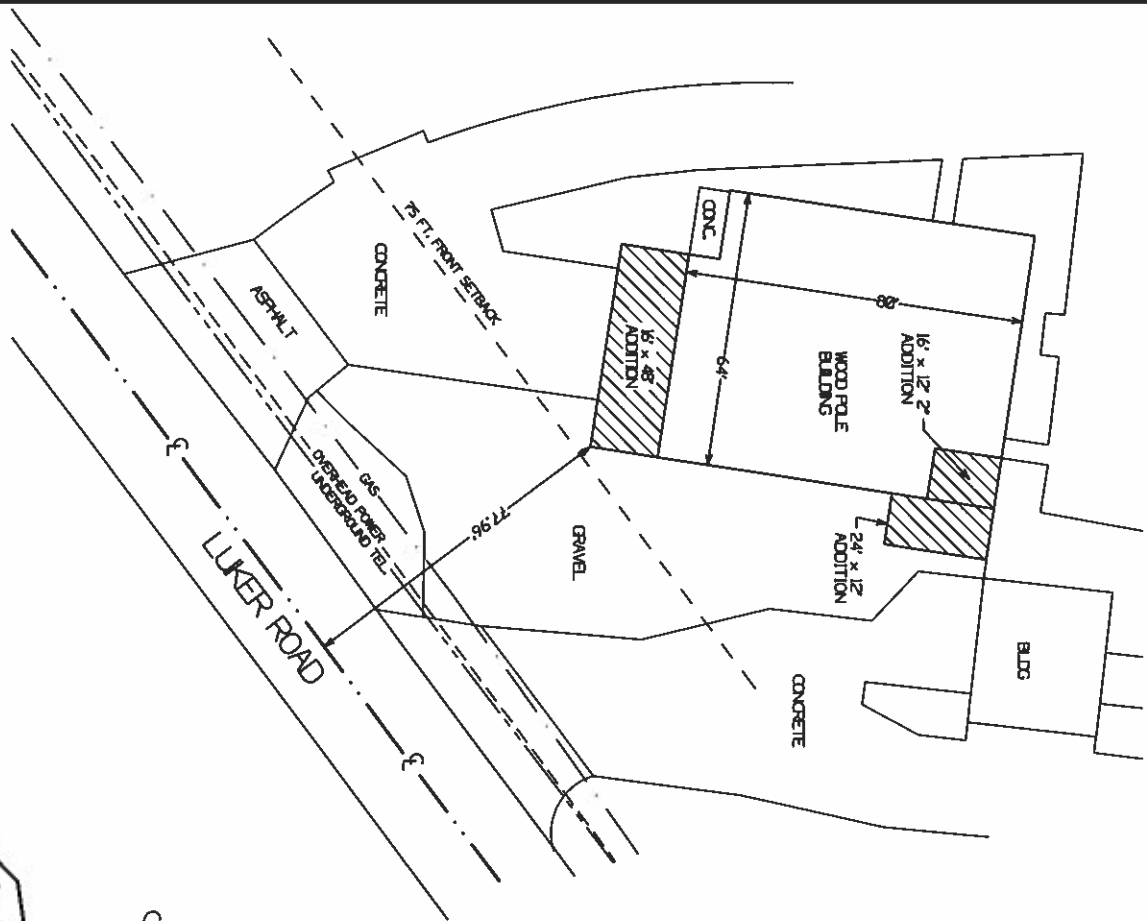
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McElwain Engineering
 PO BOX 127, 5 PARK STREET
 NEWARK VALLEY, NEW YORK 13811
 607-442-3288 MCELWAINENGINEERING@GMAIL.COM

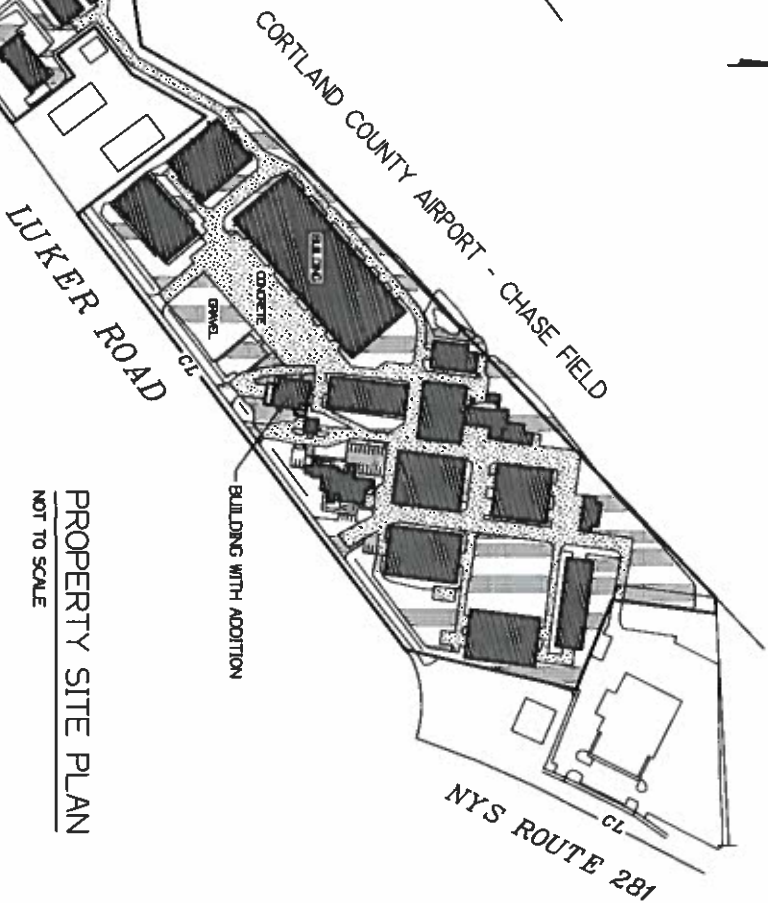
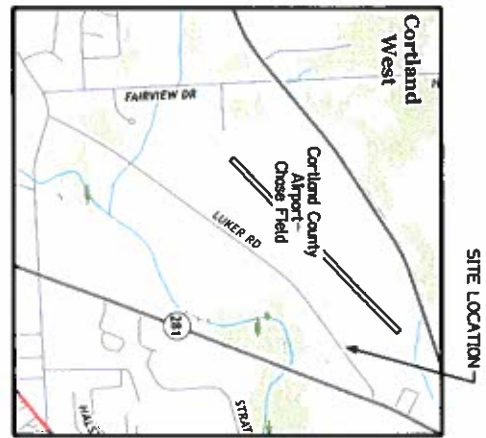
TRUCK WASH POLE BUILDING
 BUILDER'S BEST
 3877 LUKER ROAD, TOWN OF CORTLANDVILLE
 CORTLAND COUNTY, NEW YORK

REAR, LEFT ELEVATIONS	
DATE 19044	REVISED 23 JAN 20
SCALE 3/16" = 1' 0"	DRAWN BY MS
DATE 06 JUN 19	SHEET 7 OF 8

ADDITION SITE PLAN
SCALE: 1" = 20'



3877 LUKER ROAD, TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NEW YORK
PARCEL NUMBER: 86-17-01-01000
ZONING DISTRICT: BUSINESS B-3
FRONT YARD SETBACK: 75 FT.



PROPERTY SITE PLAN
NOT TO SCALE

GENERAL NOTES
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3. ALL DIMENSIONS AND PROPORTIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.
6. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

McElwain Engineering
PO BOX 127, 5 PARK STREET
NEWARK VALLEY, NEW YORK 13811
607-442-2288 MCELWAINENGINEERING@HOTMAIL.COM

TRUCK WASH POLE BUILDING
BUILDER'S BEST
3877 LUKER ROAD, TOWN OF CORTLANDVILLE
CORTLAND COUNTY, NEW YORK

SITE PLAN	
DATE: 06 JUN 19	REVISION: 23 JAN 20
SCALE: 1" = 20'	DRAWN BY: MS
DATE: 06 JUN 19	SHEET: 8 OF 8

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name PROP, INC (BESTWAY) Fee Paid _____
Address 3877 LUKER RD. Phone 607-753-8261
CORTLAND, NY 13045

PROPERTY OWNER

Name PROP INC. (BESTWAY) Phone 607-753-8261
Address 3877 LUKER RD CORTLAND, NY 13045

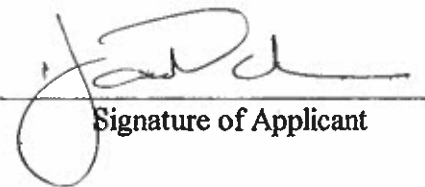
PROPERTY INFORMATION

Location of property 3877 LUKER RD CORTLAND, NY
Tax Map No. of Parcel 86.17-01-01.000

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION ~1978
IS PROPERTY IN FLOOD PLAIN? YES NO
ZONING DISTRICT B-3
PROJECT DISCRPTION Renovation / addition to existing warehouse

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

DATE OF APPLICATION 1/24/2020


Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

617.20
Appendix B
Short Environmental Assessment Form

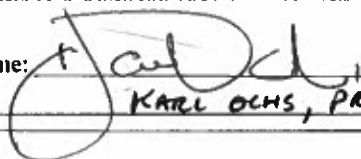
Instructions for Completing

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: PROP, INC (BESTWAY) WAREHOUSE RENOVATION			
Project Location (describe, and attach a location map): SEE ATTACHED PLANS			
Brief Description of Proposed Action: ADDITION AND RENOVATION TO EXISTING WAREHOUSE			
Name of Applicant or Sponsor: PROP INC. - KARL OCHS		Telephone: 607-753-8261	
		E-Mail: aporter@bestwaylumber.com	
Address: 3877 LUKER RD.			
City/PO: COLTLAND		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
3.a. Total acreage of the site of the proposed action? b. Total acreage to be physically disturbed? c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			19.1 acres 1 acres 23.00 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 checked="" 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
			>
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?	NO	YES	
			X
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	
			Y
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
			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: _____	NO	YES	
			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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
			Y
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 checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
			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?	NO	YES	
			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 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	
			X
16. Is the project site located in the 100 year flood plain?	NO	YES	
			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 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	
			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
_____	X	
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: <u>1/24/2020</u>	
Signature:  _____ KARL OCHS, PRESIDENT		

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)