

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Svit-Kote Corporation Fee Paid \_\_\_\_\_  
Address 1911 Loring's Crossing Phone 315-238-7053  
Cortland, NY

PROPERTY OWNER

Name Svit-Kote Corporation Phone 315-238-7053  
Address 1911 Loring's Crossing, Cortland, NY

PROPERTY INFORMATION

Location of property 1911 Loring's Crossing, Cortland, NY  
Tax Map No. of Parcel 77.00-11-02.000

PROPERTY ACQUIRED ON, OR PENDING DATE OF ACQUISITION ~1960  
IS PROPERTY IN FLOOD PLAIN? YES  NO

ZONING DISTRICT Commercial (B-2)

PROJECT DESCRIPTION A pole barn is to be constructed. The barn will be used for cold storage (aggregate) and one section will be designated for aggregate study.

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

DATE OF APPLICATION \_\_\_\_\_

  
Signature of Applicant

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

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

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

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





PROJECT NUMBER:  
2018PP/RY0063451

CLIENT'S NAME:  
SM

DRAWN BY:  
PP

REVIEWED BY:  
JH

DATE:  
12/17/19

REVISIONS:  
-

Proj. Desc. L33R 349

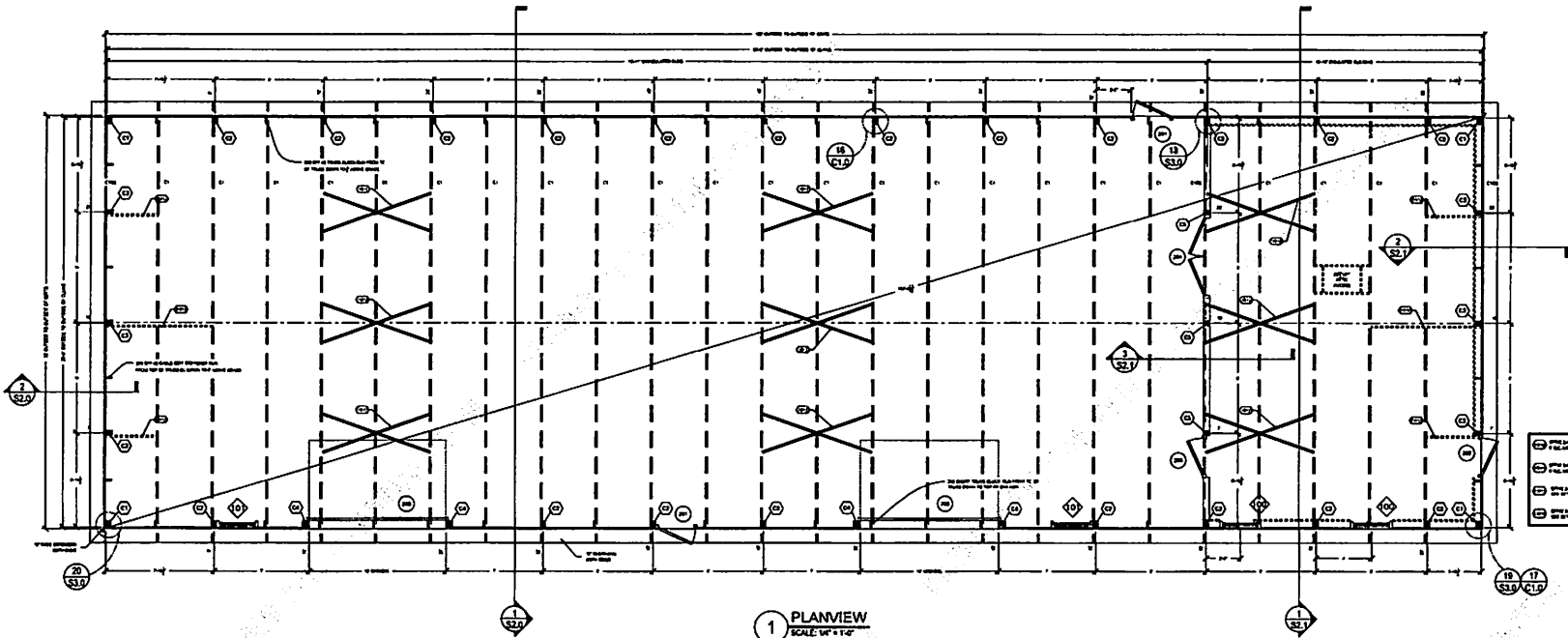
**PRELIMINARY NOT FOR CONSTRUCTION**

COMPLETE CONSTRUCTION CONCEPTS  
FOR THE  
SUIT KOTE  
POST FRAME BUILDING PACKAGE

PLANVIEW

NOT FOR CONSTRUCTION

SHEET: S1.0



1 PLANVIEW  
SCALE: 1/4" = 1'-0"

- 1. 12" x 12" x 12" PRECAST CONCRETE COLUMN
- 2. 12" x 12" x 12" PRECAST CONCRETE COLUMN
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- 97. 12" x 12" x 12" PRECAST CONCRETE COLUMN
- 98. 12" x 12" x 12" PRECAST CONCRETE COLUMN
- 99. 12" x 12" x 12" PRECAST CONCRETE COLUMN
- 100. 12" x 12" x 12" PRECAST CONCRETE COLUMN

Column ID	Column Size	Material	Notes	Quantity	SP/20P	SP/20P	PRICE SET
C1	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C2	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C3	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C4	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C5	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C6	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C7	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C8	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C9	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			
C10	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1			

Item	Quantity	Unit	Notes	Material	Notes	Quantity	Unit	Notes	Material	Notes	Quantity	Unit	Notes
Door	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"
Window	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"

Item	Quantity	Unit	Notes	Material	Notes	Quantity	Unit	Notes	Material	Notes	Quantity	Unit	Notes
Window	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"
Window	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"	PRECAST CONCRETE	12" x 12" x 12" PRECAST CONCRETE COLUMN	1	EA	12" x 12" x 12"

NOTE: VERIFICATION OF SOIL CONDITIONS, ALLOWABLE BEARING CAPACITY, COMPACTNESS, PREPARATION, SLOPEABILITY, ETC. ARE THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR.

FOOTING SIZE (WIDTH x DEPTH)	ALLOWABLE SOIL BEARING PRESSURE @ FOOTING (PSF)		
	1500 PSF	2000 PSF	3000 PSF
HOLE 18"	11700*	1720*	1710*
HOLE 24"	1710*	1710*	1710*
HOLE 30"	1710*	1710*	1710*

NOTE: ALLOWABLE SOIL BEARING PRESSURE PER INTERNATIONAL BUILDING CODE TABLE 1601 AND SECTION 1601.1 DEFINED AS:  
 1500 PSF = CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT AND SANDY SILT, SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL AND CLAYEY GRAVEL.  
 3000 PSF = SANDY GRAVEL AND/OR GRAVEL.



ENGINEERING & ARCHITECTURE  
 1000 WEST 10TH AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 PHONE: 303.733.1000  
 WWW.EPS-ARCHITECTS.COM

PROJECT NUMBER: 20181719000001  
 CUSTOMER: SUTKOTE  
 DATE: 04/11/18  
 DRAWN BY: JPH  
 CHECKED BY: JPH  
 APPROVED BY: JPH

DATE: 12/17/19  
 REV: -  
 REV: -  
 REV: -  
 Project Date: 11/29/2019

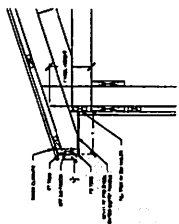
PRELIMINARY NOT  
 CONSTRUCTION

COMPLETE CONSTRUCTION CONCEPTS  
 SUIT KOTE  
 POST FRAME BUILDING PACKAGE

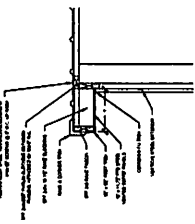
BUILDING  
 SECTIONS

PROJECT STATUS:  
 NOT FOR  
 CONSTRUCTION

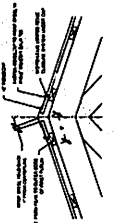
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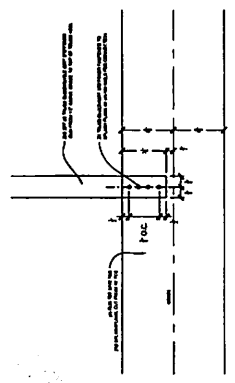
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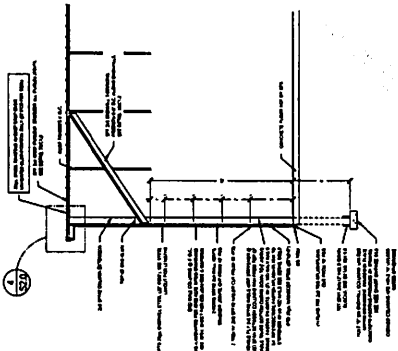
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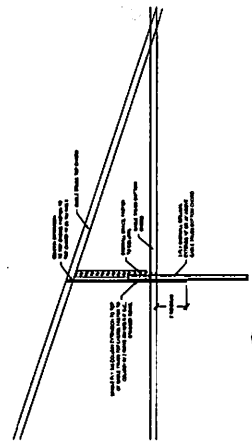
6 RIDGECAP DETAIL  
 SCALE 3/4" = 1'-0"



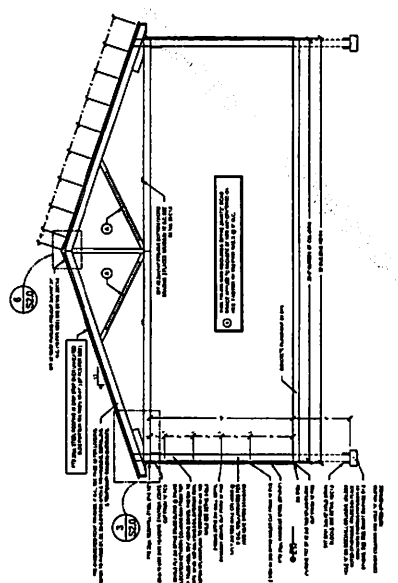
9 TRUSS BLOCK BASE DETAIL  
 SCALE 1/4" = 1'-0"



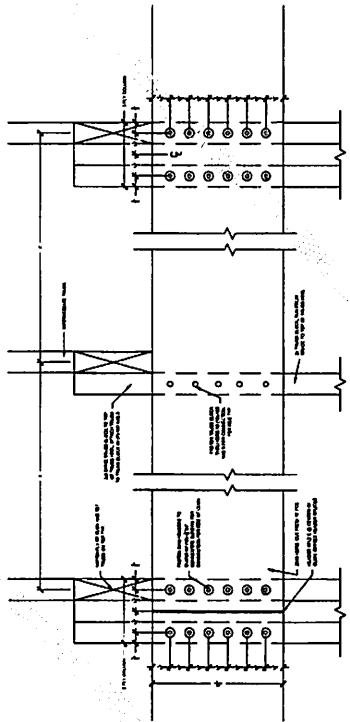
2 ENDWALL SECTION  
 SCALE 1/4" = 1'-0"



7 ENDWALL COLUMN EXTENSION  
 SCALE 1/4" = 1'-0"



1 CROSS SECTION  
 SCALE 1/4" = 1'-0"



5 HDR CONNECTION DETAIL (2X10 HDRS)  
 SCALE 1/2" = 1'-0"



PROJECT NUMBER: 2018P/17/00000461  
 DATE: 12/17/18  
 DRAWN BY: SM  
 CHECKED BY: PP  
 APPROVED BY: JH

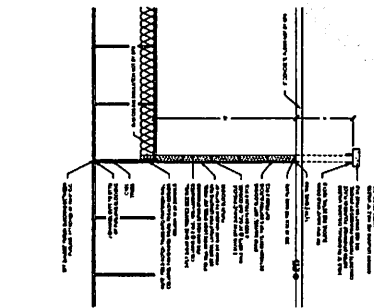
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 PROJECT TYPE: SUIT KOTE POST FRAME BUILDING PACKAGE

**PRELIMINARY NOT FOR CONSTRUCTION**

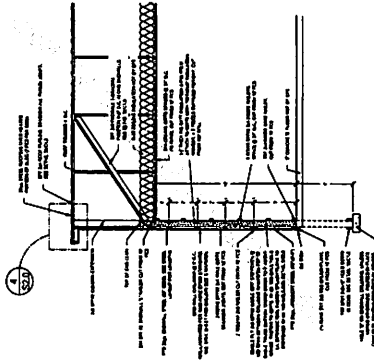
BUILDING SECTIONS  
 SHEET TITLE:

PROJECT TITLE: COMPLETE CONSTRUCTION CONCEPTS  
 PROJECT TYPE: SUIT KOTE POST FRAME BUILDING PACKAGE

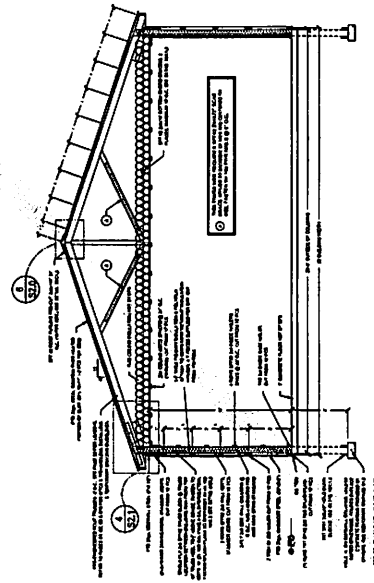
SHEET: S2.1



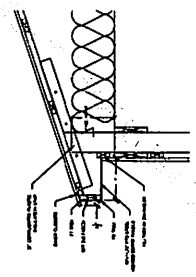
1 CROSS SECTION SCALE 1/4"



2 ENDWALL SECTION SCALE 1/4"



3 PARTITION SECTION SCALE 1/4"



4 CROSS SECTION SCALE 1/4"



PROJECT NUMBER:  
2018PFT00000461

CLIENT/OWNER:  
EAM

DESIGNED BY:  
PP

REVIEWED BY:  
JH

DATE:  
12/17/18

REVISIONS:

NO. DESCRIPTION

1 12/17/18

2 12/17/18

3 12/17/18

4 12/17/18

5 12/17/18

6 12/17/18

7 12/17/18

8 12/17/18

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18 12/17/18

19 12/17/18

20 12/17/18

PRELIMINARY NOT FOR CONSTRUCTION

COMPLETE CONSTRUCTION CONCEPTS

SUIT KOTE

POST FRAME BUILDING PACKAGE

BUILDING DETAILS

PROJECT TITLE:  
PROJECT NUMBER:  
NOT FOR CONSTRUCTION

SCALE:  
S3.0

DOOR SCHEDULE

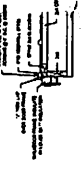
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2	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
3	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
4	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
5	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
6	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
7	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
8	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
9	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
10	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
11	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
12	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
13	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
14	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
15	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
16	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
17	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
18	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
19	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
20	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	

WINDOW SCHEDULE

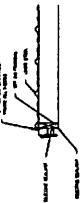
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2	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
3	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
4	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
5	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
6	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
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8	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
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13	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
14	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
15	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
16	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
17	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
18	WALK	WOOD	GLASS	NO	NO	NO	NO	NO	NO	NO	
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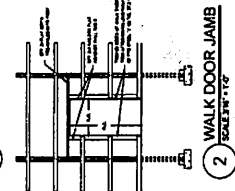
1 WALK DOOR JAMB SCALE 3/4\"/>



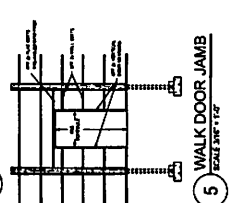
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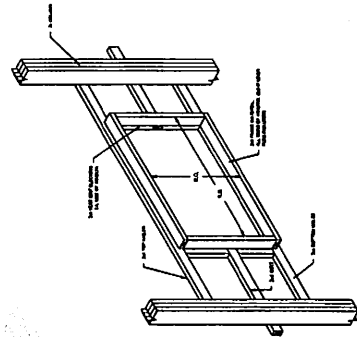
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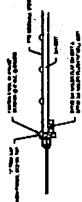
4 WALK DOOR JAMB SCALE 3/4\"/>



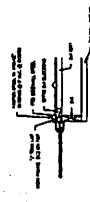
5 WALK DOOR JAMB SCALE 3/4\"/>



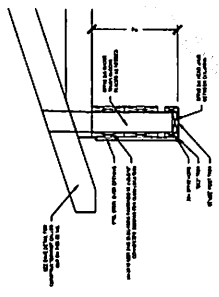
6 WINDOW FRAME SCALE 3/4\"/>



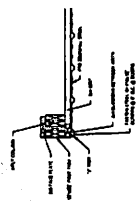
7 WINDOW JAMB SCALE 3/4\"/>



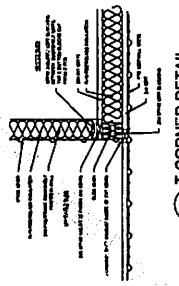
8 WINDOW JAMB SCALE 3/4\"/>



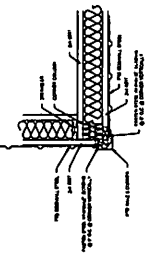
9 OVERHEAD DOOR HEADER SCALE 3/4\"/>



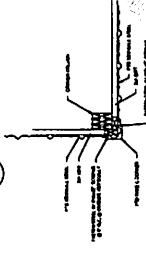
10 OVERHEAD DOOR JAMB SCALE 3/4\"/>



18 T-CORNER DETAIL SCALE 3/4\"/>



19 CORNER DETAIL SCALE 3/4\"/>



20 CORNER DETAIL SCALE 3/4\"/>







## 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.

<b>Part 1 – Project and Sponsor Information</b>			
Name of Action or Project: Sult-Kote Pole Barn			
Project Location (describe, and attach a location map): 1911 Lorings Crossing Road, Cortland, NY			
Brief Description of Proposed Action: A pole barn is to be constructed. This Pole Barn is primarily going to be used for cold storage (storage of aggregate samples and lab equipment) with one section being dedicated to an aggregate study area where we review aggregates for mix designs to ensure they meet our standards before their use in road maintenance and construction.			
Name of Applicant or Sponsor: Sult-Kote Corporation		Telephone: 315-238-7053 E-Mail: rdubois@sult-kote.com	
Address: 1911 Lorings Crossing			
City/PO: Cortland		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 <input checked="" type="checkbox"/>	YES <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: Town of Cortlandville		NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		_____ 12.4 acres	
b. Total acreage to be physically disturbed?		_____ 0.07 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 48.18 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 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<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? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input 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?  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?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" 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?  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 type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



**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.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

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]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
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. \_\_\_\_\_  
(Tax Map Number)

Date: 1-24-2020

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 \_\_\_\_\_ Section \_\_\_\_\_

Reason(s) for request: SUIT-KOTE CORP. IS PLANNING PROPOSING TO CONSTRUCT A POLE BARR  
FOR COLD STORAGE (AGGREGATE) AND ONE SECTION WILL BE DESIGNATED FOR  
AGGREGATE STUDY.

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. ATTACH SHORT FORM EAF

The following information is required for your application to be complete:

1. Name of petitioner: SUIT-KOTE CORPORATION

Owners name (if different): -

Date of acquisition: ~1960

Address: 1911 LORING'S CROSSING RD.

State: NY Zip: 13045

Phone Number: 607-591-9234 (R. DuBois Cell) Fax Number: \_\_\_\_\_

2. A Site Plan Map showing: ATTACHED

- 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

X3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property. NA

4. Availability of public utilities and services:

Water yes <sup>WELL</sup> District \_\_\_\_\_ ; Sewer SEPTIC District \_\_\_\_\_ ;  
 Fire Protection DRY HYDRANTS District TOWN OF CARLSVILLE; Refuse Collection CURRENT

Special services required: \_\_\_\_\_

5. Does Site Plan conform to municipal master plan? \_\_\_\_\_ If not why? \_\_\_\_\_

6. Does Site Plan conform to county land use plan? \_\_\_\_\_ If not why? \_\_\_\_\_

7. School District: CARLSVILLE HOMER

8. Projected energy consumption: MINIMAL Type: \_\_\_\_\_

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period): NO CHANGE

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.

Roger DuBois EHS DIRECTOR @ SUNT-KATE

Signature and Title of Submitting Official

(REVISED: 8/01)



