

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: Kevin McFall
Address: 1877 950 Chemung St. Horseheads NY
Telephone: Day 11 Evening 11 Cell 716-684-5391

OWNER: Kevin McFall
Address: 1873 Benjamin Rd Cornville NY 14830
Telephone: Day 11 Evening 11 Cell 716-684-5391

LOCATION/DESCRIPTION OF PROPERTY INVOLVED: 950 Chemung St. Horseheads NY 14845

PROPOSED USE: _____

TAX MAP PARCEL # 58.16-1-4302

ENCLOSURES: _____

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: 4550 sq. ft., or 1.3 acres
b. Dimensions: Minimum Width _____ Average Width 75
Minimum Depth _____ Average Depth 60

Irregularities (describe): _____

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

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

e. Adjacent uses within 150 feet: (state direction, location, use, zone): MICKENK. ele 4707
Rtms IM

f. Municipal boundary or County or State property (parks, highways, etc.) within 500 feet: Highway

If petition is for an amendment to Zoning Ordinance, cite the section(s) to be changed and wording to be substituted: _____

If petition is for an amendment to the Zoning Map, state current District and District to be changed to: _____

In support of this petition, the following statement is made: I will TAKE AN eye SARE
OF A BUILDING AND MAKE it
A LANDMARK.

Signature of Owner/Applicant: [Signature]
Dated 1/10, 2024

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: <i>Proposed CANNABIS DISPENSARY</i> | | | |
| Project Location (describe, and attach a location map): <i>950 Chemung St Honeoye Falls NY</i> | | | |
| Brief Description of Proposed Action: <i>Request special use permit for CANNABIS DISPENSARY</i> | | | |
| Name of Applicant or Sponsor: <i>Kevin McFall</i> | | Telephone: <i>716-684 5391</i> | |
| | | E-Mail: <i>KEVIN@MOONLIGHT.COM</i> | |
| Address: <i>1873 BENJAMIN Rd</i> | | | |
| City/PO: <i>CORNING</i> | State: <i>NY</i> | Zip Code: <i>14831</i> | |
| 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. | | 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: | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3.a. Total acreage of the site of the proposed action? | | <u>1.3</u> | acres |
| b. Total acreage to be physically disturbed? | | <u> </u> | acres |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? | | <u>1.3</u> | 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 checked="" type="checkbox"/> Commercial <input 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, 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 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. 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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | NO | YES | |
| | <input type="checkbox"/> | <input checked="" 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 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 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 checked="" 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: _____ Retention basin _____ | <input checked="" 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 |
| 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 |
| 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 |
| I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE | | |
| Applicant/sponsor name: _____ | Date: _____ | |
| Signature: _____ | | |

Economic analysis of Mooney's Cannabis Company (MCC) proposed cannabis dispensary operation in Horseheads, NY.

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

Income:

Cannabis Sales: Mooney's Cannabis Company will sell cannabis products to adults age 21 and over and follow any and all New York State laws.

Costs:

Utilities: Gas, Electric, Water etc. \$11,000-\$13,000 yearly

Labor Costs: To be determined as business develops

Compliance and Licensing: Follow any and all New York State regulations.

Rental Expenses: Owned 100%

Taxes:

Excise Taxes: Cannabis products are subject to excise taxes by state regulations. Current estimated gross sales are \$5-\$10 million per year.

Income Taxes: Based on sales

Real Estate Taxes: Village, County and School taxes are currently \$21,000 per year.

Market Area:

1. **Demand Analysis:** First legitimate dispensary in Horseheads, New York. This location would generate \$5-\$10 million dollars possibly. The time is now.

Facility Features:

Follow all building and zoning laws

Profit and Loss Potential:

1. **Income - Total Costs - Security - Utilities - Labor - Taxes**
 1. Estimated income year one gross \$5-\$10 million dollars.
2. **Optimized Selling:** Follow all dispensary laws compliant with New York State.
3. **Operational Efficiency:** Daily review of operations to minimize costs in labor and utilities.
4. **Security Measures:** 32 camera system, alarm and motion system, possible security employee(s) as needed.
5. **Community Engagement:** To offer a legitimate dispensary unlike the fly by night, unsupervised sticker shops.



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959

959

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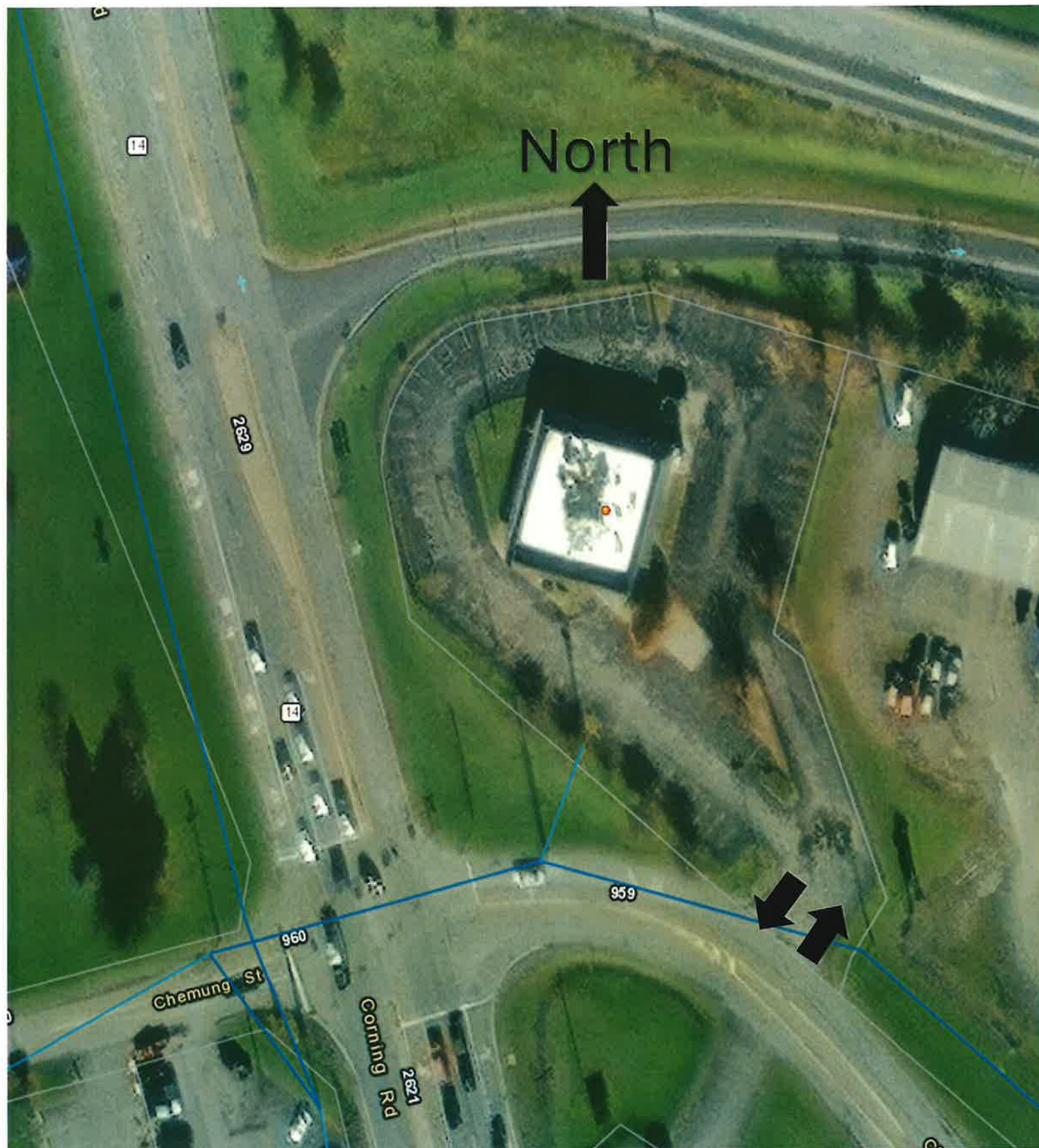
959

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950 Chemung Street, Horseheads, New York 14845

Kevin McFall-Cannabis Dispensary

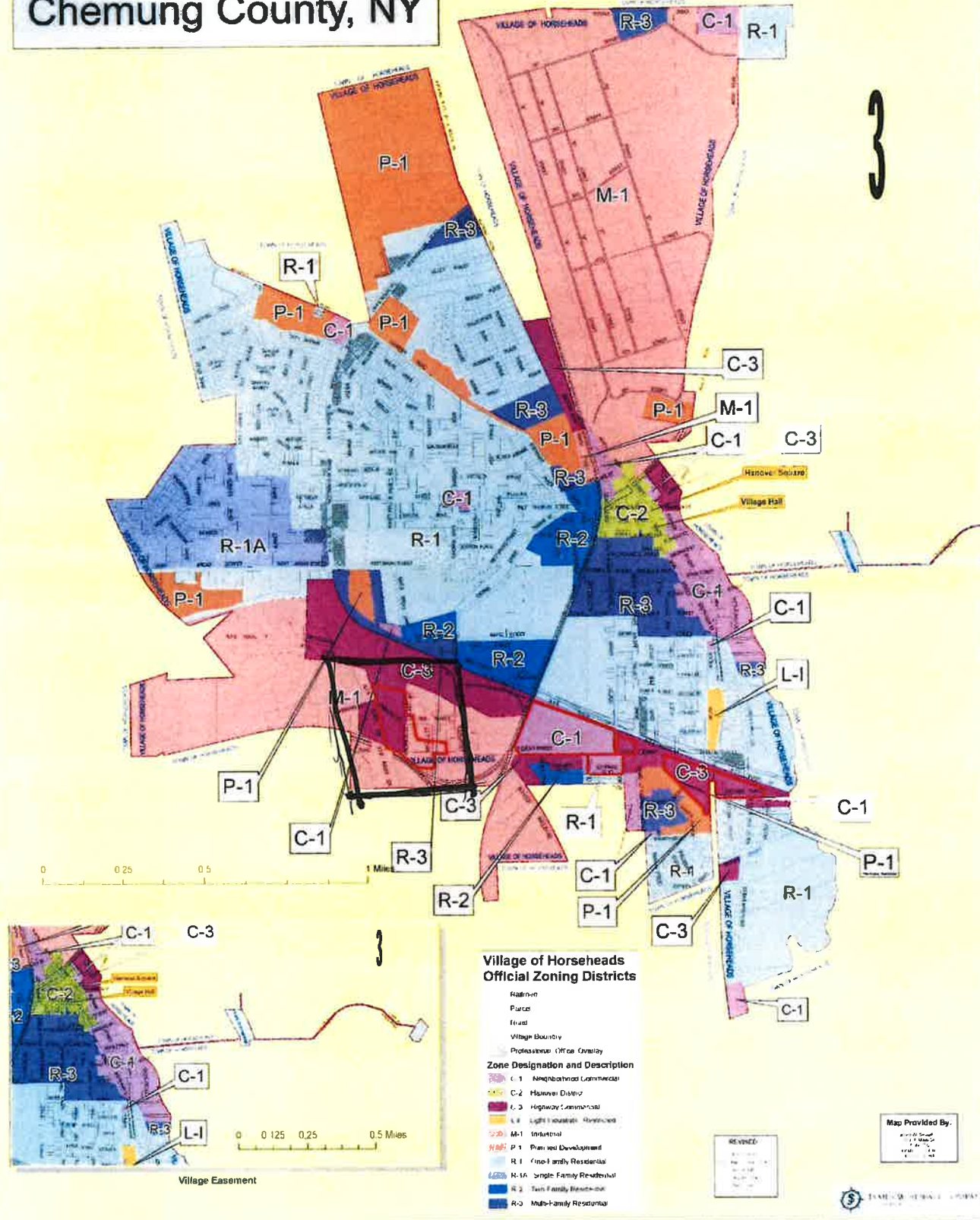
January 13, 2024





Village of Horseheads Chemung County, NY

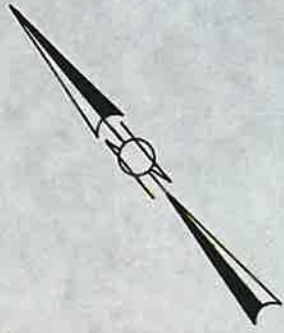
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R1 East of RR tracks, North of I86





N.Y.S. ROUTE 17 EASTBOUND RAMP

BRAMBURY ASSOCIATES

VILLAGE OF HORSEHEADS CHEMUNG COUNTY

NEW YORK

NOTE: THIS PARCEL LIES ENTIRELY WITHIN ZONE "C" OF FIRM RATE MAP 360154-0003B DATED 9/4/86.

| | | | |
|----------------------|---------------------|------------------------|-----------------|
| DRAWN BY: M. G. S. | SCALE: 1" = 20' | REVISED: DEC. 6, 1975 | JOB NO. 5404.01 |
| CHECKED BY: E. L. G. | DATE: OCT. 13, 1975 | REVISED: APR. 25, 1985 | |
| | | REVISED: DEC. 7, 1993 | |

Reference deed:
Liber 702, Page 550

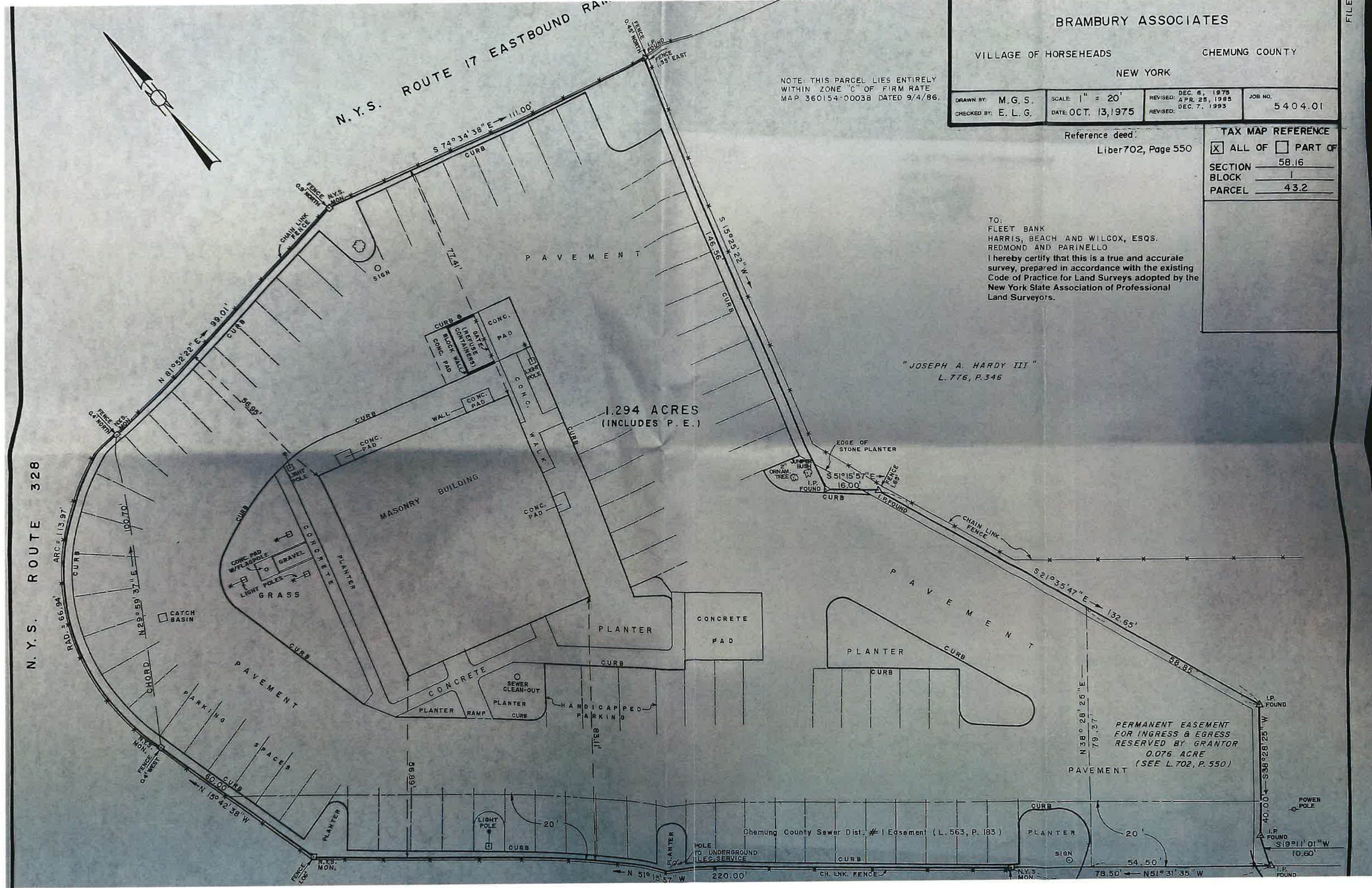
| TAX MAP REFERENCE | |
|--|----------------------------------|
| <input checked="" type="checkbox"/> ALL OF | <input type="checkbox"/> PART OF |
| SECTION | 58.16 |
| BLOCK | 1 |
| PARCEL | 43.2 |

TO:
FLEET BANK
HARRIS, BEACH AND WILCOX, ESQS.
REDMOND AND PARINELLO
I hereby certify that this is a true and accurate survey, prepared in accordance with the existing Code of Practice for Land Surveys adopted by the New York State Association of Professional Land Surveyors.

"JOSEPH A. HARDY III"
L. 776, P. 346

1.294 ACRES
(INCLUDES P. E.)

N.Y.S. ROUTE 328



PERMANENT EASEMENT FOR INGRESS & EGRESS RESERVED BY GRANTOR 0.076 ACRE (SEE L. 702, P. 550)

Chemung County Sewer Dist. #1 Easement (L. 563, P. 183)

FILE: