

**UpState Craft Cannabis
Special Use Permit Request
November 2023**

**VILLAGE OF HORSEHEADS
APPLICATION FOR
REAL PROPERTY RE-CLASSIFICATION**

APPLICATION FOR:

Rezoning
 Zoning Ordinance Amendment
 Planned Unit Development (P.U.D.)
 Site Plan Review
 Special Use Permit
 Other (Specify)

APPLICANT: UpState Craft Cannabis LLC
Address: 3312 S Main Street Horseheads NY 14845
Telephone: Day _____ Evening _____ Cell 607-425-3330 anytime

OWNER: LANTZ HOLDING LLC
Address: 303 Sunset Terrace, Elmira Heights, NY 14903
Telephone: Day _____ Evening _____ Cell 607-425-3068

LOCATION/DESCRIPTION OF PROPERTY INVOLVED: 3312 S. Main St Horseheads NY, 14845

PROPOSED USE: Indoor Greenhouse/Plant Nursery -cannabis cultivation under license from OCM
 Rear section of building

TAX MAP PARCEL # 59.18-2-33

ENCLOSURES: No changes to property or structures required for this special use request

NOTE: Applicant must supply 8 copies of all enclosures and 3 copies of any large roll-up maps/drawings. If petition is for a Planned Unit Development (P.U.D.), plans, statements and supporting documents as required by the Village of Horseheads Zoning Ordinance must accompany this application. Further, additional information, data and documents may be required. Applicant's attention is specifically drawn to applicable ordinances, codes, laws and local laws to which reference should be made.

STATISTICS AND DATA ON PROPERTY:

a. Total Area: _____ sq. ft., or 1.1 acres
b. Dimensions: Minimum Width _____ Average Width 79
Minimum Depth _____ Average Depth 101

Irregularities (describe): _____

c. Existing use(s) (include structures, outdoor uses, rights of way, easements and limitations to use of property): Zoned C3. Retail space,

d. Is property within a Flood Hazard Zone: yes no

e. Adjacent uses within 150 feet: (state direction, location, use, zone): Car lot - north House - south

f. Municipal boundary or County or State property (parks, highways, etc.) within 500 feet: Highway 86 just north of the property

If petition is for an amendment to Zoning Ordinance, cite the section(s) to be changed and wording to be substituted: No changes to zoning requested.

If petition is for an amendment to the Zoning Map, state current District and District to be changed to: No changes to zoning map requested.

In support of this petition, the following statement is made:
We are requesting a special use permit for 3312 S Main to cultivate cannabis plants in an indoor greent house under the NY State Adult use micro business license. The current zone is C3-Highway Commercial. One of the permissible uses in this zone is Green house and Plant nurseries.

Signature of Owner/Applicant: 
Dated Oct 22, 2023

FOR OFFICE USE ONLY
Received by: _____ Date Received: _____
Reviewed for completeness/accuracy by: _____

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: Special use permit for indoor greenhouse			
Project Location (describe, and attach a location map): 3312 S. Main Street Horseheads NY 14845			
Brief Description of Proposed Action: Requesting Horseheads Village special use permit for existing structure with no changes to building or grounds. The property is currently zoned C3, Highway commercial. This zoning permits Green house and Plant Nurseries with a special use request.			
Name of Applicant or Sponsor: Lantz Holding LLC		Telephone: 607-425-3068 E-Mail: lkntz15@gmail.com	
Address:			
City/PO:	State:	Zip Code:	
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
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.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other governmental Agency?</u>			NO
If Yes, list agency(s) name and permit or approval: Village of Horsheads NY special use permit for Zone C-3 Highway Commercial			YES
3.a. <u>Total acreage of the site of the proposed action?</u>		1.1 acres	
b. <u>Total acreage to be physically disturbed?</u>		0 acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		1.1 acres	
4. <u>Check all land uses that occur on, adjoining and near the proposed action:</u>			
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input 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. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. <u>consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>	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 type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>	NO	YES	
If No, describe method for providing potable water: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. <u>Does the site contain a structure that is listed on either the State or National Register of Historic Places?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	<input type="checkbox"/>	<input type="checkbox"/>	
13. a. <u>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?</u>	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. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> 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 checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. <u>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?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. <u>Is the project site located in the 100 year flood plain?</u>	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u>	NO	YES	
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES			
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)?	NO	YES
If Yes, explain purpose and size: _____	<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?	NO	YES
If Yes, describe: _____	<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?	NO	YES
If Yes, describe: _____	<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>Lisa Lantz</u>	Date: <u>Oct. 10, 2023</u>	
Signature: <u>[Signature]</u>		

Economic analysis of UpState Craft Cannabis' proposed cannabis cultivation operation in Horseheads, NY.

Assessment factors including income, costs, rentals, taxes, market area, utilities, and other specific considerations provided.

Income:

Cannabis Sales to Retail Establishments: UpState Craft Cannabis will generate revenue by selling cannabis products to Adult Use licensed retail establishments across New York State. The income will depend on the quantity and quality of cannabis produced and the market demand. Current sales estimates for year 1 are approx. \$175,000.

Costs:

Cultivation Costs: Expenses associated with seeds and plants, water, nutrients, and equipment for cannabis cultivation. Equipment and organic matter to be purchased from local vendors. Year one estimates approx. \$75,000

Utilities: Costs related to electricity, water, and gas required for indoor cultivation, considering energy-efficient practices. Utility costs estimates approx. \$7,000 year one.

Labor Costs: Husband and wife team, no staffing expense planned at this time.

Compliance and Licensing: Expenses for obtaining and maintaining licenses, ensuring adherence to state regulations. Total investment anticipated to be approx. \$25,000

Security: Investment in security systems and monitoring personnel to safeguard the cultivation facility and products. Security products and monitoring to be sourced locally if possible. Estimated expenses for year one approx. \$5,000

Rental Expenses: Monthly rental fees for the existing commercial building. Rental expenses estimated at \$18,000 year one.

Taxes:

1. **Excise Taxes:** Cannabis products are subject to excise taxes by state regulations and product type based on weight. Currently estimated approx. \$45,000 year one.
2. **Income Taxes:** Corporate income taxes on profits generated by the business. Currently estimated approx. \$32,000 year one.
3. **Real Estate taxes:** Village, County and School taxes estimated at \$6,500 per year.

Market Area:

1. **Demand Analysis:** Local and statewide demand for cannabis products is currently increasing due to the new licenses for the Adult use market. Currently New York State has 23 licensed Adult Use Retail locations open across the state. For the first 8 months of 2023 those locations generated \$70,000,000 in retail sales and just over \$9,100,000 in tax revenue. As New York State continues the roll out of the licensing model additional Adult Use retail locations will open in 2024. These emerging retail locations are the target market for UpState Craft Cannabis products.

Waste Management:

1. **Cost of Waste Disposal:** Costs associated with disposing of plant waste within existing organic composting facilities while adhering to NY state regulations. Organic composting disposal costs estimated at \$1,000 per year.

Facility Features:

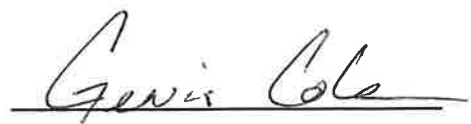
1. **Low-Profile Setup:** UpState Craft Cannabis will not market the location due to the discreet nature of the facility. The goal is to maintain a reduced public visibility of the cultivation location and focus Marketing on products only.
2. **Existing Building Usage:** Utilizing an existing building zoned C3 highway commercial with mylar pods for cultivation, UpState Craft Cannabis will not make structural changes to the existing space.

Profit and Loss Potential:

1. **Income - Total Costs (Cultivation + Utilities + Labor + Compliance + Security + Rentals + Taxes) - Waste Disposal Costs = Net Profit/Loss.**
 1. **Estimated income year one \$45,000.**
1. **Optimized Cultivation:** Implement efficient cultivation practices within the mylar pods to maximize yield and quality.
2. **Compliance Adherence:** Ensure strict compliance with NY state regulations and local municipalities to avoid legal issues and penalties.
3. **Market Research:** Continuously monitor market trends and adapt products to meet consumer demands.
4. **Operational Efficiency:** Will review and streamline operations to minimize costs, especially in labor and utilities.
5. **Security Measures:** Invest in robust security systems to safeguard the community, facility and products, reducing risks.
6. **Community Engagement:** The goal for this facility is to be a light out and discreet operation. No advocacy is planned.



Dale Cole



Genia Cole

Notary.

Acknowledgement Form

State of NEW YORK)

)ss.:

County of New York)

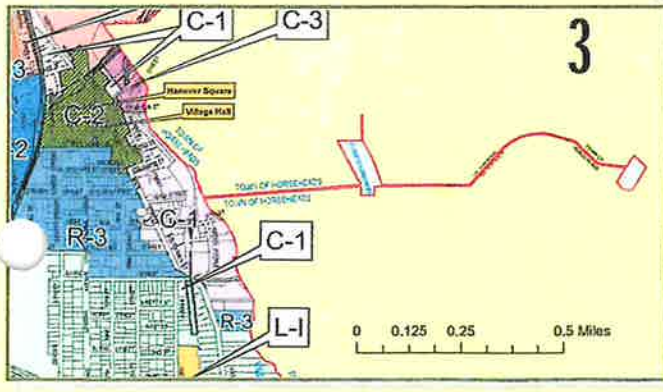
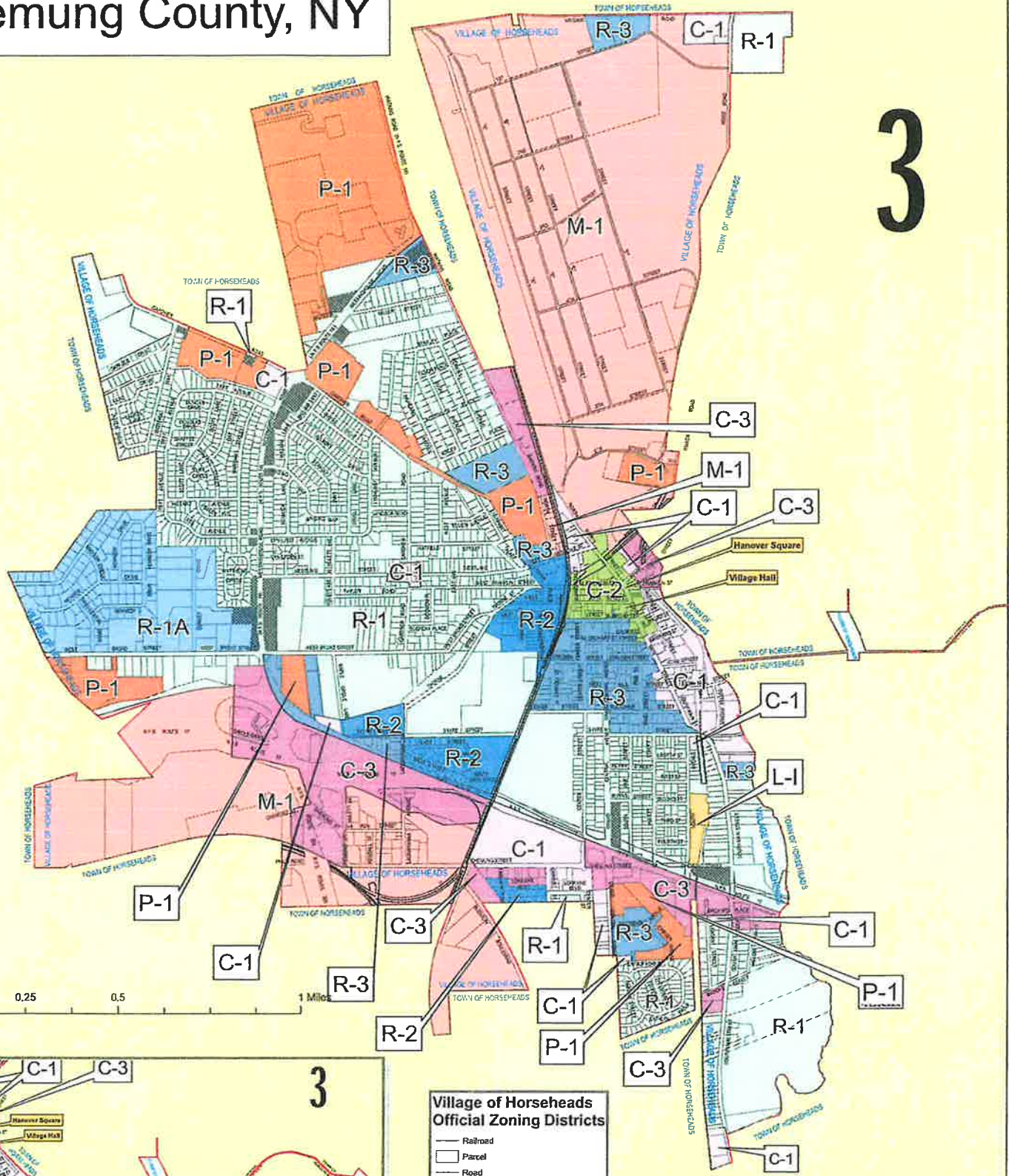
On the 8th day of November in the year 2023, before me, the undersigned notary public, personally appeared Dale and Genia Cole, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Susan M. Cook Notary Public

SUSAN M. COOK #01C05067350
Notary Public - State of New York
Qualified in Chemung County
My Commission Expires October 15, 20 26

Village of Horseheads Chemung County, NY

3



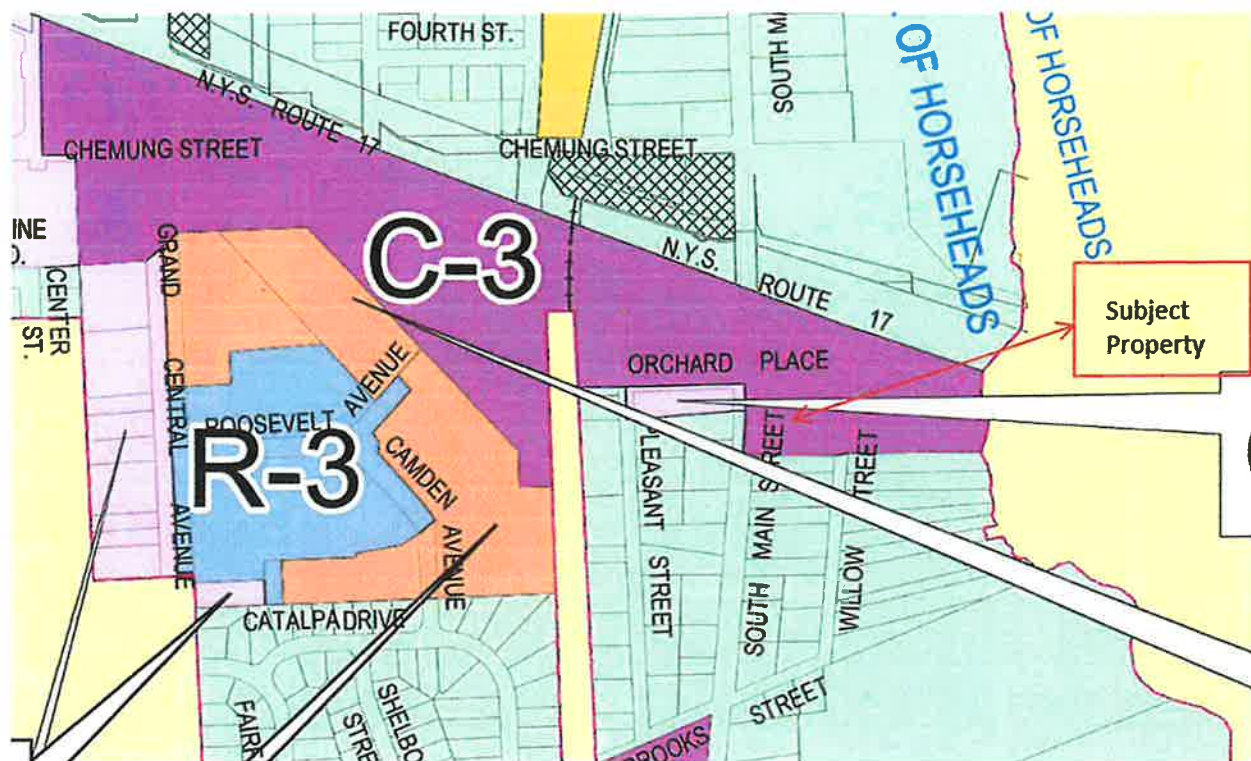
Village of Horseheads Official Zoning Districts

- Railroad
- Parcel
- Road
- Village Boundary
- Professional Office Overlay
- Zone Designation and Description**
- C-1 Neighborhood Commercial
- C-2 Hanover District
- C-3 Highway Commercial
- L-1 Light Industrial - Restricted
- M-1 Industrial
- P-1 Planned Development
- R-1 One-Family Residential
- R-1A Single-Family Residential

REVISED
MAY 1975
BY THE BOARD OF ZONING
APPROVED
APR 24 1975

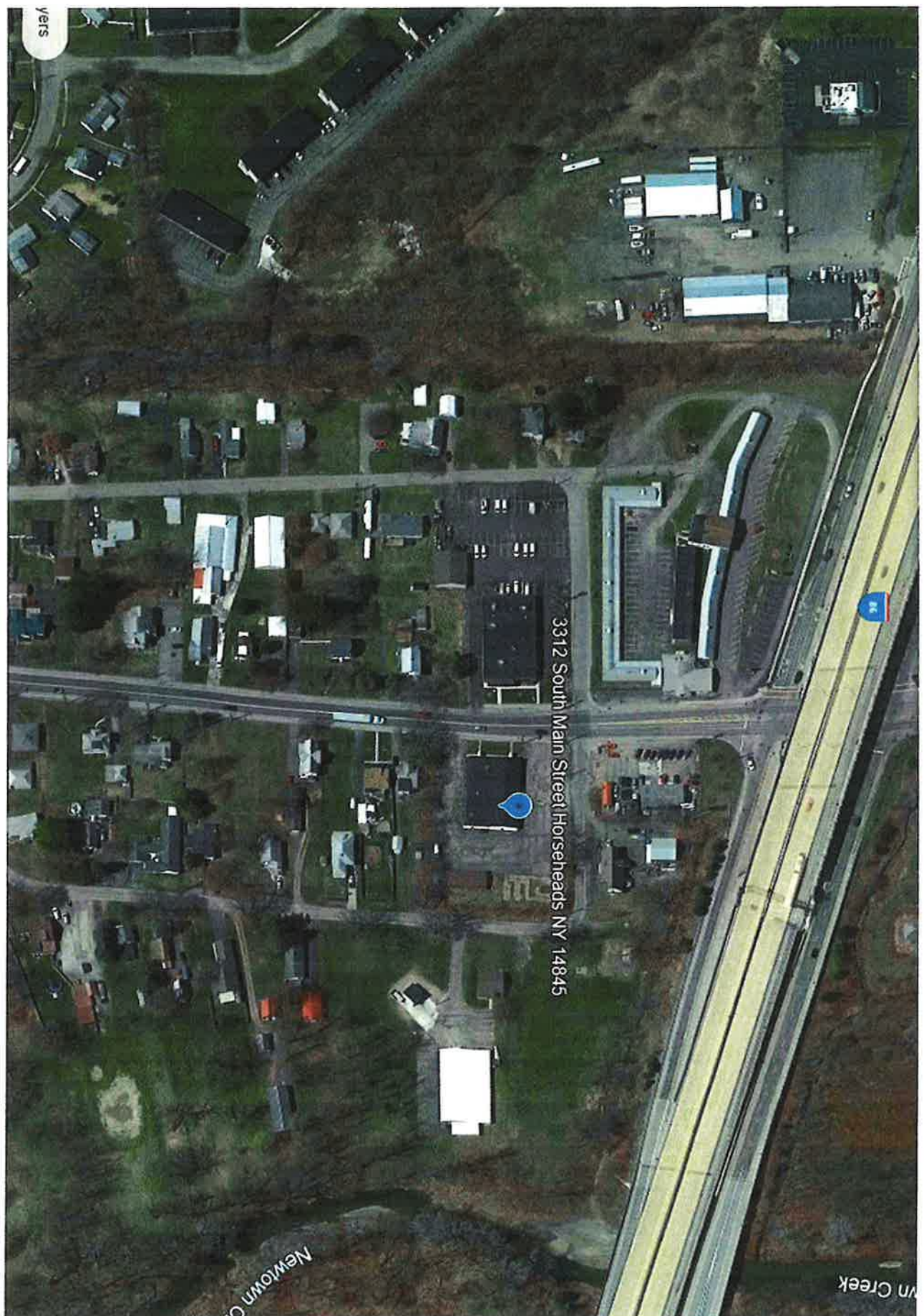
Map Provided By:
JAMES W. STANLEY
15000 State St.
Suite 403
Empire Bldg Bldg
609-291-1453

PROPERTY ZONING AREA - C3



Portion of the property under consideration





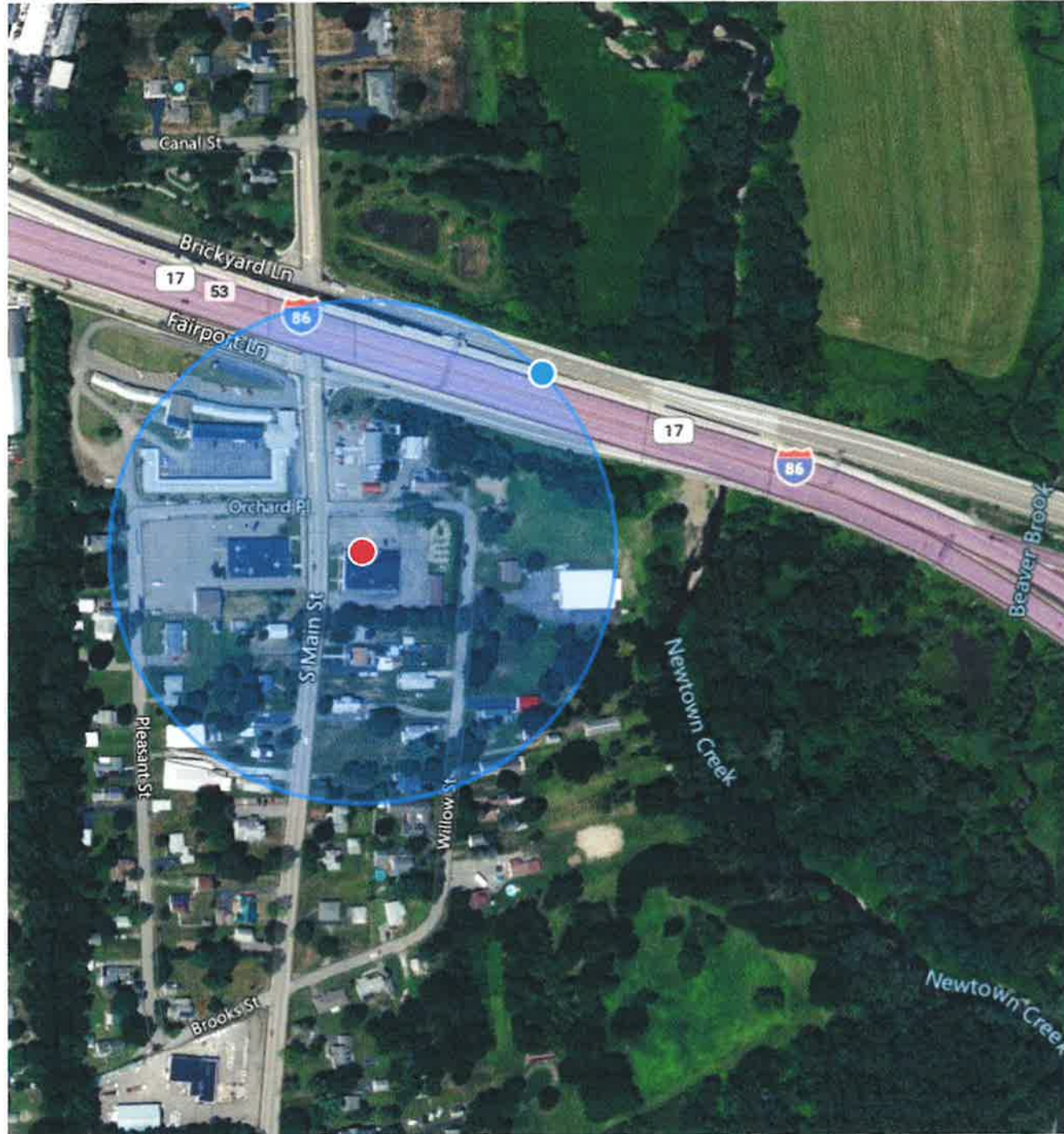
AERIAL MAP

calcmaps.com

Radius: 151.10 m | 0.15 km | 0.09 mi | 496 ft | 165.2 yd | 0.08 nm

Circle Area: 71724.22 m² | 0.07 km² | 0.03 mi² | 772033 ft²

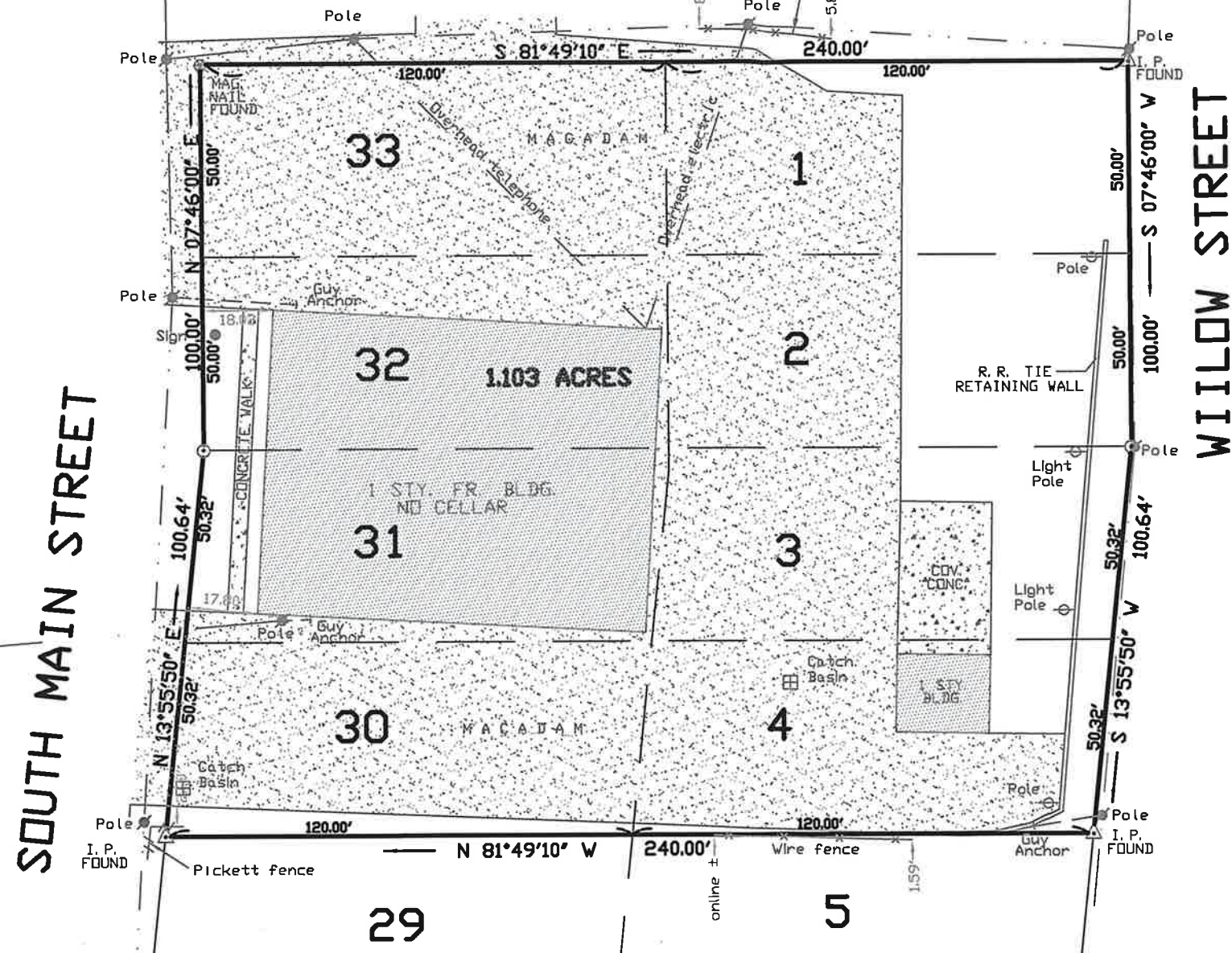
Lat,Lon: 42.15433,-76.81463







ORCHARD PLACE



N/F
 Jeffrey M. Terpack
 (Fiche 191-050d)

REFERENCE MAP: 'Map of Pleasant Suburban Home Sites' - Case Map 69, Block 4



DATE JUNE 9, 2011	REVISED NOV. 6, 2023
DEED REF. Doc. #1106230041	TAX MAP REF. 59.18-2-33
JOB NO. 11215	SCALE 1" = 40'

MAP OF LANDS OF

LANTZ HOLDINGS, LLC

LOCATED AT

3312 SOUTH MAIN STREET

VILLAGE OF HORSEHEADS CHEMUNG COUNTY
 NEW YORK

TWIN TIERS LAND SURVEYING

116 SOUTH MAIN STREET HORSEHEADS, NEW YORK