

TOWN OF ONEONTA
CODE ENFORCEMENT OFFICE
3966 State Highway 23, P.O. Box A
West Oneonta, New York 13861
Voice: (607) 432-8606 / Fax: (607) 432-3135
www.townofoneonta.org

Items to be included with Special Use Permit submittal

1. Application containing statement of development intent with the names of owners and developers, Environmental Assessment Form (EAF) and disclosure statement

2. Site Plan showing:

- a. Property boundaries
- b. Building location & setbacks
- c. Parking areas (refer to 103-49) & lighting
- d. Loading areas (refer to 103-51 if required)
- e. Drives, ingress and egress points (refer to 103-52)
- f. Landscaping (greenspace), including grading of site
- g. Utility/water/sewer systems
- h. Drainage system-storm sewer, culverts, etc.
- i. Sign location and illumination
- j. Existing land use for a distance of 200' from lot
- k. Buffering (if abutting a residential use)

3. Floodable or wetland area y n

- a. Floodplain/wetland boundaries
- b. Flood elevations
- c. Building floor elevation

4. Building permit application
 Application fee (\$100.00)

Reviewed date:

Reviewed by:

APPLICATION FOR SPECIAL USE PERMIT
Town of Oneonta, 3966 St Hwy 23, PO Box A, West Oneonta, NY 13861

Date: _____

Applicant(s):

Name: _____

Address: _____

Telephone: _____

E-Mail Address _____

Tax Map Description:

Section _____ Block _____ Lot _____

Current zoning classification: _____

New Application Renewal If renewal, expiration date of approval: _____

Location of project: _____

Please give a brief description of the project (please note any changes proposed that differ from the original approval): _____

Signature of Applicant

****Attach a plot plan showing details of the site and the proposed project. All information should be in accordance with § 103-96 of Town Code (attached).**

ALL APPLICANTS ARE STRONGLY URGED TO ATTEND ALL MEETINGS PERTAINING TO THEIR APPLICATIONS.

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: | | | | |
| Project Location (describe, and attach a location map): | | | | |
| Brief Description of Proposed Action: | | | | |
| Name of Applicant or Sponsor: | | Telephone: | | |
| | | E-Mail: | | |
| Address: | | | | |
| City/PO: | | State: | Zip Code: | |
| 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: | | | NO | YES |
| | | | | |
| 3.a. Total acreage of the site of the proposed action? | | _____ acres | | |
| b. Total acreage to be physically disturbed? | | _____ 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 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 | 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: _____ |
| 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. | |
| _____ | _____ |
| Name of Lead Agency | Date |
| _____ | _____ |
| Print or Type Name of Responsible Officer in Lead Agency | Title of Responsible Officer |
| _____ | _____ |
| Signature of Responsible Officer in Lead Agency | Signature of Preparer (if different from Responsible Officer) |

DISCLOSURE STATEMENT

Pursuant to the requirements of General Municipal Law Article 5-K, Section 809, an applicant seeking local approval for a planning or zoning action is obligated to disclose the name, residence and the nature and extent of the interest that any officer or employee of the municipality may have with the applicant.

An officer or employee of the municipality is deemed to have an interest in the applicant, when he/she, his/her spouse, their brothers, sisters, parents, children, grandchildren or the spouse of any of them

- a) is the applicant, or
- b) is an officer, director, partner or employee of the applicant, or
- c) legally or beneficially owns or controls stock of a corporate, applicant or is a member of a partnership applicant or association applicant, or
- d) is a party to an agreement with such an applicant, express or implied, whereby he/she may receive any payment or other benefit, whether or not for services rendered, dependent or contingent upon the favorable approval of such application, petition or request.

I, _____, the applicant for local approval of a planning or zoning action in the Town/Village of _____, hereby disclose one of the following (check one):

1. No officer or employee of the local agency from which approval is sought has an interest in the applicant.

2. There exists an interest in the applicant by at least one officer or employee of the local agency from which approval is sought. These interests are as follows:

| NAME | RESIDENCE | NATURE OF INTEREST |
|------|-----------|--------------------|
| a. | | |
| b. | | |
| c. | | |

**TOWN OF ONEONTA
PLANNING BOARD
Town Hall, 3966 St Hwy 23, West Oneonta, NY 13861**

To: All property owners within 200 ft. of :

_____ (property address, tax map number, also property owner's name if same)

Please take notice that the Planning Board of the Town of Oneonta will hold a public hearing for a special use permit on the ___ day of _____, 20 ___ at or about _____ p.m./a.m.

At the Town Hall 3966 St Hwy 23 in West Oneonta, pursuant to an application from:

_____ (applicant's name & address)

for _____ (describe purpose in detail)

- Public & semi public uses Camp/campground Open space/recreational Windmill Radio tower
- Solar panels Kennel/grooming/animal hospital Boarding/rooming house 3 or 4 family dwelling
- Nursing/convalescent/proprietary home for adults & like uses Day care center Retail stores
- Office/bank/studio Commercial garage Dwelling units accessory to business Personal service shops
- Places of public amusement Mortuary Funeral home Video arcade Drive in theater
- Gas stations All accessory buildings which are necessary & incidental to the operation of business activities

Copies of the complete text are on file in the Code Enforcement Office in the Town Hall, 3966 St Hwy 23, West Oneonta.

All interested persons will be given an opportunity to be heard.

Dated: _____

Applicant's Signature: _____

GUIDELINES FOR APPLICANTS SPECIAL USE PERMIT

1. To be considered, request for a Special Use Permit must be received, including all attachments, in the Code Enforcement Office ten (10) working days before the date of the Planning Board's meeting. The attached checklist is a guide of information required. If you have any questions please contact the Code Office. The date of the meeting may be ascertained from the Code Enforcement Office.
2. The Code Enforcement Officer will determine if the application is complete, prior to the meeting and the applicant will be advised of any deficiencies.
3. The applicant or an authorized representative must attend the meeting to discuss this application, to answer questions and possibly to arrange to meet with a Planning Board committee for a site visit. If there is no representative present, the Planning Board may decide to table the request.
4. If complete with all information requested, the application will be considered accepted on the date of Planning Board's meeting. The date of the meeting may be ascertained from the Code Enforcement Office.
5. The Planning Board will hold a public hearing within 45 days from the date the application is accepted as complete. The applicant is strongly advised to attend the public hearing.
6. Action on the SEQR (State Environmental Quality Review) process must be taken by the Planning Board prior to any action taken on the application itself. This will normally be done immediately after the public hearing. A completed Part 1 of the EAF must accompany this form to allow completion of the SEQR process.
7. After the public hearing and completion of the SEQR process, approval or denial of the Special Use Permit will be determined by a motion voted on by the Planning Board with a majority of the full Board required to carry the motion. When action is taken, the Chairman (or Chairwomen) will sign approving or denying application.
8. If the action is denied, the applicant may reapply using a new form at the next month's meeting. It is strongly suggested that the applicant address any concerns of the Planning Board, especially if these concerns led to denial of the Permit.
9. Special Use Permits must meet criteria found in the Town Code, Article XXI, §103-96. The applicant is advised to clearly establish that the Special Use Permit requested would meet these criteria.
10. Special Use Permits are generally issued for a period of time which may be as little as a month (in extreme cases) to as long as indefinite period, subject to revocation for just cause under §103-97 of the Town Code. Prior to the expiration of the Special Use Permit, the applicant must reapply.
11. Special Use Permits may be issued by the Planning Board with conditions which must be met during the term of the Permit or prior to effective date of the Permit. If prior conditions are not met, the Special Use Permit is not valid. If, during the term of the Special Use Permit, the Permit holder is no longer complying with conditions, the Permit is subject to revocation according procedures set forth in §103-97 of the Town Code.