

TOWN OF HOMER
TOWN HALL, 31 N. MAIN ST. HOMER, NY 13077

APPLICATION FOR VARIANCE

Applicant(s) Name(s) JAMESON DELVECCHIO Phone # (607) 423-3000

Address P.O. Box 705 CONYNGHAM N.Y.

Property Owner(s) Name(s), Address & Phone # (if different from applicant): _____

Deed reference, date property acquired/expected acquisition June, 2011

Property Location 4864 Sweeney Road Homer N.Y.
(street/road & nearest intersecting street/road)

Tax Map # 75.02-01-02.000 Zoning District AGRICULTURAL

Is property located in Aquifer Protection District NO, in a Flood Plain NO ?

Applicant(s) request(s) a ~~(Use)~~(Area) Variance from application of Zoning Law Rules &

Regulations contained in Town of Homer Code, ARTICLE IV, Section 109-405.B

Reasons for Request: ALLOW FOR A SUBDIVISION

2/25 2026
Date of Application

Jameson DelVecchio
Signature(s) of Applicant(s)

ACTION TAKEN:

Variance Granted _____

Variance Denied _____

Date of Action _____ 20 _____

Zoning Board Chairman

Applicant: Jameson DeVecchio Phone#: (607) 423-3000

Address: P.O. Box 705 Canton NY Fee: _____

Property Owner: SAME

Appeal Concerns Property at the following address: 4864 Sweeney Road

Tax Map #: 75.02-01-02.000

Zoning District Classification: AGRICULTURAL

Use for which Variance is requested: SUBDIVIDE INTO
2 Lots

Applicable Section(s) of Zoning code: Article IV Section 405 B

Signature: Jameson DeVecchio Date: 2/26/2026

TEST: No area variance will be granted without a consideration by the board of the following factors:

1. Whether an undesirable change would be produced in character of neighborhood or a detriment to nearby properties: Yes ___ No X

Reason: _____

2. Whether benefit sought by applicant can be achieved by feasible alternative to the variance: Yes ___ No X

Reason: _____

3. Whether the requested variance is substantial: Yes ___ No X

Reason: Article IV Section 405 B Allows the
Lot Width to Be Reduced to 250 with a Variance
I Am Asking For a Lot Width of 273'

4. Would the variance have an adverse impact on the physical or environmental conditions in the neighborhood: Yes ___ No X

Reason: _____

5. Whether the alleged difficulty was self-created: Yes No _____

Reason: _____

DETERMINATION OF ZBA BASED ON THE ABOVE FIVE FACTORS:

The ZBA, after taking into consideration the above five factors, finds that:

_____ The Benefit to the Applicant DOES NOT outweigh the Detriment to the Neighborhood or Community and therefore the variance request is denied.

_____ The benefit to the Applicant DOES outweigh the Detriment to the Neighborhood or Community.

Reason: _____

PLANNING BOARD - TOWN OF HOMER

APPLICATION FOR REVIEW AND APPROVAL OF SUBDIVISION

Name of Proposed Subdivision 4864 SUBDIVISION

Subdivider:

Name Jameson DeVecchi
Address P.O. Box 705 Cortland N.Y. 13840
Phone (607) 423-3000

Land Surveyor/Engineer:

Name Douglas Berger
Address Troyton N.Y.
Phone _____

Attorney:

Name John A. DeVecchi
Address 4030 West Road Cortland N.Y.
Phone (607) 299-4796

Location of Proposed Subdivision 4864 Sweeney Road

Total Acreage 5.11 Number of Lots 2

Names of abutting property owners Brent Nelson
Christa Biowell Michael Stoker

Names of owners directly across adjoining road Daniel Hill
Christopher Apker

Easements or other restrictions on property N/A

Requested exceptions: The Planning Board is hereby requested to authorize the following exceptions to or waivers of its regulations governing subdivisions. (Attach separate sheet)

The undersigned hereby requests approval by the Planning Board of the above Subdivision Application.

Signature Jameson DeVecchi
Title OWNER
Date 2-26-26

Fee Paid _____
Date Paid _____

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: Jameson Dewecha 4864 SUBDIVISION | | | | | | | |
| Project Location (describe, and attach a location map): 4864 Sweeney Road Homer NY | | | | | | | |
| Brief Description of Proposed Action: SUBDIVIDE INTO 2 Lots | | | | | | | |
| Name of Applicant or Sponsor: Jameson Dewecha | | Telephone: (607) 423-3000 | | | | | |
| Address: P.O. Box 705 | | E-Mail: WESTROAD4864@YAHOO.COM | | | | | |
| City/PO: Cortland | | State: N.Y. | Zip Code: 13840 | | | | |
| 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. | | | <table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 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: | | | <table border="1" style="width: 100%; text-align: center;"> <tr> <td>NO</td> <td>YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table> | NO | YES | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| NO | YES | | | | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | | | | | |
| 3.a. Total acreage of the site of the proposed action? | | 5.10 acres | | | | | |
| b. Total acreage to be physically disturbed? | | .60 acres | | | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | 5.11 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 checked="" 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 | | | | | | | |

| | | | |
|---|-------------------------------------|-------------------------------------|--------------------------|
| 5. Is the proposed action, a. A permitted use under the zoning regulations? | NO | YES | N/A |
| | <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? If Yes, identify: _____ | NO | YES | |
| | <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 | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Are public transportation service(s) available at or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| c. Are any pedestrian accommodations or bicycle routes available on or near 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? If the proposed action will exceed requirements, describe design features and technologies: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Is the proposed action located in an archeological sensitive area? | <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? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| 14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> 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 plain? | 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? <input type="checkbox"/> NO <input type="checkbox"/> YES | NO | YES | |
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | |
| b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES | |

| | | |
|---|-------------------------------------|--------------------------|
| 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 |
| | <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 checked="" 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 AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: <u>Jameson DeVosch</u> | | Date: <u>2-26-26</u> |
| Signature: <u>Jameson DeVosch</u> | | |

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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Will the proposed action result in a change in the use or intensity of use of land? | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. Will the proposed action impair the character or quality of the existing community? | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. Will the proposed action impact existing: a. public / private water supplies? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. public / private wastewater treatment utilities? | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources? | <input type="checkbox"/> | <input type="checkbox"/> |
| 9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)? | <input type="checkbox"/> | <input type="checkbox"/> |

| | 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? | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action create a hazard to environmental resources or human health? | <input type="checkbox"/> | <input type="checkbox"/> |

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) |

PRINT

25'

Sweeney Road

4864

265'

Sweeney Road

Well

EXISTING HOME

EXISTING SEPTIC SYSTEM

395'

2.4 ACRES

125'

265'

Proposed

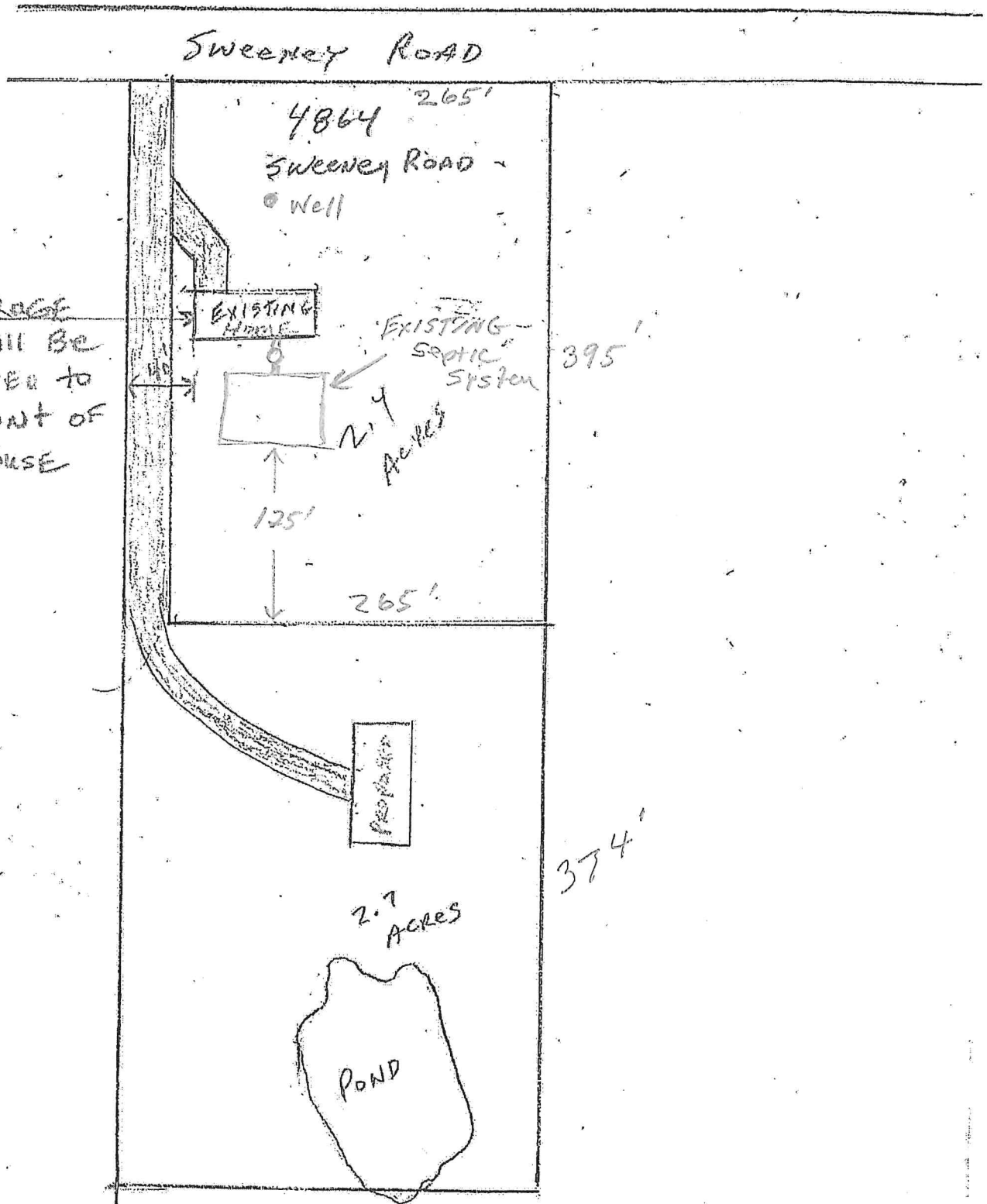
374'

2.7 ACRES

POND

290'

The GARAGE DOOR WILL BE RELOCATED TO THE FRONT OF THE HOUSE

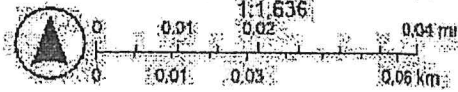


Cortland County Parcels



2/23/2026, 12:23:17 PM

 2025 Cortland Parcels



Source: Esri, Vector Earthstar Geographics, and the GIS User Community, Swire, Esri, Terracon, Garmin, FAO, NOAA, USGS, Esri, OpenStreetMap contributors, and the GIS User Community

PROPOSED 2 FAMILY

