

TOWN OF CORTLANDVILLE
3577 TERRACE ROAD
CORTLAND, NY 13045

ZONING BOARD OF APPEALS
AREA VARIANCE FINDINGS & DECISION

Applicant: Squeaky Clean Car Wash Phone#: (607) 592-2969

Address: 95 Brown Road, M/S #1029, Ithaca NY 14850 Fee: \$100

Property Owner: My Ryan, LLC

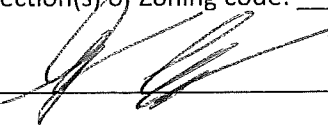
Appeal Concerns Property at the following address: 1081 NY-222, Cortland NY 13045

Tax Map #: 86.13-1-30

Zoning District Classification: _____

Use for which Variance is requested: Reinstalling main ID sign within setback.

Applicable Section(s) of Zoning code: 178-111 B

Signature:  Date: 9-10-18

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes _____ No X

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 achieved by feasible alternative to the variance: Yes _____ No X

Reason: Any other sign location would negatively impact the functionality of the car wash lot.

Zoning Board of Appeals Area Variance Findings & Decision

3. Whether the requested variance is substantial: Yes _____ No X

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: Yes _____ No X

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: Yes _____ No 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.

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

_____ The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community 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.

8'-0"



2 LINES 8"
CHANGEABLE COPY

7'-1"

5"

2'-6"

20'-0"
OVERALL
HEIGHT

DOUBLE FACE
INTERNALLY ILLUMINATED
MAIN ID SIGN AND
CHANGEABLE COPY SIGN

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APPROVED:
 SKETCH # 401070 - S - 90
 SCALE: 1/4" = 1'-0"
 PLEASE NOTE: PRINTED COLORS ARE REPRESENTATIONS AND MAY NOT BE AN EXACT MATCH OF COLORS USED.

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.

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 Map No. 86.13-01-30							
Brief Description of Proposed Action: 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.							
Name of Applicant or Sponsor: Squeaky Clean Car Wash		Telephone: (607) 592-2969					
		E-Mail:					
Address: 95 Brown Road, 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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%; text-align: center;">NO</th> <th style="width: 50%; text-align: center;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		0.544 acres					
b. Total acreage to be physically disturbed?		.02 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							

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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
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 <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: _____ Date: _____ Signature: _____		

