



GENERAL MUNICIPAL LAW 239 REFERRAL FORM

Cortland County Planning Department
 60 Central Ave - Cortland, NY 13045-2838
 Telephone: (607) 753-5043

Trisha R. Hiemstra, P.E.
 Director of Planning
 Email: thiemstra@cortlandcountyny.gov

1	Referral Type			
	<input checked="" type="checkbox"/> Area Variance <input type="checkbox"/> Special/Cond. Use Permit <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision <input type="checkbox"/> Use Variance <input type="checkbox"/> Zoning/Loc. Law Amendment <input type="checkbox"/> Comp. Plan Review <input type="checkbox"/> Other/Zoning Map Amend.			
Please list all relevant sections (if any):				
2	Submitting Authority			
	Officer: Adam Brown	Muni: Homer	▼	
	Phone: 607-423-4890	Email: zoningofficer@virgilny.org		
	Reason for Referral: Subdivision Application & Area Variance Article IV Section 405B			
Signature of Submitting Official:		Date: 3/12/2026		
3	Petitioner/Owner			
	Petitioner: Jameson Delvecchio	Phone: 607-423-3000		
	Petitioner Address: PO Box 705	Petitioner Email: westroad4030@yahoo.com		
	Owner (if different):	Phone:		
	Owner Address:	Owner Email:		
4	Property Information			
	Project Description (continue on back if needed): Applicant wants to subdivide off 2.7 acre parcel from the existing 5.11 acre parcel located at 4864 Sweeney Rd. The applicant wants an approval to reduce the lot frontage to 273' from the required 300' lot width. There will be a shared 25' driveway to access both parcels, if allowed. The road width will be 25' in width and run along the side property boundary. The existing home's garage will be 40' from the property boundary and 15' from the access driveway leading to the back (new) parcel which will be used for a proposed two-family home. The existing garage will have garage door relocated to the front of the house from the side.			
	House Number(s) (if applicable): 4864	Street: Sweeney Rd		
	Tax Map Number: 0 7 5 0 2 0 1 0 2 0 0 0	Total Project Acres: 5.11		
	Is project within a flood zone? [] Yes [] No	Current Use: Residential	Current Zoning District: Agricultural District	
5	Additional Attached/Supporting Documents			
	Add'l Attached Forms: <input checked="" type="checkbox"/> Local Application Form <input checked="" type="checkbox"/> Site Plan(s) <input type="checkbox"/> Amendment/Local Law <input type="checkbox"/> Other(s): _____			
6	SEQR Information			
	Attached SEQR Form: <input checked="" type="checkbox"/> Short-EAF <input type="checkbox"/> Long-EAF <input type="checkbox"/> EAF not required			
DO NOT WRITE BELOW HERE - COUNTY PLANNING STAFF ONLY				
<input type="checkbox"/> Return Letter		<input type="checkbox"/> Plan Board Referral		
Return Date:	CRC Meeting Date:	PB Meeting Date:		
Signature	<input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature		

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 COMPTON, 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, NY
(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#: (602) 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 DeVerchin
Address P.O. Box 705 Cortland N.Y. 13840
Phone (607) 423-3000

Land Surveyor/Engineer:

Name Dewken Berger
Address Truxton N.Y.
Phone _____

Attorney:

Name John A. Dewechin
Address 4030 West Road Cortland NY
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 Ayker

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 DeVerchin
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 DENEUCHO 4864 SUBDIVISION							
Project Location (describe, and attach a location map): 4864 Sweeny Road Hamer NY							
Brief Description of Proposed Action: SUBDIVIDE INTO 2 LOTS							
Name of Applicant or Sponsor: JAMESON DENEUCHO		Telephone: (602) 423-3000					
Address: P.O. Box 705		E-Mail: WESTROAD4864@YAHOO.COM					
City/PO: Cortland		State: N.Y.	Zip Code: 13845				
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?		5.11 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,		NO	YES	N/A
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?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	YES
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	
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	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
		<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	
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"/>	
		<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,		NO	YES	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> 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 DeVoschi</u>		Date: <u>2-26-26</u>
Signature: <u>Jameson DeVoschi</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?"

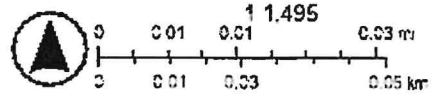
	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?	<input type="checkbox"/>	<input type="checkbox"/>
2. Will the proposed action result in a change in the use or intensity of use 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"/>

Cortland County Parcels



3/11/2026, 4:43 04 PM

 2025 Cortland Parcels



Sources: Esri, DeLorme, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Vector Earth, Earthstar Geographics, and the GIS User Community.

25'

Sweeney Road

4864 265'

Sweeney Road -

Well

The GARAGE DOOR will be RELOCATED TO the FRONT OF the HOUSE

EXISTING HOUSE

EXISTING SEPTIC SYSTEM

395'



2.4 ACRES

125'

265'

Proposed

374'

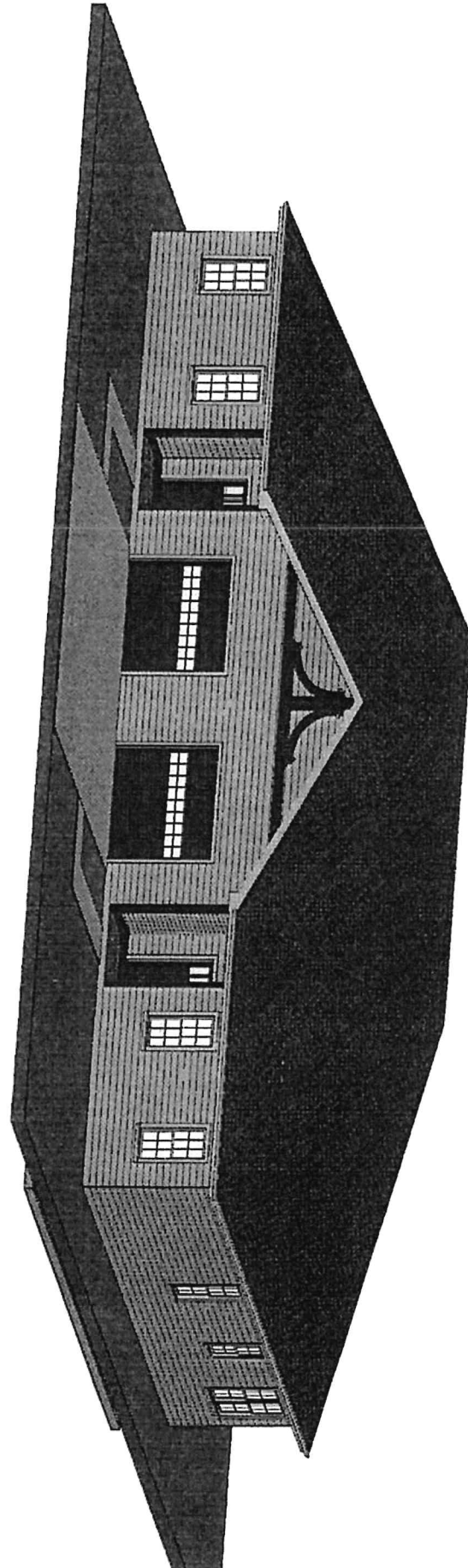
2.7 ACRES



POND

290'

PROPOSED 2 FAMILY



Cortland County, NY

Property



Property Address: 4864 Sweeney Rd
 Municipality: Homer
 Tax ID: 75.02-01-02.000

Jameson DelVecchio
 4360 Meadow Ln
 Cortland, NY 13045

Summary

Municipality: Homer
 SWIS: 113089
 Tax ID: 75.02-01-02.000
 Status: Active
 Roll Section: Taxable
 Property Class: 210 - 1 Family Res
 Ownership Code:
 In Ag District: No
 Zoning:
 Neighborhood: 10
 School District: Homer Central
 Property Description: Lot 33 Briarwood Estates
 Total Acreage/Size: 5.11
 Deed Book: 10509
 Deed Page: 15001
 Grid East: 918555
 Grid North: 959577

Assessed Year	2025
Equalization Rate	69.00%
Land Assessment	\$24,100
Total Assessment	\$129,200
Full Market Value	\$192,836

Year	Description	Type	Units	Percent	Value
2025	FD005 - Homer Fire		0	0%	\$0

Site	Land Type	Size
Res 1	Primary	1 acres
Res 1	Residual	4.11 acres

Residential Buildings

Site: Res 1
 Building Style: Split level
 Number of Full Baths: 2
 Number of Half Baths: 1
 Number of Bedrooms: 3
 Number of Kitchens: 1
 Number of Fireplaces: 0
 Overall Condition: Normal
 Overall Grade: Average
 Porch Type:
 Porch Area:
 Year Built: 2011
 Effective Year Built:
 Basement Type: Partial
 Basement Garage Cap: 0
 Attached Garage Cap: 400

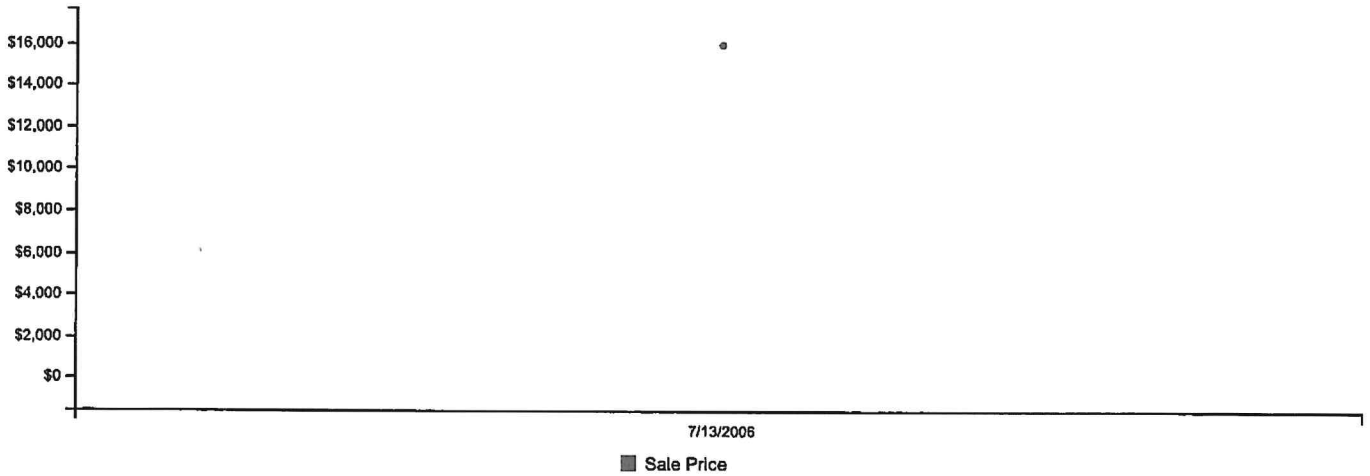
Living Area: 1,310
 First Story Area: 956
 Second Story Area: 0
 Half Story Area: 0
 Additional Story Area: 0
 Three Quarter Story Area: 0
 Finished Basement Area: 354
 Finished Rec Room Area: 0
 Finished Area Over Garage: 0
 Number of Stories: 1
 Sewer Type: Private
 Water Supply: Private
 Utilities: Electric
 Heat Type: Hot air
 Fuel Type: Natural Gas
 Central Air: No

Site	Structure	Size	Grade	Condition	Year Built
Res 1	Gar-1.0 att	20 x 20	Average	Normal	2011
Res 1	Gar-1.0 det	24 x 24	Average	Normal	2012

Tax Year	Tax Type	Original Bill	Total Assessed Value	Full Market Value	Uniform %	Roll Section
2026	County	\$2,556.00	\$129,200.00	\$192,836.00	67.00%	1
2025	School	\$2,635.69	\$129,200.00	\$192,836.00	67.00%	1
2025	County	\$2,366.50	\$129,200.00	\$187,246.00	69.00%	1
2024	School	\$2,541.37	\$129,200.00	\$187,246.00	69.00%	1
2024	County	\$2,473.75	\$129,200.00	\$187,246.00	69.00%	1
2023	School	\$2,615.74	\$129,200.00	\$187,246.00	69.00%	1
2023	County	\$2,358.11	\$129,200.00	\$153,810.00	84.00%	1
2022	School	\$2,534.71	\$129,200.00	\$153,810.00	84.00%	1
2022	County	\$2,334.11	\$129,200.00	\$141,978.00	91.00%	1
2021	School	\$2,583.93	\$129,200.00	\$141,978.00	91.00%	1
2021	County	\$2,288.06	\$129,200.00	\$136,000.00	95.00%	1
2020	School	\$2,574.62	\$129,200.00	\$136,000.00	95.00%	1
2020	County	\$2,267.91	\$129,200.00	\$137,447.00	94.00%	1

Taxes reflect exemptions, but may not include recent changes in assessment.

Sale Date	Sale Price	Property Class	Sale Type	Prior Owner	Value Usable	Arms Length	Addl. Parcels	Deed Book/Page
7/13/2006	\$16,000	311 - Res vac land	Land Only	Hatter Trust, Shirley R	Yes	Yes	No	10509 / 15001



[Survey Map \(PDF\)](#)

[GIS Map](#)

No data available for the following modules: Commercial Buildings, Exemptions, Additional Parcels Involved in Sale, Historic Deed, Inventory, Utilities, Site Uses, Photos, Comparable Search (Com).

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