# TOWN OF CORTLANDVILLE 3577 TERRACE ROAD CORTLAND, NY 13045

# ZONING BOARD OF APPEALS AREA VARIANCE FINDINGS & DECISION

Applica	ant: Squeaky Clean Car Wash	Phone#: (607) 592-2969
Addres	<sub>5S:</sub> 95 Brown Road, M/S #1029, Ithaca NY 14850	Fee: \$100
Proper	ty Owner: My Ryan, LLC	
	Concerns Property at the following address:_ ap #: 86.13-1-30	
	District Classification:	
Use for	r which Variance is requested: Reinstalling main	ID sign within setback.
Applica	able Section(s) of Zoning code:/	18-111 B
Signatu	ure:	Date:
TEST: N	No area variance will be granted without a con	sideration by the board of the following factors:
1.	Whether an undesirable change would be prodetriment to nearby properties: YesNo	
	Reason: The main ID sign that is proposed to be	re-installed is the same sign that existed before the NYS
	DOT's highway work, completed last year.	
2.	Whether benefit sought by applicant can be YesNo_X	achieved by feasible alternative to the variance: impact the functionality of the car wash lot.

# Zoning Board of Appeals Area Variance Findings & Decision

3.	Whether the requested variance is substantial: YesNo $^{\times}$
	Reason: The footprint of the main ID sign is small, and so the request to locate it as close to the new
	property line as possible poses a small impact on the surrounding properties.
4.	Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: YesNo $\frac{X}{}$
	<u> </u>
	Reason: The sign existed in a similar location previously; there would be no change to conditions in the
	neighborhood.
5.	Whether the alleged difficulty was self-created: YesNo_X
	Reason: The difficulty was created by NYS DOT work and the re-drawn property lines which reduced
	the Owner's property size. The Owner cooperated completely with the DOT, and is trying to rebuild
	pieces of the car wash that were affected by this work.
DETERI	MINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:
The ZB	A, after taking into consideration the above five factors, finds that:
	The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or unity and therefore the variance request is denied.
	The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.
Reason	:

Squeaky Clean Car Wash My Ryan, LLC 1081 NY-222 Cortland, NY 13045

September 6, 2018

Area Variance

### **Project Narrative**

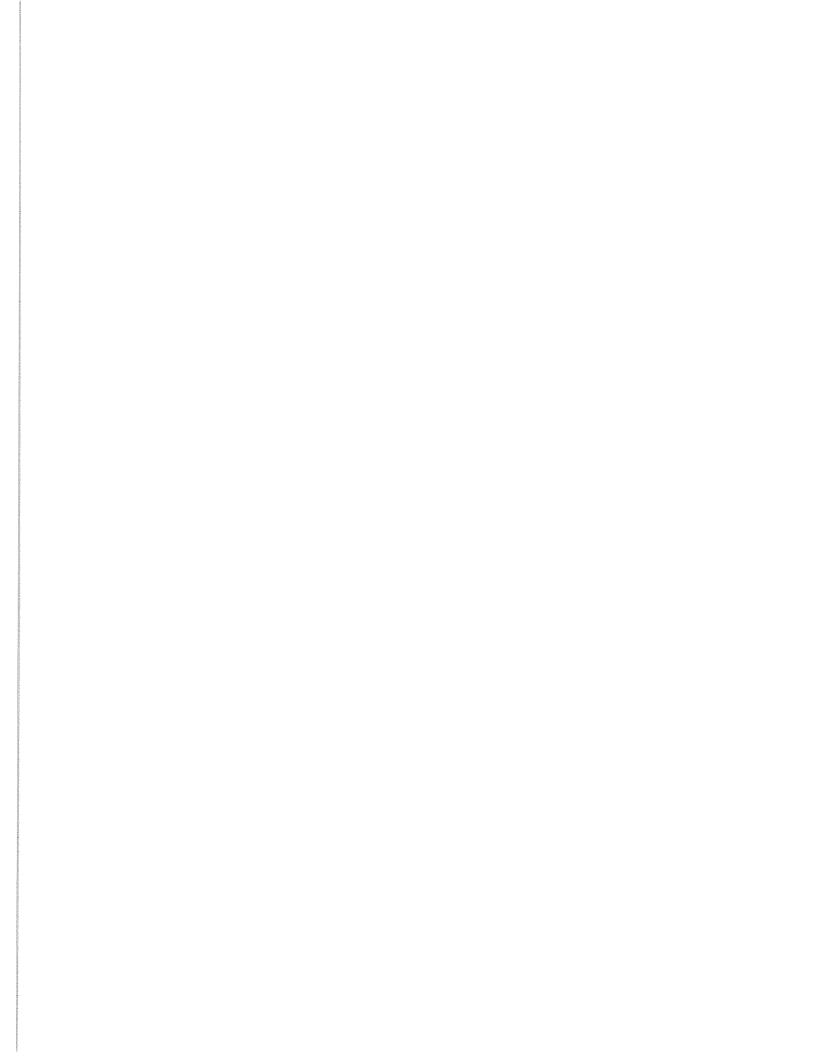
The Squeaky Clean Car Wash is proposing a basic reorganization of perimeter functions after the NYS DOT's work last year changed the boundary of their property. Part of that reconfiguration is to relocate their main ID sign. The approximate previous location of the sign was on the far south west corner of the property. With the re-drawn Highway Lines and Property Lines, this location is no longer within their plot. The owners wish to apply for a variance to locate the original main ID sign as close to the previous location as possible within their new property lines, both for good visibility and a functional car wash que lot.

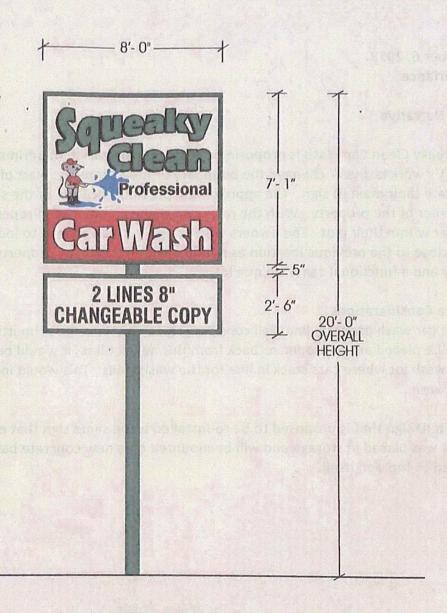
#### **Variance Considerations**

The new car wash property lines fall considerably farther into the property. If the main ID sign were to be placed at the proper setback from this new lot line, it would be located in the middle of the car wash lot where cars stack in line for the wash stalls. This would inhibit the functionality of the car wash.

The main ID sign that is proposed to be re-installed is the same sign that existed before the DOT's work. It was placed in storage and will be mounted on a new concrete base. No change is proposed to the sign itself.

Firehouse Architecture LAB, PLLC pg 1





DOUBLE FACE INTERNALLY ILLUMINATED MAIN ID SIGN AND CHANGEABLE COPY SIGN



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APPROVED:

SKETCH # 401070 - \$ - 90

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

PLEASE NOTE: FRINTED COLORS ARE REPRESENTATIONS AND MAY NOT BE AN EXACT MATCH OF COLORS LISTD.

# 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.

D / 1 D 1 / 10 TO 1							
Part 1 - Project and Sponsor Information							
Name of Action or Project:							
Squeaky Clean Car Wash							
Project Location (describe, and attach a location	map):						
The North-East corner of NY-222 and West Rd; Tax Ma	p No. 86.13-01-30	ס					
Brief Description of Proposed Action:							
The Squeaky Clean Car Wash is proposing a basic reor, boundary of their property. Part of that reconfiguration is the far south west corner of the property. With the re-dra owners wish to apply for a variance to locate the original lines, both for good visibility and a functional car wash qu	to relocate their i wn Highway Line main ID sign as c	main ID sign. s and Propert	The app	roximate previous lo	ocation of	the sign v	was on
N. CA II G							
Name of Applicant or Sponsor:			Telepl	none: (607) 592-29	69		
Squeaky Clean Car Wash			E-Mai	1:			
Address: 95 Brown Road, M/S #1029					-		
City/PO: Ithaca				State: NY		p Code: 350	
1. Does the proposed action only involve the legis administrative rule, or regulation?	slative adoption	of a plan, lo	ocal law	, ordinance,	J	NO	YES
	- <b>C</b> 41		.1 .			<b> </b>	
If Yes, attach a narrative description of the intent may be affected in the municipality and proceed to	of the proposed o Part 2. If no,	continue to	the envi	ronmental resour 1 2.	ces that	~	
2. Does the proposed action require a permit, app	roval or fundin	g from any	other go	vernmental Agen	cy?	NO	YES
If Yes, list agency(s) name and permit or approval	1:					~	
3.a. Total acreage of the site of the proposed action	n?		0.54	4 acres			<u> </u>
b. Total acreage to be physically disturbed?				_ ucres 2 acres			
c. Total acreage (project site and any contiguous	properties) ow	ned		_ 40705			
or controlled by the applicant or project spons			0.93	8 acres			
4. Check all land uses that occur on, adjoining and	d near the prope	osed action.					
☐ Urban ☐ Rural (non-agriculture)	☐ Industrial		ercial [	Residential (su	burban)		
☐Forest ☐Agriculture	☐Aquatic	Other (s		·			
Parkland		(E	poorry).			<del></del>	

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5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
a. A permitted use under the zoning regulations?		<b>V</b>	
b. Consistent with the adopted comprehensive plan?		<b>V</b>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES
			<b>V</b>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Ar If Yes, identify:	ea?	NO	YES
		<b>V</b>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
		<b>V</b>	
b. Are public transportation service(s) available at or near the site of the proposed action?			7
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed act	ion?	~	
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			$\Box$
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?		<b>V</b>	
		7	
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?	1	NO	YES
	ļ	<b>V</b>	
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:		<b>V</b>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a Shoreline Forest Agricultural/grasslands Farly mid-succession.		pply:	
☐ Shoreline ☐ Forest ☐ Agricultural/grasslands ☐ Early mid-succession ☐ Wetland ☐ Urban ☐ Suburban	onal		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed	T	NO	YES
by the State or Federal government as threatened or endangered?	ŀ		
16. Is the project site located in the 100 year flood plain?		NO NO	YES
paraminant production of the contract of the c	}		IES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes, a. Will storm water discharges flow to adjacent properties?  NO YES	Γ	V	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains If Yes, briefly describe:	;)?		
		1	

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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)?	NO	YES
If Yes, explain purpose and size:	V	
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:	~	
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:	~	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE I KNOWLEDGE	BEST O	F MY
Applicant/sponsor name: Date:		
Signature:		

PRINT FORM

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