

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. 86.13-1-29
(Tax Map Number)

Date: December 18, 2018

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: We are requesting a zoning variance for signage and building placement. The proposed signage is consistent with the signange already in place at the adjacent Squeaky Clean property.

The building has been located to allow for the largest turning radius on the north end into the tunnel, and the safest/most direct egress of cars onto Rte 222, aligned with the existing curb cut.

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: Squeaky Clean Car Wash

Owners name (if different): Gary Sloan

Date of acquisition: June 18, 2012

Address: 95 Brown Rd, M/S #1029

State: New York Zip: 14850

Phone Number: (607) 592-2969 Fax Number: _____

- 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 District Cortlandville ; Sewer District Cortlandville ;
Fire Protection District Cortlandville ; Refuse Collection _____
Special services required: _____

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: 113001

8. Projected energy consumption: _____ Type: _____

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : _____

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.

Emily Petrino - Registered Architect
Signature and Title of Submitting Official

(REVISED: 8/01)

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

APPLICATION FOR CONDITIONAL PERMIT

APPLICANT

Name Gary Sloan, Squeaky Clean Car Wash Fee Paid _____

Address 95 Brown Rd, M/S #1029 Phone (607) 592-2969

Ithaca, NY 14850

PROPERTY OWNER

Name Washing Technologies, LLC Phone (607) 592-2969

Address 95 Brown Rd, M/S #1029, Ithaca NY 4850

PROPERTY INFORMATION

Location of property 1087 NY-222, Cortland NY 13045

Tax Map No. of Parcel 86.13-1-29

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION 6/18/12


IS PROPERTY IN FLOOD PLAIN? YES NO

ZONING DISTRICT _____

PROJECT DISCRPTION Proposal of a new car wash tunnel and associated signage.

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

DATE OF APPLICATION 10-23-18



Signature of Applicant

Zoning Officer

Planning Board Chairperson

PERMIT GRANTED _____

PERMIT DENIED _____

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

AQUIFER PROTECTION DISTRICT SPECIAL PERMIT

APPLICANT

Fee Paid _____

Name Gary Sloan, Squeaky Clean Car Wash Phone (607) 592-2969

Address 95 Brown Rd, M/S #1029, Ithaca NY 14850

PROPERTY OWNER

Name Washing Technologies, LLC Phone (607) 592-2969

Address 95 Brown Rd, M/S #1029, Ithaca NY 14850

If applicant is a Corporation, list name, address, phone and fax numbers of all corporate officers and directors on reverse side.

PROPERTY INFORMATION

Location of property 1087 NY-222, Cortland NY 13045

Tax Map No. of Parcel 86.13-1-29

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUISION 6/18/12

IS PROPERTY IN FLOOD PLAIN? YES NO

AQUIFER PROTECTION AREA _____

ZONING DISTRICT _____

Information to be provided as per Article and Section 178-47 of the Town of Cortlandville Zoning Law.

DATE OF APPLICATION 10-23-18



Signature of Applicant

Zoning Officer

Supervisor

PERMIT GRANTED _____

PERMIT DENIED _____

Name Gary Sloan Title CEO

Address 95 Brown Rd, M/S #1029 Phone (607) 592-2969

Ithaca, NY 14850 Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

Name _____ Title _____

Address _____ Phone _____

_____ Fax _____

COMMENTS: _____

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: Gary Sloan, Squeaky Clean Car Wash			
Project Location (describe, and attach a location map): 1087 NY-222, Cortland NY 13045; Tax Map No. 86.13-1-29			
Brief Description of Proposed Action: Squeaky Clean Carwash proposes to tear down the existing unused structure and build a new carwash tunnel.			
Name of Applicant or Sponsor: Washing Technologies, LLC - Gary Sloan		Telephone: (607) 592-2969	
		E-Mail:	
Address: 95 Brown Rd, M/S #1029			
City/PO: Ithaca		State: NY	Zip Code: 14850
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: Cortlandville, NY Planning & Zoning: Conditional Permit, Aquifer Protection District special permit, GML Zoning Referral Form			NO YES
			✓
3.a. Total acreage of the site of the proposed action?		0.394 acres	
b. Total acreage to be physically disturbed?		0.11 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		0.938 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 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES ✓
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
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
b. Are public transportation service(s) available at or near the site of the proposed action?		✓	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
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	✓
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	✓
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	✓
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
b. Is the proposed action located in an archeological sensitive area?		✓	
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	
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: _____		✓	
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 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?	NO	YES	
		✓	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		✓	
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	NO	YES	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____		✓	

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
	✓	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: _____		Date: <u>10-23-18</u>
Signature: 		

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)

FIREHOUSE Architecture LAB, PLLC
 EMILY M. PETRINA, RA
 LEED AP BD+C
 136 W. State Street
 Ithaca, NY 14850
 607.592.9385
 emily@FIREHOUSEarchitectureLAB.com



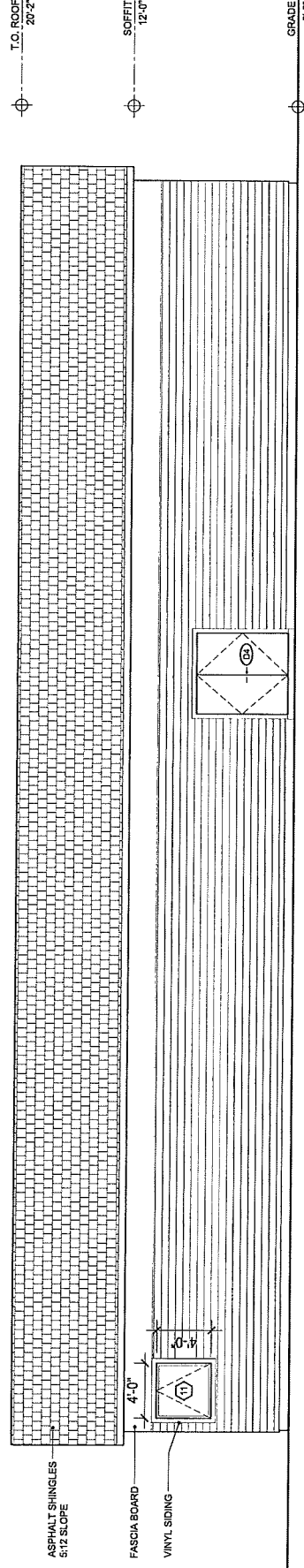
REVIEW

SQUEAKY CLEAN GARWASH
 1087 NYS RTE 222
 CORTLAND, NY 13045

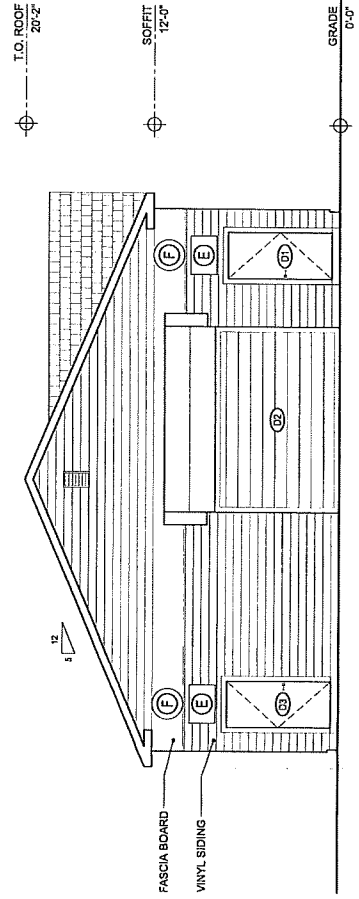
Date: OCT 25, 2018
 Scale: AS NOTED

EXTERIOR ELEVATIONS

A-201



2 EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"



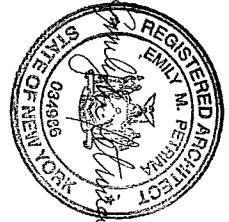
1 EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"

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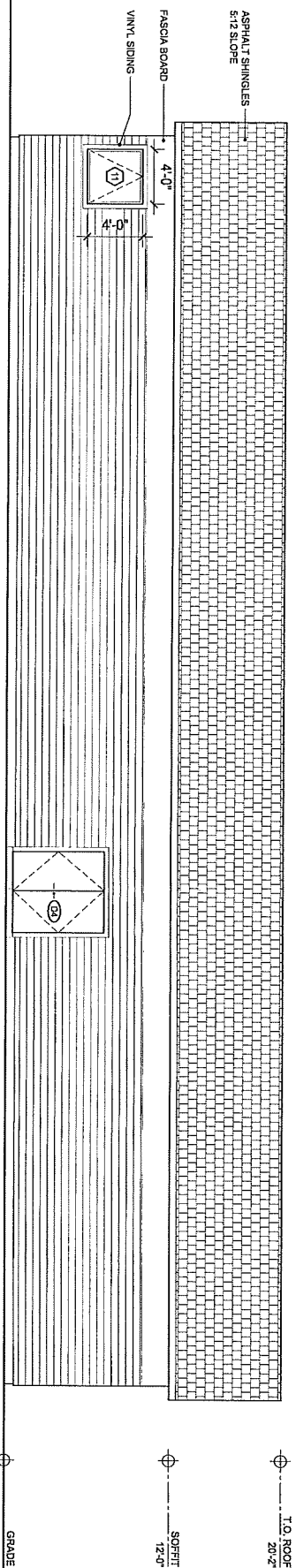


REVIEW

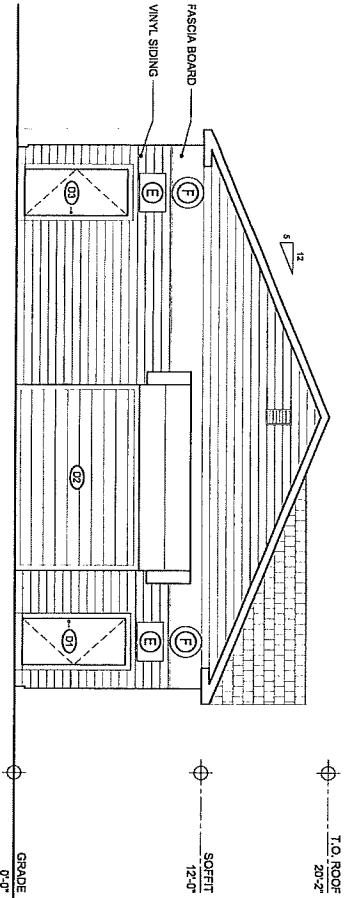
SQUEAKY CLEAN CARWASH
 1087 NYS RTE 222
 CORTLAND, NY 13045

Date: OCT 25, 2018
 Scale: AS NOTED

EXTERIOR
 ELEVATIONS
A-201



2 EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"

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3" E 26.99'

S 18° 27' 00" E 142.92'

S 18° 27' 00" W 159.16'

WASHINGTON TECHNOLOGIES, LLC
INSTRUMENT NO. 2012-03473
TAX MAP NO. 86.13-1-29
AREA = 0.394 ACRES TO HIGHWAY LINE

SUBJECT TO 24' WIDE
EASEMENT FOR
INGRESS & EGRESS
TO NYS RTE 222

NYS ACQUISITION
M#186 P#214
2014-5274

BUILDING
NO. 1087

408 SQFT EXISTING
IMPERVIOUS SURFACE;
NO CHANGE

S 73° 07' 02" W 86.79'

ASPHALT
CURB CUT

ASPHALT

CONC. WALK

18'-1 1/2"

27'-5"

7'-6 1/2"

35'-0"

20'-2 1/2"

G

D

8'-1 1/8"

G

22'-0"

G

B

K

K

K

J

J

I

I

H

H

E

F

A

C

K

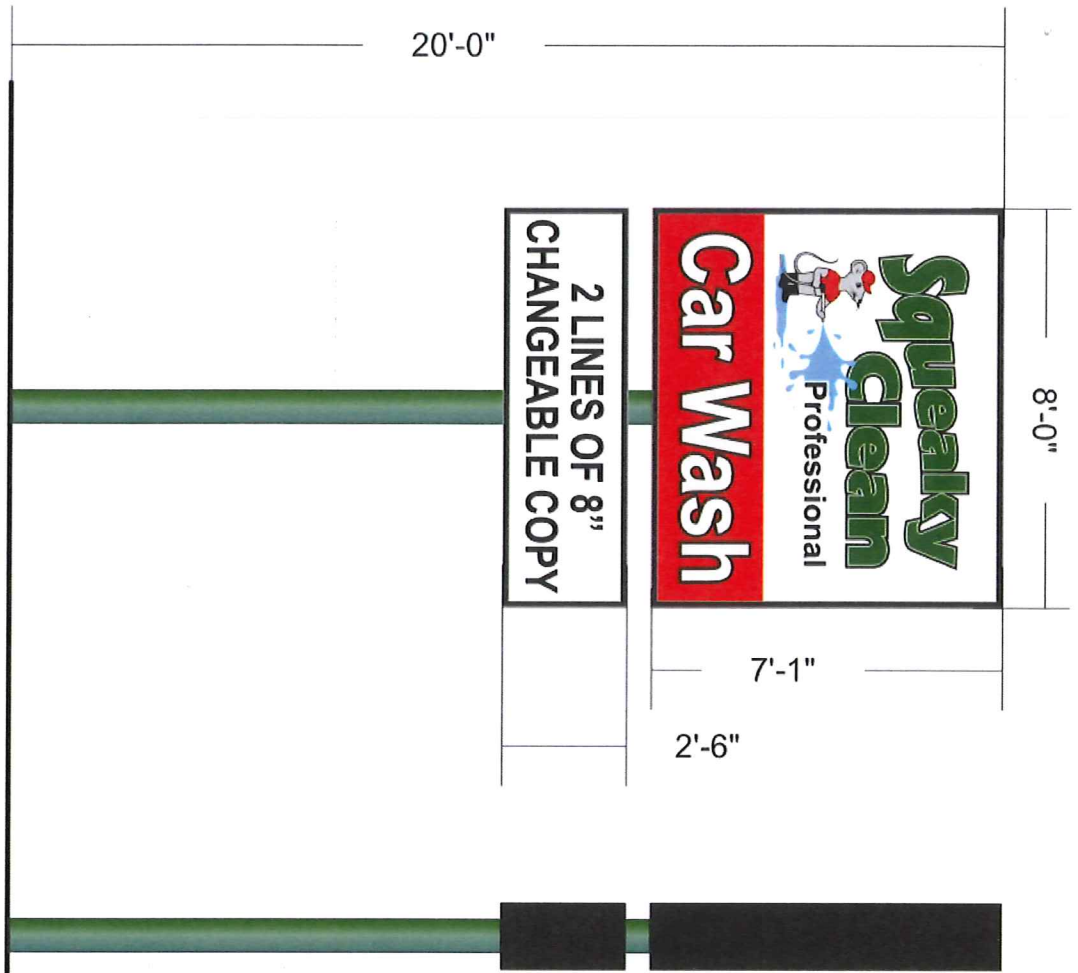
E

F

C

K

H



Main Sign Cabinet to be 7'-1" H x 8'-0" W, internally illuminated with LEDs. Sign faces to be Lexan with laminated, digitally printed graphics applied.

Lower Sign Cabinet to be 2'-6" H x 8'-0" W and feature 2 lines of 8" changeable copy. Sign to be internally illuminated with LEDs.

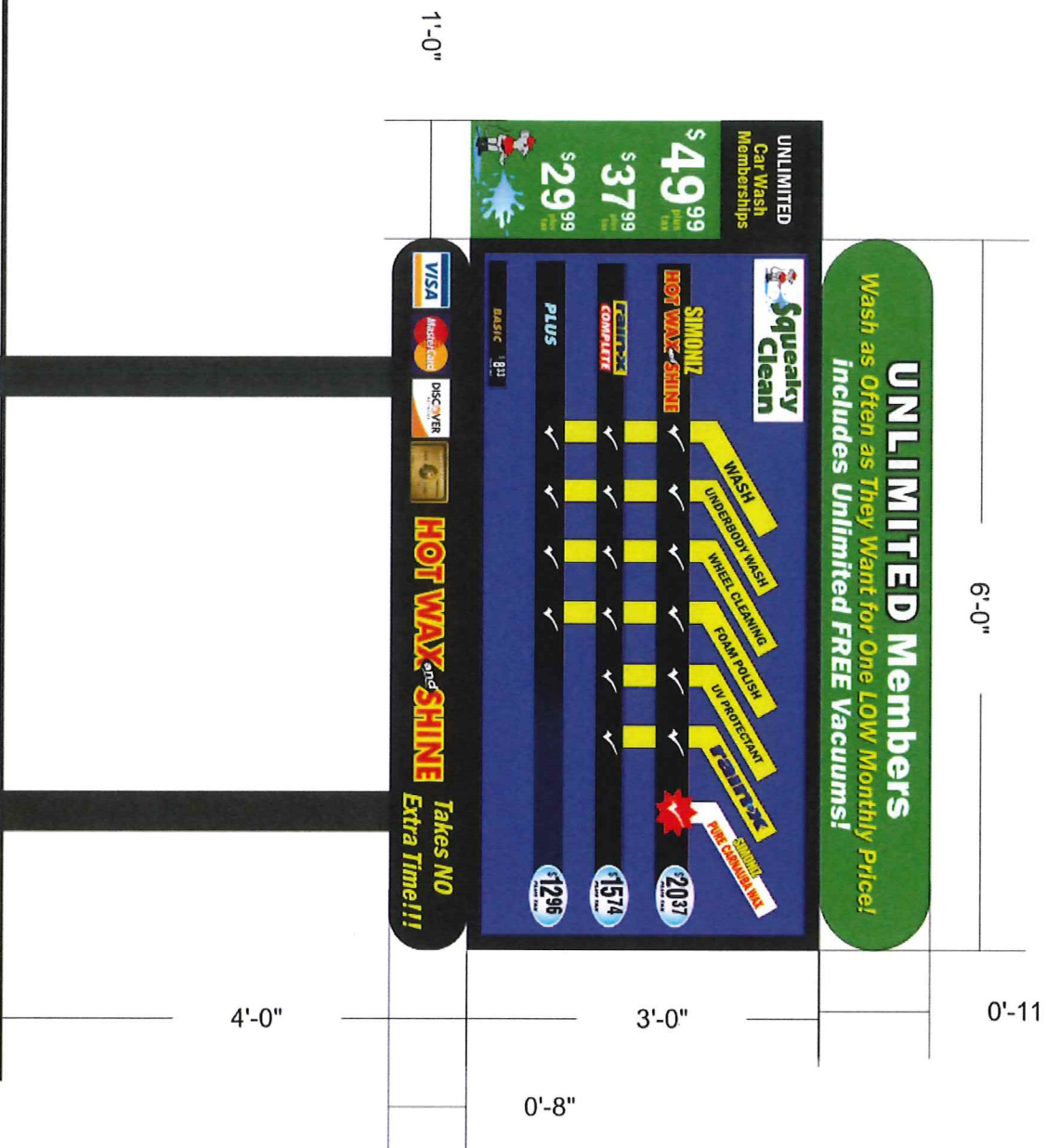
Sign to be installed on 8" diameter steel post. Installation method to be determined by site conditions.

Project Description:
ONE (1) NEW 76.7 Square Foot, Double Sided, Internally Illuminated Sign.

GNS
P O U P
97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgrouplltd.com

Client: Firehouse Architecture
File Name: Squeaky Clean\ 2018\ 11/30/2018
Date: New Cortland Site.cdr
Car Wash

Client Approval:
Date:
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Sign Cabinet to be 3'-0" H
 x 6'-0" W, internally
 illuminated with LEDs.
 Sign faces to be
 translucent acrylic with
 laminated, digitally
 printed graphics applied.

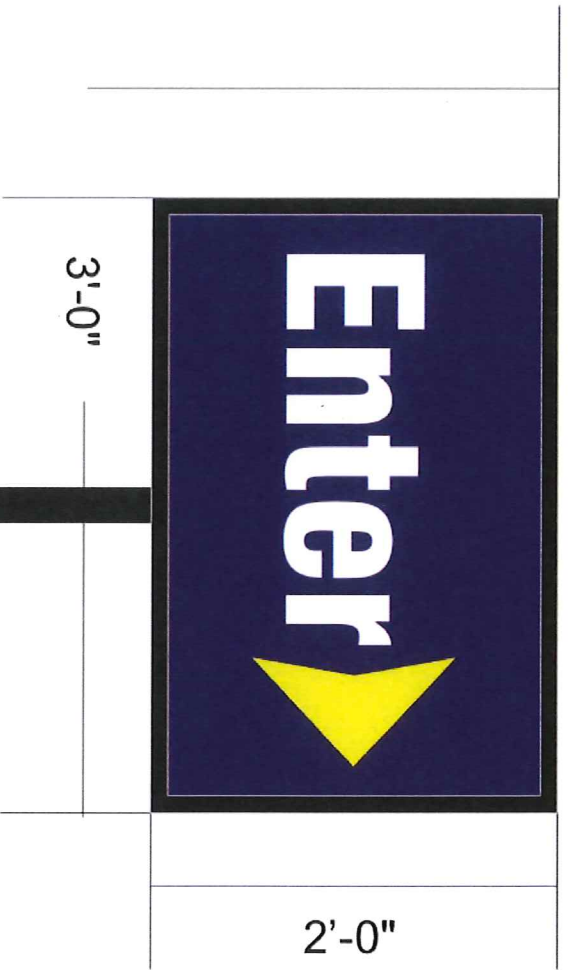
Project Description:

ONE (1) NEW 18 Square Foot, Single Sided, Internally Illuminated, Freestanding Menu Sign. Sign shown with ancillary signage that is non-illuminated.

GNS
 P O U P
 97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgrouppltd.com

Client: Firehouse Architecture
File Name: Squeaky Clean\ 2018\ 11/30/2018
Date: 11/30/2018
 for Squeaky Clean New Cortland Site.cdr
 Car Wash

Client Approval:
Date:
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 Underwriters
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Project Description:
 TWO (2) NEW 6 Square Foot, Double Sided, Internally Illuminated, Freestanding Directional Signs to assist customers in safe navigation of the site.

Client:

Firehouse Architecture

Date:

12/10/2018

97 North Clinton Street
 Poughkeepsie, NY 12601
 845-471-4366 - phone
 845-471-0987 - fax
 www.gnsgroup Ltd.com

Squeaky Clean
 New Cortland Site.cdr

RVSD
 12/10/2018

Client Approval:

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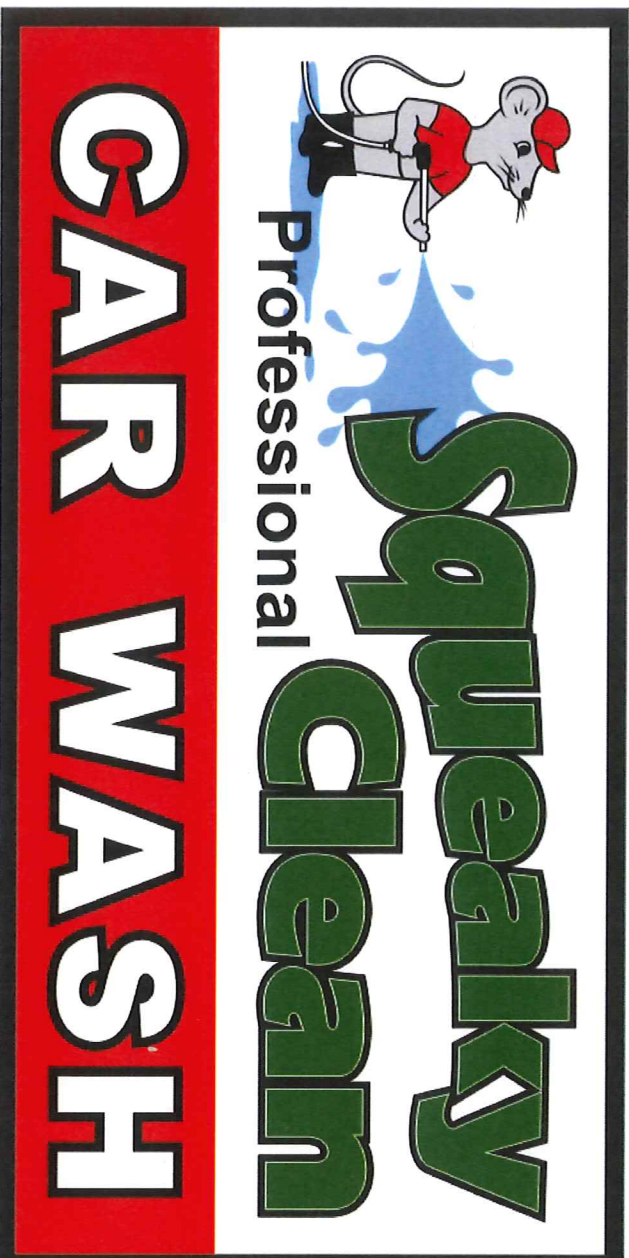
Underwriters - Licensed to use U.S. Local company
Laboratories, Inc. - and shall meet all N.E.C. Standards

8'-0"



Sign Cabinet to be 4'-0"
H x 8'-0" W, internally
illuminated with LEDs.
Sign faces to be
translucent acrylic with
laminated, digitally
printed graphics
applied.


4'-0"



Project Description:
ONE (1) NEW 32 Square Foot, Single Sided, Internally Illuminated, Wall Mounted Sign.

GNS
P O U P
97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroup.com

Client: Firehouse Architecture
File Name: Squeaky Clean\ 2018\ 11/30/2018
Date: 11/30/2018
for Squeaky Clean
New Cortland Site.cdr
Car Wash

Client Approval:
Date:
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Project Description:
ONE (1) NEW 3.75 Square Foot, Single Sided, Non-Illuminated, Building Mounted, Directional Sign to assist customers in safe navigation of the site.

97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupltd.com

Client: Firehouse Architecture
File Name: Squeaky Clean\ 2018\ 12/5/2018
Date: New Cortland Site.cdr
for Squeaky Clean
Car Wash

Client Approval:

Date:

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2'-0"

Project Description:
THREE (3) NEW 3.1 Square Foot, Single Sided, Internally-Illuminated, Building Mounted, Directional Sign to assist customers in safe navigation of the site.

Client: Firehouse Architecture
File Name: Squeaky Clean\ 2018\
Date: 12/5/2018
Client Approval:

97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupfld.com

Squeaky Clean
New Cortland Site.cdr
RVSD
12/10/2018

Date:

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4'-0"

Sign Cabinet to be 4'-0" H x 4'-0" W, internally illuminated with LEDs. Sign faces to be translucent acrylic with laminated, digitally printed graphics applied.



4'-0"

Project Description:

TWO (2) NEW 16 Square Foot, Single Sided, Internally Illuminated, Building-Mounted Signs. Sign shown with ancillary signage that will be changeable.

GNS
K O U P
97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgrouppltd.com

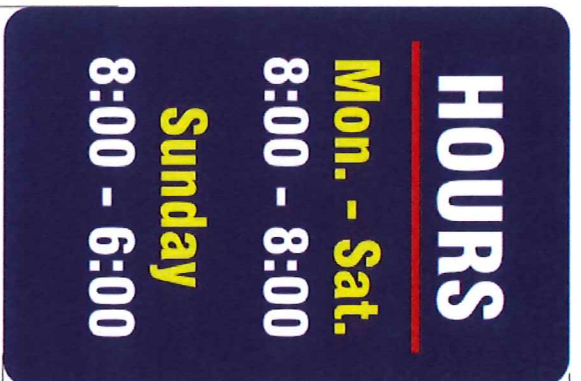
Client: Firehouse Architecture
File Name: Squeaky Clean
Date: 12/11/2018
for Squeaky Clean
New Cortland Site.cdr
Car Wash

Client Approval:
Date:
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2'-2"

3'-4"



2'-0"



2'-6"

2'-0"

Project Description:

Various Single Sided, Non-Illuminated, Building Mounted Signs to include Hours of Operation, Policies and pricing.

Client:

File Name:

Date:

Client Approval:

97 North Clinton Street
Poughkeepsie, NY 12601
845-471-4366 - phone
845-471-0987 - fax
www.gnsgroupd.com

Firehouse Architecture Squeaky Clean \ 2018 \ 12/7/2018
for Squeaky Clean New Cortland Site.cdr
Car Wash

Date:

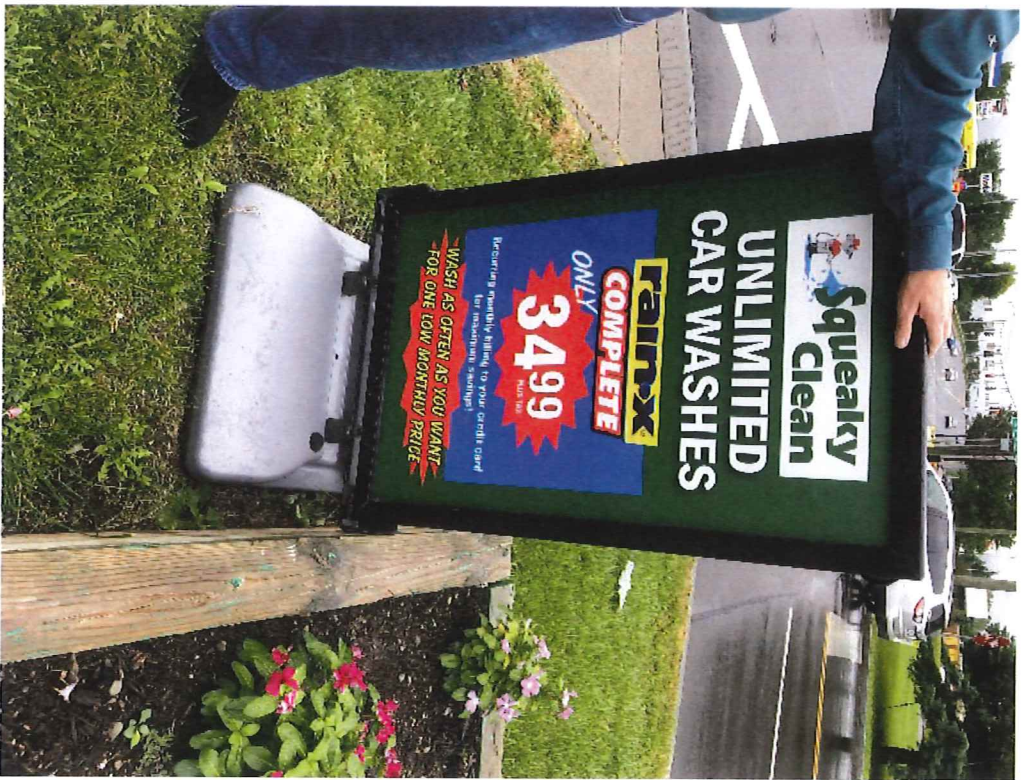
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Undwriters Electrical to use U.L. listed components
Laboratories Inc. and shall meet all N.E.C. standards



R O U P



Project Description:

Various Single Sided, Non-Illuminated, Temporary Signs in moveable sign frames [Wind Jammers]. Signs typically 44"H x 28"W of a temporary nature - promotions or maintenance type messages.



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 845-471-4366 - phone
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 www.gnsgroupltd.com

Client:

Firehouse Architecture Squeaky Clean
 for Squeaky Clean New Cortland Site.cdr
 Car Wash

File Name:

Date: 12/10/2018

Client Approval:

Date:

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Underwriters Laboratories Inc. and shall meet all NEC Standards

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