

Date: December 21, 2020

To: Mr. Chris Kehoe, AICP  
Deputy Director, Planning Division  
Town of Cortland, NY

CC: Laura DeMaria, Hemlock Hill Farm  
Scott Vacarro, Captain Lawrence Brewing

Re: Hemlock Hill Farm  
Proposed Outdoor Beer Garden

Mr Kehoe and Members of the Planning Board:

Please find enclosed our application for an outdoor beer garden at Hemlock Hill Farms. The beer garden is proposed to operate Thursday 4pm to 9pm, Friday to Saturday, noon to 10pm, and Sunday noon to 8pm.

Parking for 100 cars is proposed in the existing field to the north which will be accessed through an existing lane which will be widened to accommodate 2 way traffic in and out of the field.

The "beer garden" is proposed for the existing field opposite the stucco residence and store and will include outdoor picnic tables, beer barrels, a food service trailer, a beer service trailer, a trailer with lavatories, a small outdoor stage, and string lights to be suspended from new telephone poles. Occupancy is not to exceed 200 people which is limited by parking and number of bathrooms provided. A new split rail fence is proposed to be installed around the field with access off of the existing store parking lot. The proposed beer garden will be screened from the road by the existing cornfield which is to remain.

Respectfully submitted,



James Coleman, AIA

Encl.  
Drawing A-001  
Site Survey  
Short EAF  
List of Abutting Neighbors

# 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.

<b>Part 1 – Project and Sponsor Information</b>			
Hemlock Hill Farms Beer Garden			
Name of Action or Project: Hemlock Hill Farms Beer Garden			
Project Location (describe, and attach a location map): 500 Croton Avenue, Town of Cortland, NY			
Brief Description of Proposed Action: Parking in an existing field for up to 100 cars and Beer Garden served by food service trucks and Bathroom trailers in existing fenced field. Capacity limited by bathroom fixture count to 240 people.			
Name of Applicant or Sponsor: James Coleman, AIA		Telephone: 914 579 2015	
		E-Mail: james@jcolemanstudio.com	
Address: 217 Mountain Road			
City/PO: Pleasantville		State: NY	Zip Code: 10570
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 <input type="checkbox"/>
			YES <input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Site Plan Approval Town of Cortland Planning Board			NO <input type="checkbox"/>
			YES <input checked="" type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		68.60 acres	
b. Total acreage to be physically disturbed?		1.45 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		118.61 acres	
4. Check all land uses that occur on, are adjoining or 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 checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):			
<input type="checkbox"/> Parkland			

		NO	YES	N/A
5. Is the proposed action,	a. A permitted use under the zoning regulations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		NO	YES	
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?		NO	YES	
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES	
	b. Are public transportation services available at or near the site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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: _____ _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?		NO	YES	
If No, describe method for providing potable water: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?		NO	YES	
If No, describe method for providing wastewater treatment: _____ _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
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?		NO	YES	
		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____				

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:  
 Shoreline    Forest    Agricultural/grasslands    Early mid-successional  
 Wetland    Urban    Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

16. Is the project site located in the 100-year flood plan?	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,  a. Will storm water discharges flow to adjacent properties?  b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

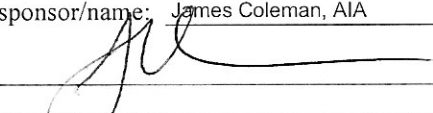
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment: _____	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	YES
	<input type="checkbox"/>	<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	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE**

Applicant/sponsor/name: James Coleman, AIA Date: December 21, 2020

Signature:  Title: Principal

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581 CROTON AVE  
CORTLANDT MANOR, NY 10567

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469 CROTON AVE  
CORTLANDT MANOR, NY 10567

**THADDEUS EVA**  
456 CROTON AVE  
CORTLANDT MANOR, NY 10567

**FMC MAPLE AVENUE LLC**  
CROTON AVE  
CORTLANDT MANOR, NY 10567

**TOWN OF CORTLANDT**  
CROTON AVE  
CORTLANDT MANOR, NY 10567

**STATE OF NEW YORK**  
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