

Town – Village of Parish

Application for Site Plan/Special Use Permit

Date of Application: 03/04/26

Name of Proposed of Development: HRC Facility

Applicant/Owner Name: Natalie Hunter Address: 19 Perry Drive Parish NY 13131

Phone: 3154919385 Fax: _____ Email: NHunter@HunterRidgeInc.com

Location of Site: 280 white Road Lot 2 - Parish NY Tax Map Nbr. 3546891920000001011000000

Proposed Use: Storage facility - The facility is light use commercial; primarily a laydown yard for our forming lumber, forms, etc.

No production of materials or resources. No public traffic or heavy-duty truck traffic.

Condition of Current Site: Vacant - open field/woods

Cost of Proposed Use: \$300,000 Proposed Construction Date: 06/01/26

Total Size: (square feet or acres) 33.37 - facility useage of 3 acres

State or Federal Permits - needed list all: None

Character of Surrounding Area: (detail) Vacant lot comprised of open fields and partially wooded.

Anticipated increase in residents, traffic flow, employees, etc. Very light useage - employee access averages

2 times per week; no commercial/public traffic and no office operations.

Please use a separate paper(s) to define the following. Attach to application and include maps. (Please see Parish Zoning Law Section 1215 & 1220 for more information).

- Locator map showing the site in relationship to the town.
- Boundaries of the site plotted to scale, including distances, bearings, and areas.
- Locator map showing the site in relationship to the town.
- Location, name, jurisdiction and width of adjacent roads.
- Location, width, and purpose of all existing and proposed easements, setbacks, reservations, and areas dedicated to public use or adjoining the property.
- Complete outline of existing or proposed deed restrictions or covenants applying to the Property.
- Existing hydrologic features together with a grading and drainage plan showing existing and proposed contours at a maximum of five foot intervals.

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- Location of any archeological resources.
- Location, proposed use, and height and dimensions of all buildings including the number and distribution by type of all proposed dwelling units, and the designation of the amount of gross floor area and gross leasable area proposed for retail sales and services, office and other commercial or industrial activities.
- Location and design of all parking and loading areas, access and egress drives, fire lanes and emergency access areas.
- Provision for pedestrian access, including public and private sidewalks.
- Location of outdoor storage.
- Location and design of all existing or proposed site improvements, including drains, culverts, retaining walls, and fences.
- Description of the method of securing water supply and disposing of sewage, and the location and design of such facilities.
- Location and design of all energy distribution facilities, including electrical, gas, and solar Energy.
- Location, size and design of all proposed signs.
- Location and design of outdoor lighting facilities.
- General landscaping plan and planting schedule, including the location and proposed development of all buffer areas.
- Erosion and sediment control plan conforming to the standards and practices contained in the USDA Soil Conservation Service Engineering Field Manual (EFM) and New York Guidelines for Urban Erosion and Sediment Control, or other erosion and sediment control manuals recognized by the planning board.
- An agricultural data statement pursuant to Town Law Section 283-a., when applicable.

All documents shall be submitted to the Planning Board Chair at pbchair@parish-ny.us in PDF format as is required by the Town and Village Planning Board resolution. Please submit at least two weeks prior to the meeting that you wish to attend. Failure to do so may delay review of the project.

PROPERTY DESCRIPTION



- **LOT 2**
- **CASH PRICE:** \$149,900
- **OWNER FINANCED DEAL:** \$33k down, \$1,831/month – No Bank, No Credit Check!
(see full details in **FINANCING** section below)
- **ADDRESS (street # estimated – use GPS for navigation):** 280 White Rd, Parish, NY 13131
- **SIZE:** 33.37 acres
- **GPS COORDINATES:** 43.393681, -76.108716
- **PARCEL #:** part of 354689-192-000-0001-011-000-0000
- **ABRIDGED LEGAL DESCRIPTION:** Lot 2, Stonewall Farm subdivision, Town of Parish, County of Oswego, State of New York
- **PLAT MAP/SURVEY:** view [here](#) (get County's boundary/KML file [here](#) – opens in Google Earth)
- **TITLE:** General Warranty deed (clean – no back taxes, no liens)
- **MINERAL RIGHTS:** any mineral rights we own will convey to buyer (we have no knowledge of severance of mineral rights by a previous owner)
- **DIMENSIONS** (approximate): starting at SE corner, 1002' NE (along road) x 1491' SE x 974' SW x 1472' NW to POB
- **FLOODPLAIN:** none
- **WETLANDS:** approximately 9.95 acres (9.83 acres of the wooded southern part of the land + 0.12 acres at NE corner) – see survey with wetlands delineations
- **ELEVATION:** 520 feet
- **TERRAIN:** generally flat
- **CONDITION:** undeveloped, partially cleared, mostly wooded
- **ACCESS:** 1002 feet of direct frontage on White Road, a paved public road
- **POWER:** power along road (power pole at SW corner) via National Grid (1-800-642-4272)
- **WATER:** well would need to be installed
- **WASTEWATER:** has tested and passed perc test (report available, crosshairs on survey represent the test pit locations)
- **TAXES:** \$2596.85 estimated (based on \$77.82 billed per acre in 2024 for other vacant land parcels on that road)
- **HOA:** none
- **DEED RESTRICTIONS:** none
- **ZONING:** R/MU – Rural/Mixed Use
 - manufactured homes OK
 - minimum size = 960 sf
 - masonry skirting or siding
 - must meet HUD construction and safety standards
 - some commercial uses OK
 - setbacks: 25' from road, 20' from side, 40' from rear