

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary _____ Date: _____ Final _____ Date: _____

Name of Proposed Development: Pinney Duplex Project

Applicant:
Name: As Scott Pinney
Address: 390 Peruville Rd
Freeville, NY 13068
Telephone: 607-533-9274

Plans prepared by:
Name: Wayne P. Mattern, Jr., P.E.
Address: 3893 Eatonbrook Rd
Freeville, NY 13061
Telephone: 315-662-7146

Owner (if different)
Name: _____
Address: _____
Telephone: _____

(If more than one owner, provide information for each)

Ownership intentions - i.e., purchase options: Construct 15 new duplex structures on subject property

Location of site: 390 Peruville Rd, Freeville

Tax map description
Section: 30 Block: 1 Lot: 28.212
Current zoning classification: Rural Agriculture

State and federal permits needed (list type and appropriate department)
NYSDDEC SPDES General Permit for construction activities

Proposed use of site: Residential

Total site area (square feet or acres) 37.99 +/-

Anticipated construction time: 1 year

Will development be staged? No

Current land use of site (agriculture, commercial, undeveloped, etc.)
Mix of office-based commercial, residential, and fill site

Current condition of site (buildings, brush etc.) 4 existing duplexes, an office building, fill area, agricultural outbuildings

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
Rural residential, agriculture, light commercial

Estimated cost of proposed improvement: \$2 million +/-

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
Approximately 50 new residents

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

The proposed use of new development is 15 duplexes (residential) with each new duplex containing two two-bedroom residential units. The duplexes will be approximately 1500 sf and will be provided with four (4) parking spaces each. All duplex structures will be single-story.