

GENERAL MUNICIPAL LAW

Zoning Referral Form

New Ordinance and/or Amendments

Director
CORTLAND COUNTY PLANNING DEPARTMENT
County Office Building
P.O. Box 5590, 60 Central Avenue
Cortland, NY 13045
Telephone: (607) 753-5043
Fax: (607) 753-5063

GML No. N/A
(Tax Map Number)

Date: 2/4/2021

Submitting Officer: BRUCE WEBER, CEO

Municipality: TOWN OF CORTLANDVILLE

Mailing Address: 3577 TERRACE ROAD
CORTLAND, NY 13045

Phone Number: 607 756-7490 Fax Number: 607 756-6753

=====

Name of Petitioner: Town of Cortlandville

Owner's Name (if different): _____

Date of Acquisition: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone Number: _____ Fax Number: _____

Type of Referral
New Zoning Ordinance & Map

The following information is required for:

1. New Zoning Ordinance & Map:
 - A. Zoning Ordinance Text
 - B. Zoning Map (1'=200') (see 1B'2' under Amendment of Zoning Ordinance Text and/or Map)

- C. Report of Zoning Commission
(If required by local ordinance)
- D. Report of Municipal Planning Board Statement of intent and purpose of proposed action.

2. The following information is required for New and Amended Zoning Ordinances and maps:

1. Availability of public utilities:

A. Water _____ District Number _____

B. Sewer _____ District Number _____

2. Impact on Historic Buildings and/or Areas:

3. Availability of public service:

A. Fire Protection _____ District Number _____

B. Police Protection _____

C. Refuse Collection _____

D. Special Services Required: _____

4. Does the zoning conform to municipal master plan? _____ If not, why not? _____

5. Does the zoning conform to county land use plan? _____

6. School District: _____

7. Attach a copy of any environmental assessment or environmental impact state required under the State Environmental Quality Review Act (SEQR).

Type of Referral
Amendment of Zoning Ordinance
Text and/or Map

The following information is required for:

1. Amendment to Existing Ordinance and/or Map:

A. If text change:

1. Amendment to text (certified by municipal clerk)

2. Report of the Planning Board

3. Report of the Zoning Board of Appeals (if required by local ordinance)

B. If map change:

1. Change from _____ Zoning District to _____ Zoning District
2. Survey Map (1"=200' or less)
3. Names & Address of N.Y.S. licensed engineer or land surveyor responsible for preparing map & seal
4. North Arrow
5. Topography, not greater than 10' contours
6. Drainage, streams, waterbodies
7. Current Zoning district lines
8. Location Map at 2000' scale
9. Location of any County or State facility
10. Any reports available from other public agencies, petitioners or other interested parties
11. Location of any existing structure
12. Existing land use of site & area within 200' of site.

Signature and Title of Submitting Official

John A. DeVecchio, Esq.
attorney for
Town of
Cortlandville,
NY

(REVISED 10/95)

The following provisions are additions and modifications to Part II of General Legislation of the Town of Cortlandville Code, Part 2, Article 1, Chapter 178 – Solar Energy Systems.

Delete Section D(2)(b) to §178-123.3; Permitted Locations and replace with the following:

Ground-mounted small-scale solar energy systems are permitted as principal and accessory structures in all zoning districts and shall adhere to the following:

- [1] Lot coverage. The area covered by solar arrays/panels themselves, and not just the area of the ground which has been physically disturbed for installation of the foundation and support of the arrays/panels. Lot coverage under this paragraph shall include appurtenant electrical and mechanical components (such as ground/pad), mounted transformers and switch gears, meters, or transmission facilities; security/perimeter fencing; all areas of temporary and permanent physical ground disturbance including construction of new or improved roadways, placement/maintenance of gravel between rows and arrays as needed for erosion control and accesses and berms; and vegetated areas that are to be maintained by periodic mowing. The total area shall not exceed the maximum lot coverage in the underlying zoning district.

Add an additional Section D(3)(c) to §178-123.3; Permitted Locations

- [1] Lot coverage. The area covered by solar arrays/panels themselves, and not just the area of the ground which has been physically disturbed for installation of the foundation and support of the arrays/panels. Lot coverage under this paragraph shall include appurtenant electrical and mechanical components (such as ground/pad), mounted transformers and switch gears, meters, or transmission facilities; security/perimeter fencing; all areas of temporary and permanent physical ground disturbance including construction of new or improved roadways, placement/maintenance of gravel between rows and arrays as needed for erosion control and accesses and berms; and vegetated areas that are to be maintained by periodic mowing. The total area shall not exceed the maximum lot coverage in the underlying zoning district.

Delete in its entirety subsection 5 of Section D(3)(c) to §178-123.3; Permitted Locations

Delete Section G(3) to §178-123.3; Permitted Locations and replace with the following:

Setback for ground-mounted systems as an accessory use is subject to setback requirements in the zoning district in which the system is to be constructed.
Setback for ground-mounted systems as a primary use shall be 250 feet from any property line or from any non-participating domiciliary residence.