

TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NY 13045

USE VARIANCE FINDINGS & DECISION

Applicant: Cortland Biomedical Phone #: 315-652-2900

Address: 850 Lime Hollow Rd Fee: \_\_\_\_\_

Property Owner: David Yaman

Appeals Concerns Property at the following address: 850 Lime Hollow Rd

Tax Map Number: 95.00-10-02.000 Table 1

Zoning District Classification: 1-2

Use for which Variance is requested: Building Signage that will be backlighted

Applicable Section of Zoning Code: \_\_\_\_\_

Signature: Eric Z. Brown Date: 7/15/19

TEST: No Use Variance will be granted without a showing by the applicant that applicable zoning regulations and restrictions have caused unnecessary hardship. The following test must be met for each and every use allowed by zoning on the property, including uses allowed by special use permit.

1. Has the Applicant demonstrated that the Applicant cannot realize a reasonable return, and that the lack of return is substantial and has been demonstrated by competent financial evidence?  
Yes \_\_\_\_\_ No \_\_\_\_\_

Proof: We are a growing company in a very competitive market, we believe that the lighted signage will help us grow our business  
which will increase our employment opportunities for the Cortland community.

2. Has the Applicant demonstrated that the alleged hardship relating to the property in question is unique and does not apply to a substantial portion of the district or neighborhood?  
Yes \_\_\_\_\_ No \_\_\_\_\_

Proof: We believe that we need the building signage to be lighted so that our clients will be able to see us from rt 13. We are a new  
Facility and believe that the lighted signs would help us grow and improve employment opportunities for the area

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Use Variance Findings & Decision

3. Has the Applicant demonstrated that the requested use variance, if granted, will not alter the essential character of the neighborhood? Yes \_\_\_\_\_ No \_\_\_\_\_

Proof:

\_\_\_\_\_ This is an all commerical area and we believe that having our signage lit will actually enhance the property, It is  
\_\_\_\_\_ in line with all the other signage in the area  
\_\_\_\_\_

4. Has the Applicant demonstrated that the alleged hardship has not been self-created?  
Yes \_\_\_\_\_ No \_\_\_\_\_

Proof:

\_\_\_\_\_ We don't believe the hardship was self created as this is a commerical area without housing developments, and the signage  
\_\_\_\_\_ is not overwhelming and well in proportion for the size of the building  
\_\_\_\_\_

**DETERMINATION OF ZBA BASED ON THE ABOVE FACTORS:**

The ZBA, after reviewing the above four proofs, finds:

That the applicant has failed to prove unnecessary hardship through the application of the four tests required by the state statues.

That the applicant has proven unnecessary hardship through the application of the four tests required by the state statues. In finding such hardship, the ZBA shall grant a variance to allow use of the property in the manner detailed below, which is the minimum variance that should be granted in order to preserve and protect the character of the neighborhood and the health, safety and welfare of the community:

(USE) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## USE VARIANCE FINDINGS & DECISION

### Question #1

#### ILLUSTRATIONS OF FINANCIAL EVIDENCE

Bill of sale for the property, present value of property, expenses for maintenance.

Leases, rental agreements.

Tax bills.

Conversion costs (for a permitted use).

Realtor's statement of inability to rent/sell.

### Question #2

#### ILLUSTRATIONS OF UNIQUENESS

Topographic or physical features preventing development for a permitted use.

Why would it be possible to construct the applicant's proposal and not any of the permitted uses?

Board member observations of the property and surrounding area.

### Question #3

#### ILLUSTRATIVE NEIGHBORHOOD CHARACTER FACTORS

Board members' observations of neighborhood.

Expected effect of proposal on neighborhood, for example, change in parking patterns, noise levels, lighting, traffic.

### Question #4

#### SELF-CREATED

What were the permitted uses at the time the property was purchased by the applicant?

Were substantial sums spent on remodeling for a use not permitted by zoning?

Was the property received through inheritance, court order, divorce?

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>			
Cortland Biomedical			
Name of Action or Project:			
Cortland Biomedical signage			
Project Location (describe, and attach a location map):			
850 Lime Hollow Rd			
Brief Description of Proposed Action:			
Install 1 lighted sign onto the existing brick columns			
Name of Applicant or Sponsor:		Telephone: 315-652-2900	
Ray Nasoni		E-Mail: ray@cnysignarama.com	
Address:			
7607 Oswego Rd			
City/PO:		State:	Zip Code:
Liverpool		NY	13090
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?			<b>NO</b>
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.			<b>YES</b> X
2. Does the proposed action require a permit, approval or funding from any other governmental Agency?			<b>NO</b>
If Yes, list agency(s) name and permit or approval:			<b>YES</b>  X
3.a. Total acreage of the site of the proposed action?		3.5 acres	
b. Total acreage to be physically disturbed?		12 sq ft acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		_____ 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
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	
			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	
		X	
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: _____ N/A	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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		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: _____ N/A	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 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: _____ _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	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
	X	
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
	X	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Ray Nasoni</u>	Date: <u>07/10/2019</u>	
Signature: <u>Ray Nasoni</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?	X	
2. Will the proposed action result in a change in the use or intensity of use of land?	X	
3. Will the proposed action impair the character or quality of the existing community?	X	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	X	
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?	X	
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?	X	
7. Will the proposed action impact existing:		
a. public / private water supplies?	X	
b. public / private wastewater treatment utilities?	X	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	X	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	X	

	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?	X	
11. Will the proposed action create a hazard to environmental resources or human health?	X	

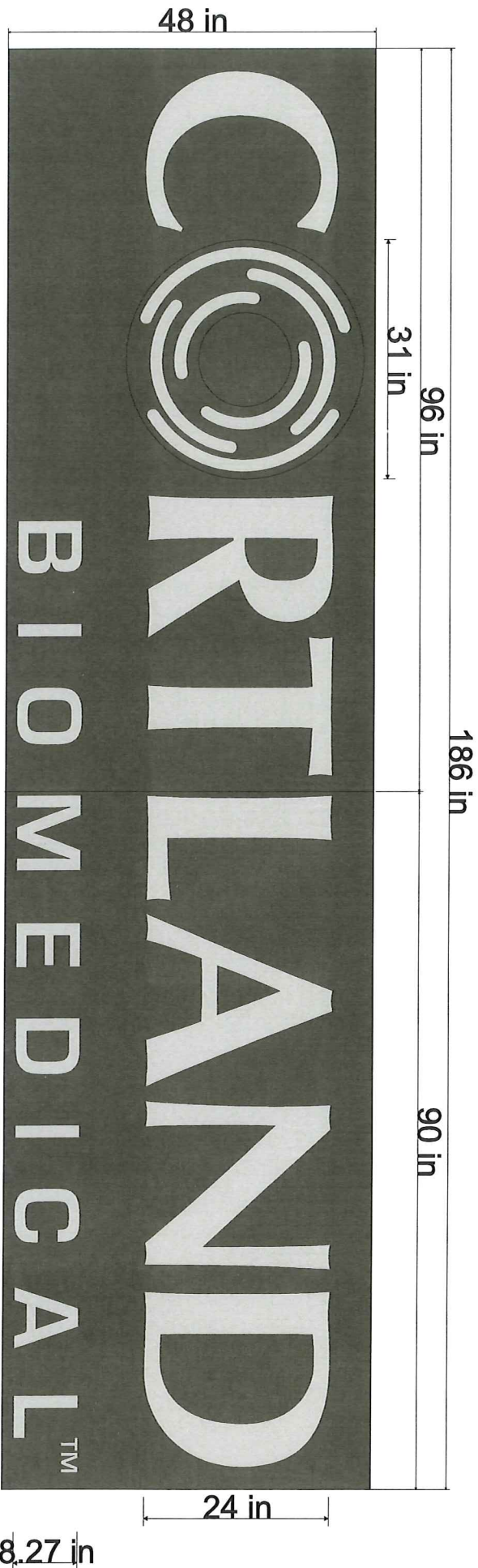
**Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3.** For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant 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
_____	<i>Ray Nasoni</i>
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)

48" x 186" Sign Backer, Painted To Match Building (PPG TO350 Sandstone A-9)

24" Channel Letters (CRTLAND), 3.5" Deep, Sides Painted Silver, Front Lit w/ White LEDs  
31" Circle Logo, Sides Painted To Match Building (PPG TO350 Sandstone A-9) w/ Silver Translucent Vinyl Accent Lines on Face, Front Lit w/ White LEDs

8.27" Channel Letters (BIOMEDICAL) 3.5" Deep, White Faces w/ Silver Translucent Vinyl, Silver Trim, Silver Painted Returns, Populated w/ White LEDs  
2.1" TM, Silver Vinyl Lettering Applied to Backer



Signature of Approval

Date

# Signarama

Where Central New York goes for signs.

7607 Oswego Road · Liverpool, New York 13090

Phone: (315) 652-2900 Fax: (315) 652-1497

Email: [design@crsignarama.com](mailto:design@crsignarama.com) · Web: [www.crsignarama.com](http://www.crsignarama.com)

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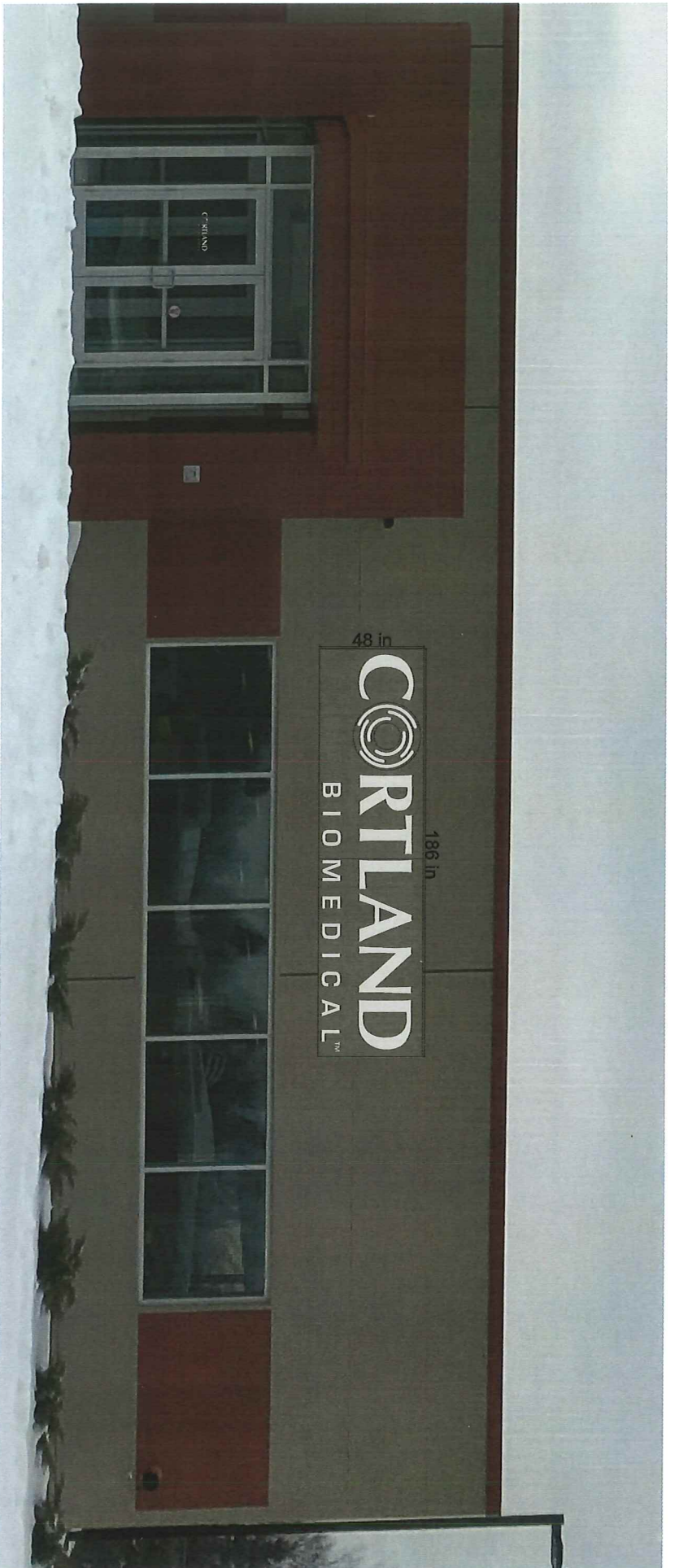
Proof #:

Date:

D:\Documents\Customer Files\C\Cortland Company\Cortland Biomedical

Building Letters:fs





**Signature of Approval**

**Date**

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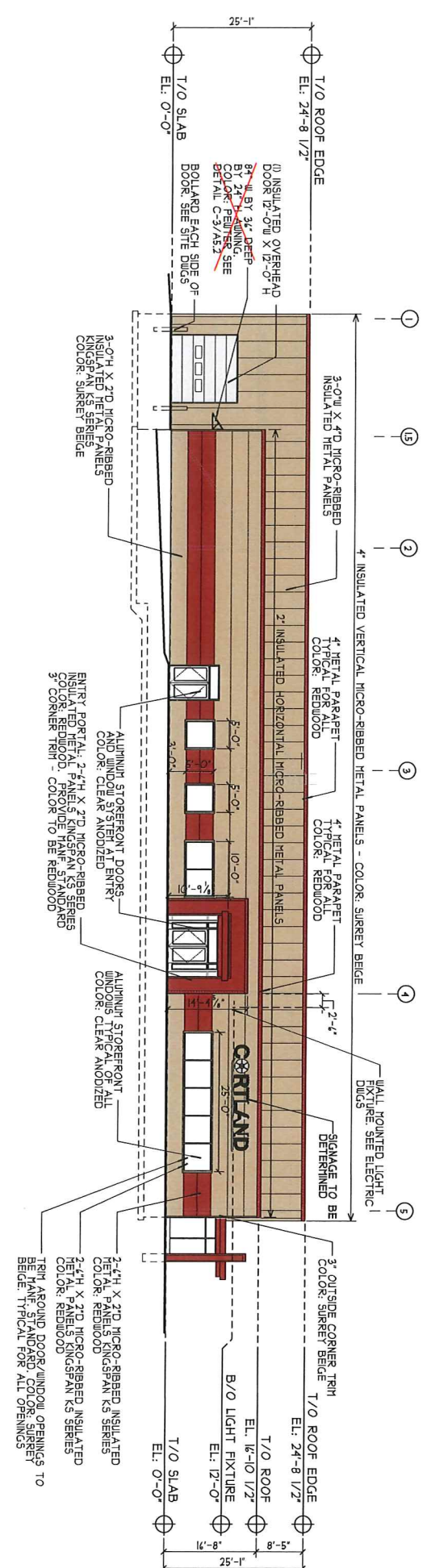
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Building Photo.fs



SOUTH ELEVATION  
 SCALE: 1/16" = 1'-0"  
 (C-1)  
 A2.2