TOWN OF NILES PLANNING BOARD

REQUEST FOR INFORMAL MEETING REGARDING:

☐ SUBDIVISION ☐ MERGER ☐ BUSINESS ☒ SITE PLAN REVIEW ☐ OTHER

Date: 9/2/26

Tax Map #: 165.00-1-45.221 Acreage/Area 0.53

Owner (s) of property: James and Christine Purtell

Address of property: 411 Fire Lane 26 Moravia, NY 13118

Description of use of property: Vacation Home

Describe proposed project: Tear down cottage and build new house

Attach an existing survey or tax map parcel photocopy (preferred) marked up with proposed subdivision line and existing buildings and structures located thereon.

Additional information:

James M Purtell
Signature of Property Owner

Christine M Purtell
Signature of Joint Property Owner

40 Indian Spring Lane
Rochester, NY 14618
Mailing Address

Home Phone

585-415-3832
Cell Phone

Jpurtelljp@gmail.com
E-mail Address

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: New Build

Project Location (describe, and attach a location map): 411 Fire Lane 26 Moravia, NY 13118

Brief Description of Proposed Action:

Tear down existing 780 sq. ft. cottage and replace with 875 sq.ft. house.

Name of Applicant or Sponsor:	Telephone: 585-415-3832
James and Christine Purtell	E-Mail: Jpurtelljp@gmail.com

Address: 40 Indian Spring Lane

City/PO: Rochester	State: NY	Zip Code: 14618

	NO	YES
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.	☒	☐
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:	☒	☐

3. a. Total acreage of the site of the proposed action? 0.53 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, are adjoining or near the proposed action:

5. ☐ Urban ☒ Rural (non-agriculture) ☐ Industrial ☐ Commercial ☐ Residential (suburban)
   ☐ Forest ☐ Agriculture ☒ Aquatic ☐ Other(Specify):
   ☐ Parkland

	NO	YES	N/A
5. Is the proposed action,			
a. A permitted use under the zoning regulations?	☐	☒	☐
b. Consistent with the adopted comprehensive plan?	☐	☒	☐

6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES
	☐	☒

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:	☒	☐

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?	☒	☐
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	☒	☐

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:	☒	☐

10. Will the proposed action connect to an existing public/private water supply?	NO	YES
If No, describe method for providing potable water:	☐	☒

11. Will the proposed action connect to existing wastewater utilities?	NO	YES
If No, describe method for providing wastewater treatment: Septic System with leach field will be installed. Plans have been certified by county.	☒	☐

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
	☒	☐
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?	☒	☐

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
	☒	☐
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	☒	☐
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

	NO	YES
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?	☒	☐
16. Is the project site located in the 100-year flood plan?	☒	☐
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:		
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:		
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:		
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:		

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

Applicant/sponsor/name: James Purtell Date: 9/2/26

Signature: James M. Purtell Title: Property Owner

PRINT FORM

Town of Niles
5923 New Hope Road
Moravia, New York 13118

J. Patrick Doyle
Code Enforcement Officer
Email: codes@townofnilesny.gov

Office Phone: 315-497-0066 **Fax: 315-497-9952** **Cell Phone: 315-729-3921**

Application No._____

Date: _____

Fee: $_____

Application for Building/Setback/Lot Area Permit (Not a Permit)

IMPORTANT INSTRUCTIONS, PLEASE READ CAREFULLY.

1. Application must be complete. Please type or clearly print in ink all necessary information.
2. Completed Application must be submitted to the Town of Niles Clerk before review process can begin.
3. Application must be supported with the following documents:

MINOR PROJECT:
A. Plot plan/survey (see attached sample at the end of this document)
B. Sketch of project and/or specifications/materials list.

MAJOR PROJECT:
A. Three (3) copies of plot plan/survey signed
B. Three (3) copies of design drawings signed and sealed by a licensed architect or licensed professional engineer.
C. One (1) copy of approval from developer, if in Planned Development District.

PLEASE COMPLETE:

Location of property: 411 Fire Lane 26 Moravia, NY 13118
(Street or Firelane No., Lot No., Nearest Road)

Tax Map No.: 165.00-1-45.221

Name of Owner: James and Christine Purtell

Address: 40 Indian Spring Lane Rochester, NY 14618

Phone, Email 585-415-3832 jpurtelljp@gmail.com
(Phone) (Cell) (Email)

Application for Building/Setback/Lot Area Permit (continued)

A. PROJECT CONTACTS:

Builder (If self, so indicate) Key Homes

Address 79 Kendall St. Clifton Springs, NY 14432

Phone / Cell / Email 315-828-5200

Architect or Engineer Ritz Craft Corporation

Address 15 Industrial Park Rd Mifflinburg, PA 17844

Phone / Cell / Email 574-773-7975

B. NATURE OF WORK (CHECK ALL APPROPRIATE CATEGORIES BELOW):

1. Repair (structural) _____
2. Addition _____
3. Alteration _____

Existing Structure(s)

4. Removal _____
5. Demolition X
6. Other (specify)_____

1. Single Family X
2. Accessory Buildings:
   Garage:_____Attached ____Detached
   Shed ____

New Structure(s)

3. Two Family _____
4. Deck: _____ Covered _____ Open_____
5. Swimming Pool: Above _____ Below_____
6. Other (specify) _____

C. PRINCIPAL CONSTRUCTION MATERIAL TO BE USED:

1. Wood X
2. Brick _____
3. Block _____
4. Other (Specify) _____

D. TYPE OF FOUNDATION:

1. Cellar _____
2. Slab _____
3. Basement X
4. Crawlspace _____
5. Other (Specify) _____

E. COMPLETE THE FOLLOWING:

1. Water Source: Public _____ Private Well X Other _____

2. Sewage: Public _____ Private* X None _____
   * If private, has sewage disposal permit been applied for Yes X No ___

3. Will the project involve plumbing? Yes X No _____

4. Will the project involve H.V.A.C.? Yes X No _____

5. Will the project involve electrical ? Yes X No _____

F. COST OF THIS PROJECT: (all labor* and materials) $ 295,000
   * estimate your labor, if applicable.

Application for Building/Setback/Lot Area Permit (continued)

G. ZONING DISTRICT OF PROPERTY (Circle One)

1. Residential 2. Agricultural/Residential (3. Lakeshore)

H. PRINCIPAL USE OF PRESENT STRUCTURE(S) AND/OR LAND (Circle One)

1. Residential 2. Agricultural/Residential (3. Lakeshore)

4. Other (Specify) _____

I. PRINCIPAL USE OF THIS PROPOSED PROJECT. (Describe) Vacation home

J. DIMENSIONS OF TOTAL PROPERTY (If applicable)

Lot size: Length _____ (X) Width _____ (=) Total sq. ft. ~0.53 Acres

Existing Buildings:

Length 24' (X) Width 30' (=) sq. ft. 720

Length 8' (X) Width 6' (=) sq. ft. 32

Length 30 (X) Width _____ (=) sq. ft. 780 (this building will be removed

Total square footage – Existing buildings _____

K. DIMENSIONS OF PROPOSED PROJECT (If applicable)

Length 32' (X) Width 27'4" (=) Total sq. ft. 875

Height 18' Number of stories 1

L. PROPERTY LINE SETBACKS OF PROPOSED PROJECT. (If applicable)

Front lot line setback 120' from shore ft. Side lot line setback 15'4" ft.

Rear lot line setback 250 from road ft. Side lot line setback 15'4" ft.

M. ENCLOSED LIVING AREA. (If applicable) Total sq. Ft. 875

GENERAL INFORMATION PERTAINING TO THIS APPLICATION

This application will be reviewed by the Code Enforcement Officer and/or the Town Consulting Engineer. If disapproved, a letter of denial explaining reason(s) for denial will be issued to applicant. If approved, a BUILDING/SETBACK/LOT AREA PERMIT will be issued to the Applicant.

Work covered by this APPLICATION shall not commence prior to the issuance of a PERMIT. The PERMIT shall be valid for a period of twelve (12) months from the date of issuance. Construction under the PERMIT must be substantially complete within twelve (12) months or an extension must be obtained from the Code Enforcement Officer. A NOTICE OF PERMIT (issued by the Town) must be kept on the premises, publicly visible, throughout the progress of work.

Application for Building/Setback/Lot Area Permit (continued)

This project may involve work requiring approval of various outside agencies. Certain outside agency approvals may be required prior to the issuance of a Permit. Final approval of all agencies involved must be submitted to the Code Enforcement Officer prior to the issuance of a Certificate of Occupancy or Compliance. Examples, not limited to the following, would be:

Project Involvement	Agency
1. Land division, Site Plan Review, SEQR, etc.	Niles Planning Board
2. Setback/lot area matters, SEQR	Niles Board of Appeals
3. NYS Roads	NYS Department of Transportation
4. Floodplains, Wetlands	NYS Department of Environmental Conservation
5. Streams, Lakes, Creeks, etc.	US Army Corps of Engineers
6. Skaneateles Lake	City of Syracuse, Cayuga County Health Department
7. Owasco Lake	Cayuga County Health Department
8. Private Septic System	Cayuga County Health Department

Application for a CERTIFICATE OF OCCUPANCY OR COMPLIANCE is made concurrently with this filing. It is the responsibility of the owner or authorized agent to notify the Code Enforcement Officer when the project is completed to obtain a Certificate of Occupancy or Compliance.

The Town Code Enforcement Officer and/or Building Inspector, upon the display of proper credentials and in the discharge of his duties, shall be permitted to enter upon the premises covered by this application with out interference, for the purposes of inspecting, during normal working hours.

No person shall make any changes to the plans herewith submitted or of the specifications herein contained in the structural part of the project without the written consent of the Code Enforcement Officer.

I certify that the answers to the questions set forth in this APPLICATION are true, correct and complete. Additionally, I agree that, in the event the PERMIT is approved, to comply with the provisions of all State of New York and Federal Government laws, rules and regulations, as they pertain this APPLICATION.

Signature James M. Smith Christine M. Smith
(Owner or authorized agent)

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GENERAL NOTES:

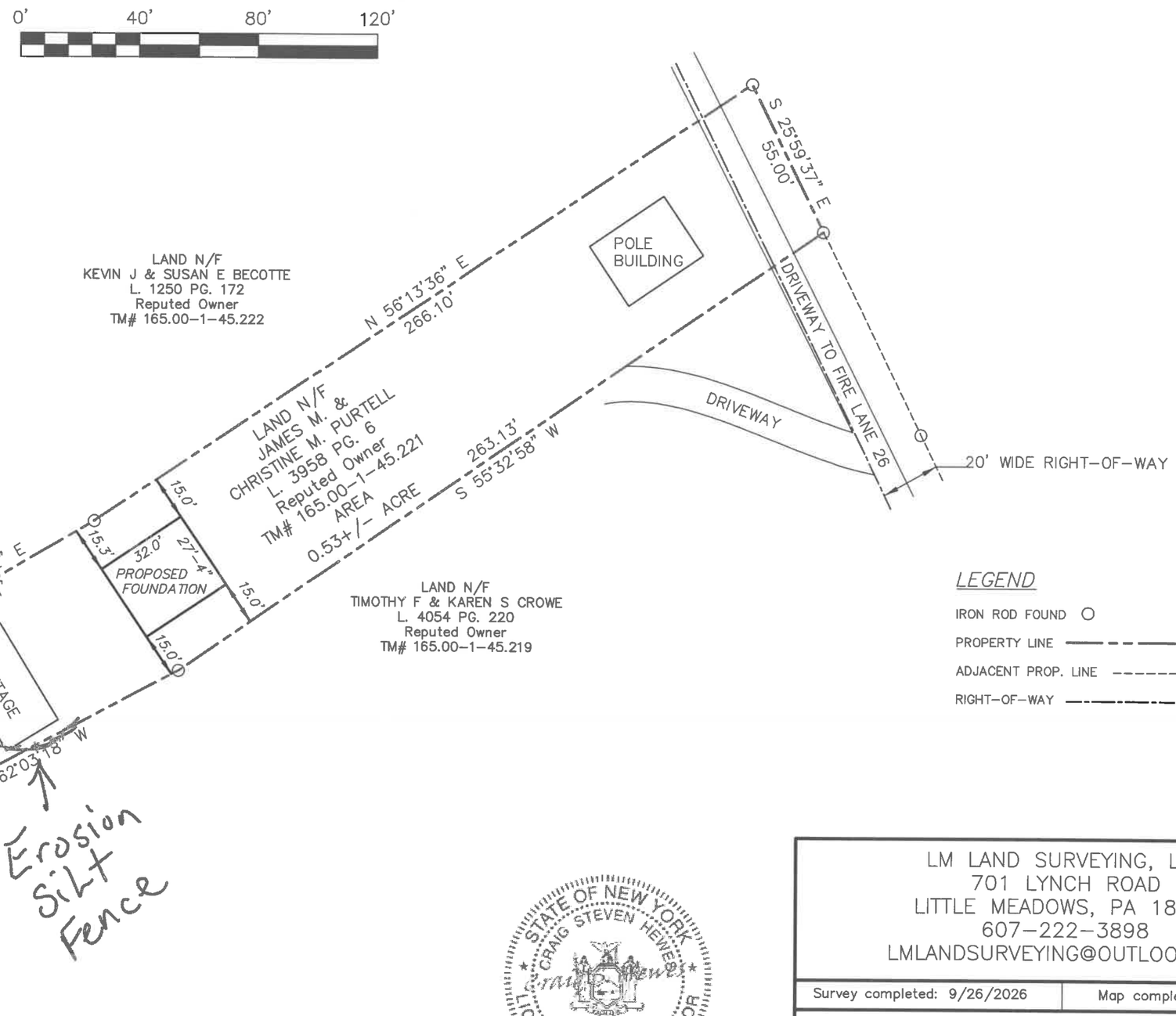
1. Certification indicated hereon shall run only to the person or entity for whom the surey was prepared, and on their behalf, to the title company, governemental agency, lending institutions and assigness. certifications are not transferable.
2. The existence of rights–of–way or easements whether above or below ground, of record, if any, that are not shown are not certified.
3. Underground improvements or encroachments, if any, are not shown hereon.
4. Subject to any applicable easements of record.
5. Bearings shown are grid bearings referenced to the NAD83 New York State Plane Coordinate System, Central Zone, U.S. Survey Feet. Distances shown are ground distances. Combined scale factor: 0.999905. Grid distance = ground distance × 0.999905.

REFERENCES:

6. Survey map showing lands of Darryl W. Campbell and Mary L. Campbell, Military Lot 26 as prepared by Manzari North, Land Surveying, Dated 7/2020.
7. Subject deed: Liber 3958, Page 6
8. Map No. 04–32, Final Plat of Proposed Subdivision "Fire Lane 26, Inc.," dated September 28, 2001 filed in the Cayuga County Clerks Office.

CERTIFICATIONS:

9. JAMES M. AND CHRISTINE M. PURTELL



LEGEND

IRON ROD FOUND ○
PROPERTY LINE ——— - - ———
ADJACENT PROP. LINE ----------
RIGHT–OF–WAY ——·——·——

*Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of Section 7209, subdivision 2, of the New York State Education Law.
"Only copies of this survey map marked with the Land Surveyor's embossed seal shall be considered valid true copies."

STATE OF NEW YORK
CRAIG STEVEN HEWES
050590
LICENSED LAND SURVEYOR

CRAIG S. HEWES, LAND SURVEYOR
L.S. LICENSE NO. 050590

LM LAND SURVEYING, LLC
701 LYNCH ROAD
LITTLE MEADOWS, PA 18830
607–222–3898
LMLANDSURVEYING@OUTLOOK.COM

Survey completed: 9/26/2026	Map completed: 10/14/2026

Map showing property of

James M. & Christine M. Purtell

LOCATED AT 411 FIRE LANE 26
TOWN OF NILES CAYUGA COUNTY, NEW YORK
OCTOBER 14, 2026 SCALE 1' = 40'