



Memorandum

To: Jeff Fern, Chairman
Cc: ZBA members, Town Clerk, Town Attorney,
From: David Sprout
Subject: Front yard setback variance, 15 Cobb Street
Date: August 14, 2017

A Building Permit was issued for the construction of a residential addition at 15 Cobb Street. During a foundation inspection, it was discovered that the southwest corner of the addition would encroach into the 50' front yard setback by eleven (11) feet. As you travel northward along the western wall, the encroachment lessens. The northwest corner of the addition meets, or very nearly meets, the 50' setback requirement.

On behalf of the property owners, Benjamin Owens, Matt Schwoeble, of MJS Contracting, Inc., requests eleven (11) feet of relief from Article IV: Area and Bulk Regulations, Section 600: Area and Bulk Table - Rural Agriculture (RA) minimum front yard setback.

SEQR, County Review, Ag & Market

Granting of individual setback and lot line variances are Type II exempt actions (SEQR - 617.5c12). Because the Dryden portion of Cobb Street is a County road, Tompkins County Planning GML 239 review is required. Tompkins County Planning is in receipt of the application. Area/setback variances are exempt from Ag & Market review.

Department Comments/Recommendations

A public hearing will be held Monday, August 28 2017, at 7PM. Grant of the variance request will have no impact on the health, safety or general welfare of community.

ORIGINAL

APPEAL TO

ZONING BOARD OF APPEALS
TOWN OF DRYDEN
(Area Variance)

Having been denied permission to build a 24' x 30' master B-room, living room
Addition

At 15 Cobb St. Dryden, N.Y. as shown on the accompanying Application and/or plans or other supporting documents, for the stated reason that the issuance of such permit would be in violation of

Section or Section (s) 600 Area & Bulk Table Rural Ag zone
of the Town of Dryden Zoning Ordinance

the UNDERSIGNED affirms that the benefit to the undersigned if the variance is granted outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant in that:

The variance of 11 Feet encroaching in the road right-a-way

If you have additional supporting details of information, please attach such details to this application and make reference to such attachment.

Applicant Signature: Ben Owens - Home owner Matt Schwable - Contractor

Applicant address: 15 Cobb St.

Phone Number: 607-227-0068 ^{MAT} Date: 8-14-17

607-351-8841 BEN

AREA VARIANCE

AREA VARIANCE REQUEST

Ben Owens - owner

ORIGINAL

Applicant: Mark Schwable - contractor Project: House Addition
Date: 8-14-17 Address: 15 Cobb St.

It is important that you clearly establish the grounds for relief from the requirements of the Town Zoning Law. NY State Law requires that you demonstrate that the benefit you stand to receive will outweigh any burden to the health, safety and welfare that may be suffered by the community.

The following questions are the same questions the Zoning Board must answer when considering your variance request. Respond to the questions in order to establish the grounds for relief. Respond to each question individually or prepare a brief narrative that addresses each of the questions.

A. WILL AN UNDESIRABLE CHANGE BE PRODUCED IN THE CHARACTER NEIGHBORHOOD OR WILL A DETRIMENT TO NEARBY PROPERTIES BE CREATED OF THE BY GRANTING OF THE AREA VARIANCE? No, the addition will add substantial home value, increase tax revenue, improve curb appeal to the home, and improve neighborhood value.

B. IS AN AREA VARIANCE THE ONLY METHOD THAT THE BENEFITS SOUGHT CAN BE ACHIEVED? ARE THERE OTHER FEASIBLE METHODS TO ACHIEVE THE BENNEFIT? Not on this property - the right side has a well (water) that is in the way, left side would impose an increase of cost that outweighs having the addition on that side, + back of house has the septic that would cause a conflict

C. IS THE REQUESTED VARIANCE SUBSTANTIAL? No - 11 ft
Cobb St. is a low/lightly traveled Rd

D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? NO - a substantial front yard will still be used after the project is complete with the same grade as before the project

E. IS THE ALLEGED DIFFICULTY SELF-CREATED? Yes, by adding the addition



Planning Department

Director of Planning Ray Burger

Code Enforcement Officer Kevin Ezell

Code Enforcement Officer David Sprout

Zoning Officer David Sprout

Stormwater Manager David Sprout

Administrative Coordinator Joy Foster

93 East Main Street
Dryden, NY 13053

T 607 844-8888 Ext. 216
F 607 844-8008
joy@dryden.ny.us

www.dryden.ny.us

ORIGINAL

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

8-6-17 Date: 21-1-3 Tax Parcel #: R.A. Zoning District:

(COMPLETE) Project

Address: 15 Cobb St. Groton NY 13073

Project Description: 24x30 Addition w/ Bathroom

Estimated project cost: \$85,000

Principal Use: Residential Commercial: _____ Other: _____

Permit(s) Required: Building Zoning Special Use Site Plan Review Subdivision Pool
 Heating Demolition Pre-built Shed

Permit Application - Contact Information

Owner - Print name: Ben Owens

Owner Signature required & dated: [Signature] 8-2-17

COMPLETE MAILING address: 15 Cobb St. Groton NY 13073

E-mail: Ben.Owens@Insrocpa.com Telephone No: 607-351-8841

Agent / Applicant - Print: _____

Address: _____ City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

General Contractor: MJS Contracting Inc.

Address: 2791 Elmira Rd City: Newfield State: NY Zip Code: 14867

E-mail: Matt.Schwaible@AOL.com Telephone No: 607-227-0068

Bld-RESA-0034

Building Permit Information

Type of Construction: Wood Steel _____ Masonry Other _____
Number of Stories 1
Type of Heat & Fuel Source Hot Water Fuel Oil
Number of dwelling units: circle (Single) Duplex Multi Commercial N/A
Number of Baths: 1 Number of Bedrooms: 1

Site-built: Modular: _____ Manufactured: _____

Square Footage: First Floor: 720 Second Floor: _____

Basement: 720 Garage: _____

Project Cost: 85k

Fee: _____

Basic Building Information

Is this an Existing Building? _____, Current Occupancy: 3, New Occupancy 3

Is this a New Building? Zoning Permit Needed? _____

Number of Dwelling Units: _____, Proposed Change: _____

Zoning Permit Information

Zoning District: _____, Subdivision Plat: _____, Lot Area: _____, Height of Building: _____

Zoning Use: _____, Site Plan Review and/or Special Use Permit on file: _____

Other Permit(s) Required: Special Use, Site Plan Review, Sign: _____

ZONING COMPLIANCE

Site Plan: Please complete the Site Plan Worksheet

Principal Use: Living Space

New or Change of Use: Zoning Permit Required (New use and building)? Yrs

Required Setbacks: Front 50 Side 15 Rear 25 Frontage _____

Does this project comply with Zoning Regulations? Y/N _____ Project cost: 85k

Building Permit Approved 8/7/17 Building Permit Denied _____

Under Section _____ (of the NYS Building Code)

Signature of Code Enforcement Officer: [Signature] Date: 8/7/17

Zoning Permit Approved _____ Zoning Permit Denied _____

Building Permit # _____ Zoning Permit # _____

Escrow

Reimbursable Costs, fees and disbursements. The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, landscape architect, engineers, surveyors, attorneys or others, on any Application for a Zoning Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application for Subdivision Approval, Application for a Planned Unit Development or application for a Special Permit or a Special Permit for a mobile home park shall be paid by the applicant.

Signature required

By signing you agree that you have read and understand and will be responsible for issued permits.

Owner or responsible party signature:  Date: 8-7-17

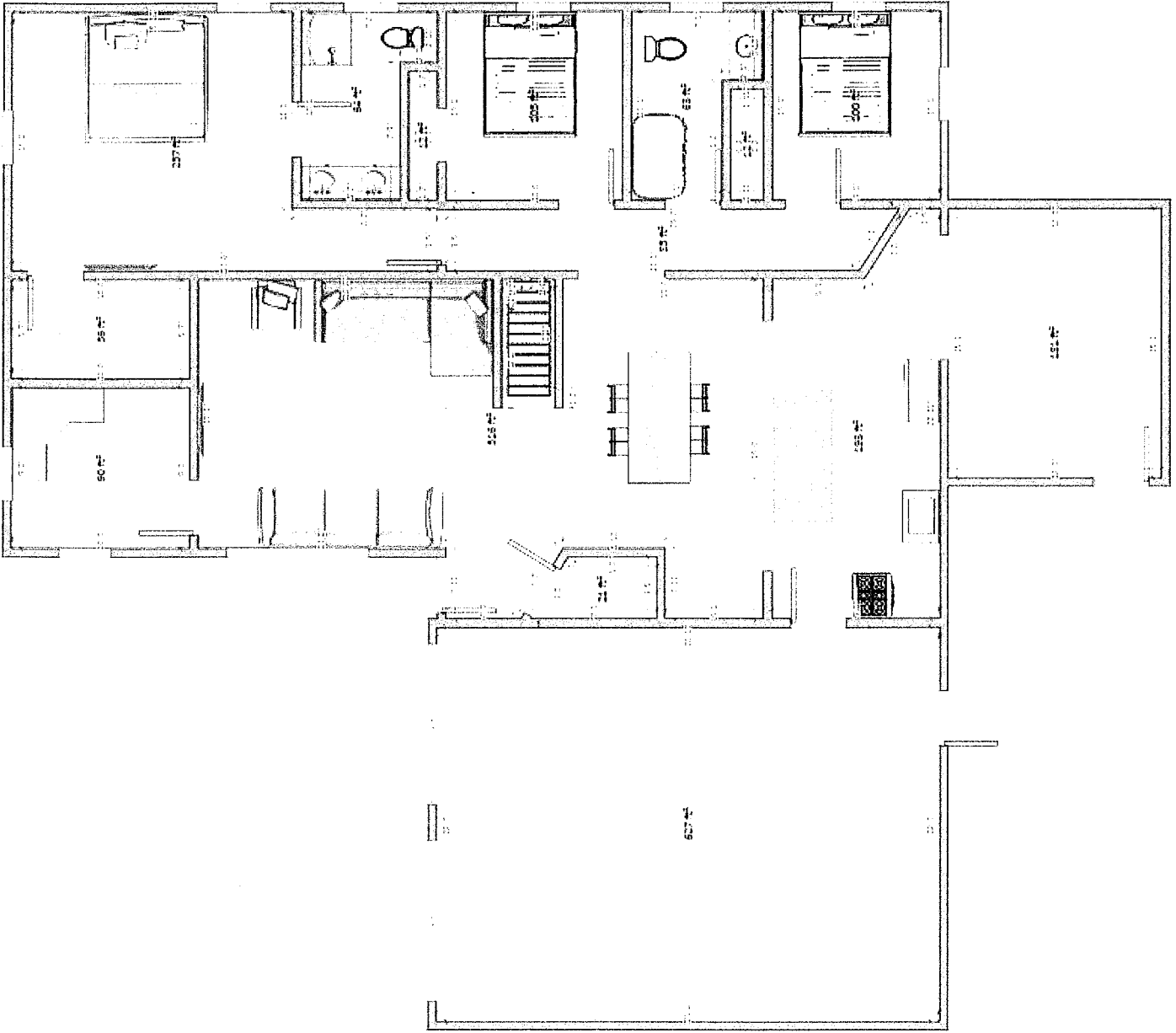
Print name: Matt Schwoeble

Permit Application Worksheet - Road Cuts

- For all New York State Routes call NYS DOT in Cortland at 756-7072, 8:00 am -4:00 pm daily.
- For Tompkins County Routes, call Tompkins County Highway Dept. in Ithaca, NY at 274-0300 8:00 am – 4:00 pm daily.
- For Dryden Town Routes call Dryden Town Highway at 844-8888 ext.402, 7:00 am – 4:00 pm Monday – Thursday.

NEW

Existing



CUSTOMER SERVICE YOU CAN BUILD ON



EQUIPMENT RENTALS > BUILDING PRODUCTS > ICE CONTROL

15 Cobb St

Su	M	Tu	W	Th	F	Sa
		1	2	3	4	
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

February 2014

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

March 2014

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

April 2014

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

May 2014

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

June 2014

Su	M	Tu	W	Th	F	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

July 2014

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

August 2014

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

September 2014

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

October 2014

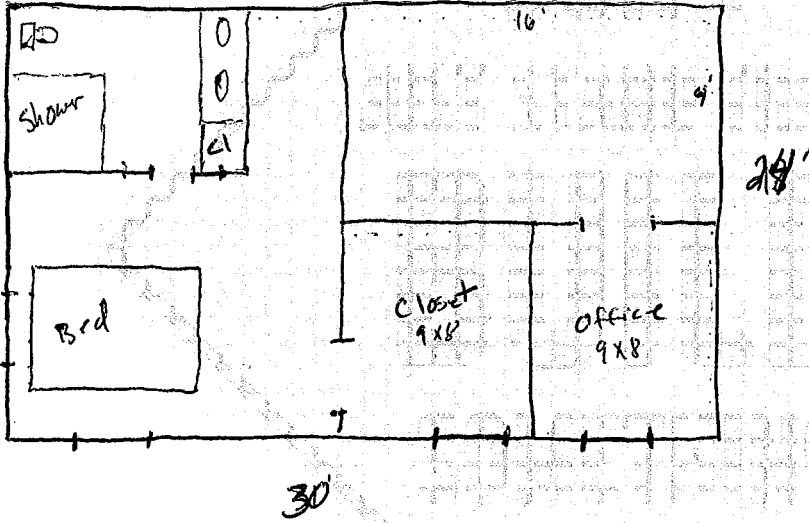
Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

November 2014

Su	M	Tu	W	Th	F	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29

December 2014

Su	M	Tu	W	Th	F	Sa
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			



2x6 Construction
 Roof Trusses 4/12 pitch
 12" x 16" Footers
 8" Arvic Walls

Rochester
 299 Jefferson Road
 Rochester, NY 14623
 (585) 292.9870

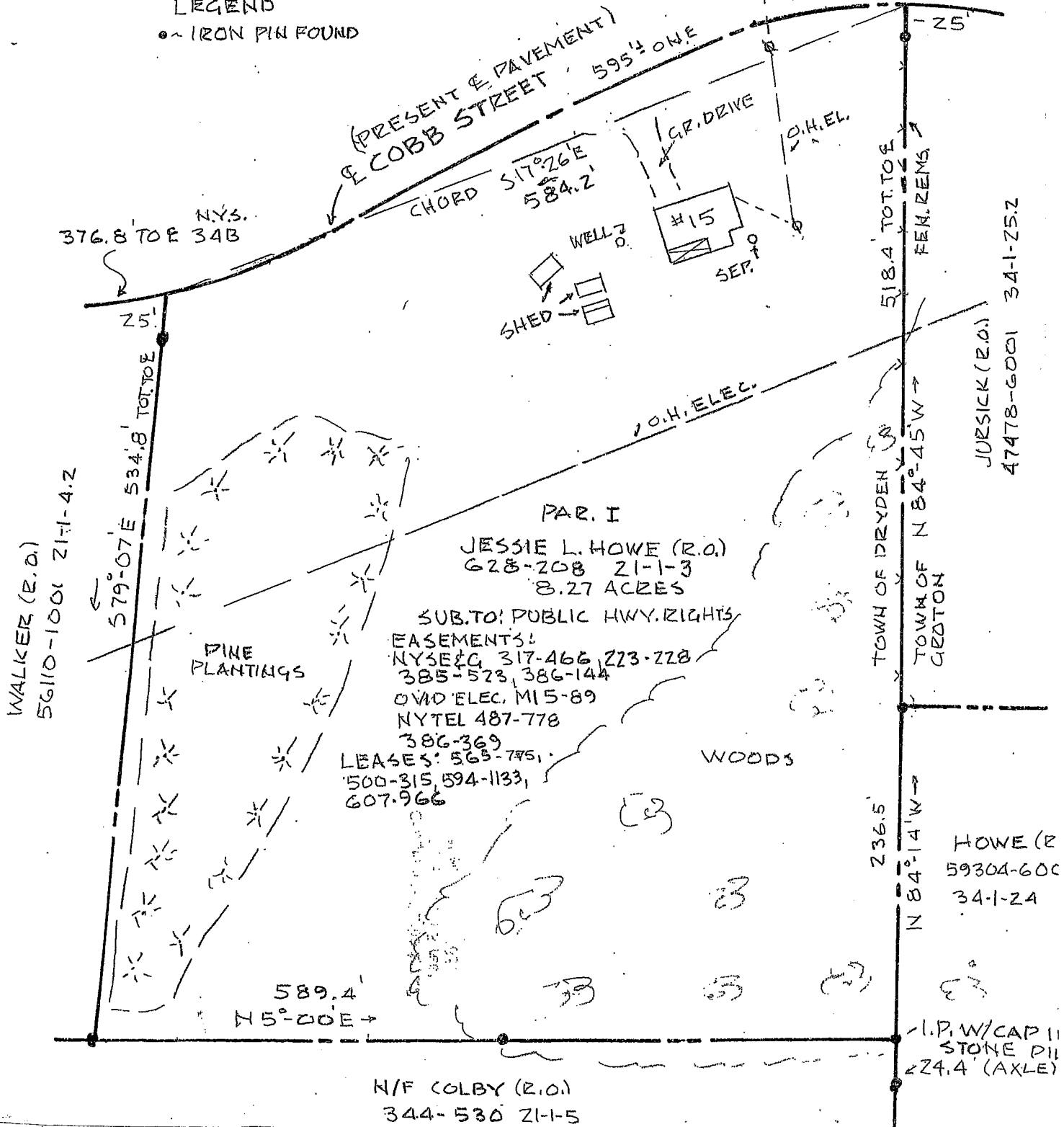
www.DukeCompany.com

Ithaca
 7 Hall Road
 Ithaca, NY 14850
 (607) 347.4455

MAGNETIC 1986

LEGEND

● - IRON PIN FOUND



Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden **Stormwater Management Officer, David Sprout**. "Land Development Activity" resulting in Ground Disturbance is defined as all areas where soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, and construction of buildings or structures. This form will enable Town of Dryden staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: Ben Owens Date: 8-7-17
Phone # 351-8841 Mailing Address: 15 Cobb St Griston NH 13073
Project Site Address: 15 Cobb St Tax Parcel # _____
Project Sponsor Name (If Different than Owner): MJS Contracts Phone: 227-0068
Address: 2791 Elmira Rd Newfield NH 14867

Brief Description of the Project:

24x30 Master B-room w/ Bath
Living Room Ext.

(Attach additional sheets of paper as necessary and include a project sketch)

Project and Site Characteristics (Check yes or no as appropriate)

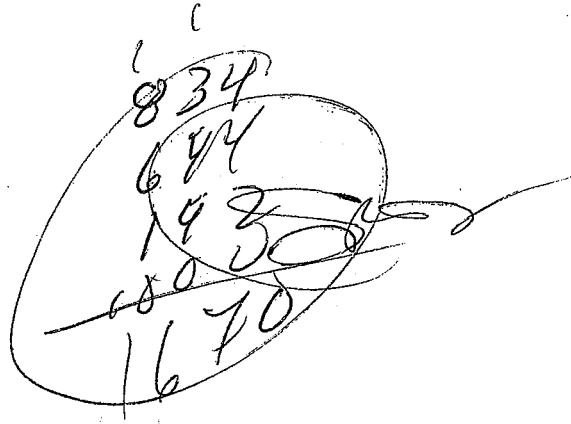
1. Will the project involve multiple phases? YES NO If YES, how many phases? 4
2. What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project? 1500 FT feet.
3. Does the site show any field or map indicators of potential wetland presence? YES NO
Check all that are applicable:
 Mapped NWI Wetlands Mapped DEC Wetlands Mapped Hydric Soils
 Field indicators of Hydric Soils Vegetation indicative of wetlands Wetland Delineation
4. Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
Flat, rolling gradual slope
5. Will the project include a linear excavation that is more than 500 feet long and 3 feet wide?
 YES NO
6. Will the project involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material? YES NO
7. Does the project require any state or federal environmental permits? YES NO
Permit(s): _____
8. Do connected Impervious Areas exceed 1/2 acre. YES NO
(If YES a Full SWPPP is required)

Town of Dryden Notice of Ground Disturbance / Area Tally Form

9. Area Tally

9A) Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Full SWPPP is necessary from the Notice of Ground Disturbance, then please present this information when the final draft is complete.

Driveway _____
Parking Area _____
House / Main Building 720 sq FT
Other Buildings _____
Septic System _____
Other Grading / Clearing / Lawn _____
Wells and Ditches _____
Drainage Structures _____
Utility Laying _____
Additional Area _____ (for construction access, stockpiling, etc.)



Total (do not total overlapping areas): 720 sq FT

9B) For subdivisions only:

Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: 40' x 30'

10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the Tompkins County Soil Survey? YES NO

11. Is the project redevelopment, as defined by Chapter 9 of the DEC's design manual? YES NO

12. Total Parcel Acreage: 8.27 AC

13. Area of existing impervious surface prior to development: 24' x 45'

14. Total Impervious Area expected after project completion: 48' x 45'



Signature: M. Schwab Date: 8-7-17