



Memorandum

To: Marty Mosely
Cc: Planning Board members, Ray Burger
From: David Sprout, Planning Department
Subject: 55-57 Hall Road, Tax Parcel 52.-1-4.122
Date: January 19, 2018

In February 2016, Nick Bellisario received Sketch Plan approval (full Site Plan Review was waived) to construct a 12,800 square foot building at 55 Hall Road. The property is zoned Light Industrial/Office (LIO).

Mr. Bellisario would now like to erect a second building, a 10,800 square foot pole barn. The original property address was 51 Hall Road. Recently Code Officials re-numbered the building constructed in 2016 as 55 Hall Road. The new building will have an address of 57 Hall Road.

The proposed building will complement the existing structure with matching siding and roofing materials. Lighting on the building will match existing lighting. Bathroom facilities will connect to the existing well and septic (with Health Department Approval). A concrete pad on the northeast end of the proposed building will allow for the shared use of the existing building's loading dock. Four new parking spaces are proposed.

Mr. Bellisario wants vehicles to be able to move freely in and out of the proposed garage bays without having to negotiate any landscaping between the drive way and truck bays. The only landscaping indicated are new shrubs, immediately in front of the building, and an existing hedge on the west side of the property. Sidewalks were not required in 2016 and are not indicated on the current sketch. No signs or outside waste disposal containers are currently proposed.

According to Mr. Bellisario, the parcel will need to be subdivided before NYSEG will provide electricity to a new building. A Minor Subdivision of the 2.26-acre parcel was recently approved by the Town, but it has not yet been filed with the County. This project is separate and distinct from the 2016 approval but, since the subdivision is not filed, the Board should consider the overall site and treat the proposal more as an amendment to the original plan.

I thought this project constituted a 'common plan of development' requiring a full SWPPP. However, David Gasper, of the DEC, pointed out that it would be a common plan of development only if the proposed building was included with the original 2016 sketch. As a separate project, only temporary erosion and sediment controls are required.

Over decades, this property has been used as both a long term and short-term parking lot/storage yard for trucks, flatbeds and tractor-trailers and building materials, sometimes authorized but often not. The proposed building will remove the opportunity for unauthorized storage and enhance or 'complete' the look of the parcel. As was the case in 2016, the Planning Department recommends waving full site plan review and addressing any concerns the Board may have with a conditional approval.

V 55 SPR



Planning Department

Director of Planning
Code Enforcement Officer
Code Enforcement Officer
Zoning Officer
Stormwater Officer
Administrative Coordinator

Ray Burger
Kevin Ezell
David Sprout
David Sprout
David Sprout
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

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 1-9-18 Tax Parcel #: 52-1-4.122 Zoning District: LIGHT IND.
(Complete) Project Address: 57 HALL WOODS RD HhACA NY 14850

Project Description: INSTALL A 60'x180' WAREHOUSE BUILDING

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

To be completed by Planning Department personnel:

Worksheets / sections required:

- Site Plan Sketch
- Site Plan Review
- Special Use Permit
- Notice of Ground Disturbance
- Zoning Permit
- Varna Compliance Worksheet
- Residential Design Guidelines Compliance
- Commercial Design Guidelines Compliance
- Sign Compliance Worksheet
- Driveway or Roadcut Compliance
- Notices and Disclaimer Acknowledgement
- Agricultural Data Statement
- County Review
- Minor Subdivision
- Major Subdivision
- Demolition
- Lot Line Adjustment

Notes:

Address, Owner, or APN



PRO-LAWN INC



51 HALL



50248905200000010041110000



O'VALLEY (R.O.)
568/497
TAX MAP #52-1-4.37

ARC = 140.5'
CH = N 55°05'21" E
139.97'

5342.31' E
152.32'

HALL ROAD

150.77' W
84.77' (p to p)

ARC = 55.22' RAD = 35.43'
CH = N 80°41'01" W
49.80'

S 54°40'01" W
163.53'

STREET LINE

N 81°25'45" W
233.29'

FORMER LEHIGH VALLEY RAILROAD R.O.W.
CENTER OF RAILROAD BED
66' WIDE RAILROAD
SUBJECT TO RIGHTS GRANTED TO TOWN OF DRUIDEN FOR SANITARY AND WATERLINES ALONG OLD RAILROAD SEE 589/630
FORMER RAILROAD RIGHT OF WAY

PARCEL A
281 DEVELOPMENT CORP. (R.O.)
PART OF BK. 746 PAGE 48
TAX MAP NO. 52-1-4.122
AREA = 2.264 ACRES

S 81°43'36" E
297.16'

188.49'

SEE NOTE 3.

N 08°34'15" E
94.65'

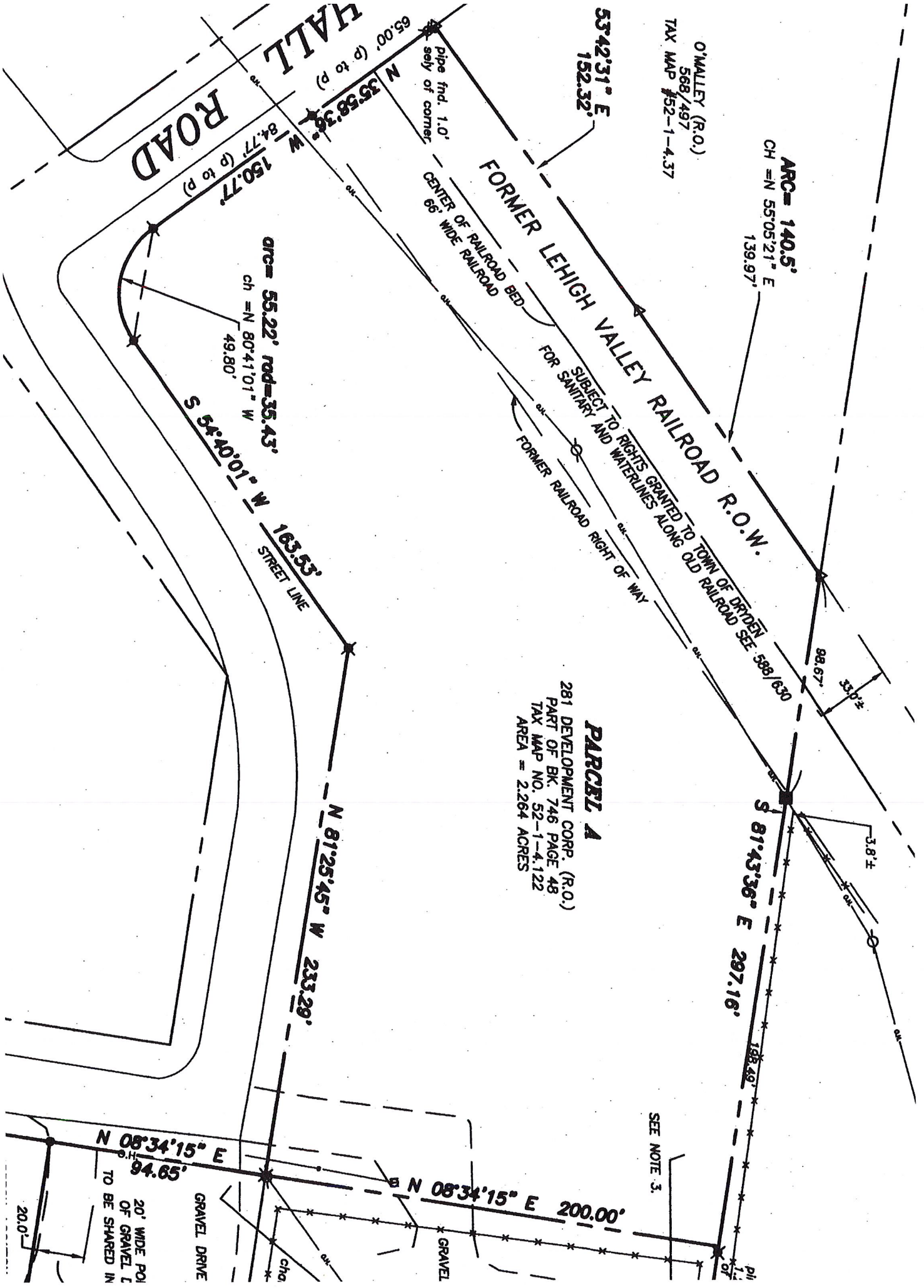
N 08°34'15" E
200.00'

20' WIDE PORTION OF GRAVEL DRIVE TO BE SHARED IN

GRAVEL DRIVE

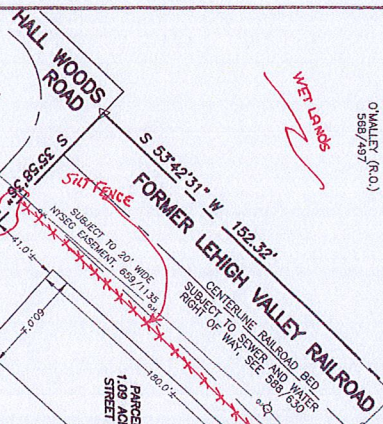
GRAVEL

20.0'



HANSON AGGREGATES NY LLC (R.O.)
2017-10367

ARC=140.5' ALONG R/W
CHORD=S 55°05'21" W 139.97'
O'WALLEY (R.O.)
588/497

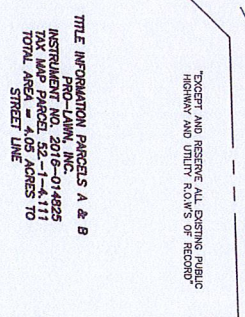


HALL WOODS ROAD
S 35°38'38" E 150.27'
HALL ROAD
S 53°42'31" W 152.32'
FORMER LEHIGH VALLEY RAILROAD
SUBJECT TO 20' WIDE
WYSED EASEMENT 689/1136
SUBJECT TO SEWER AND WATER
CENTERLINE RAILROAD BED
RIGHT-OF-WAY SEC 586/634/0

**This document complies with the
Town of Dryden Subdivision Law
as of: 12/18/2017**
Town of Dryden Planning Department

CERTIFICATION
I hereby certify to
PRO-LAWN, INC.
that I am a licensed land surveyor, New York State License
No. 13068, and that I have personally conducted a survey
on the ground made by me or under my direct supervision, and
that I found no visible encroachments other than those
shown, hence:

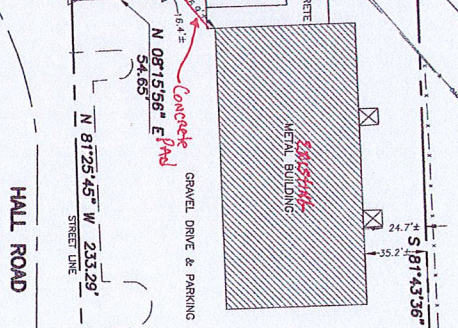
SIGNED: [Signature]
DATED: 12/18/2017



PARCEL A
1.09 ACRES TO
STREET LINE
PROPOSED
BUILDING
GRAVEL PARKING
N 54°40'07" E 163.53'
N 08°15'56" E 54.65'
N 91°25'45" W 233.29'
STREET LINE

TITLE INFORMATION PARCELS A & B
PRO-LAWN, INC.
INSTRUMENT NO. 2016-014825
TAX MAP PARCEL SET - 111
TOTAL ACRES TO
STREET LINE

EXCEPT AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY ROW'S OF RECORD



PARCEL B
2.98 ACRES TO
STREET LINE
GRAVEL DRIVE & PARKING
N 81°42'09" W 264.66'
N 08°34'15" E 94.65'
N 91°43'36" E 561.46' TOTAL
S 181°43'36" E 561.46' TOTAL

TITLE INFORMATION PARCELS A & B
PRO-LAWN, INC.
INSTRUMENT NO. 2016-014825
TAX MAP PARCEL SET - 111
TOTAL ACRES TO
STREET LINE

EXCEPT AND RESERVE ALL EXISTING PUBLIC
HIGHWAY AND UTILITY ROW'S OF RECORD

THIS SURVEY MAP IS SUBJECT TO ANY STATE OF FACTS AN
ACQUISITE UP-TO-DATE ABSTRACT OF TITLE MAY SHOW.

281 DEVELOPMENT CORP. (R.O.)
746/748

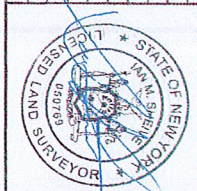
LEGEND
▲ COMBINED CORNER
○ UTILITY POLE

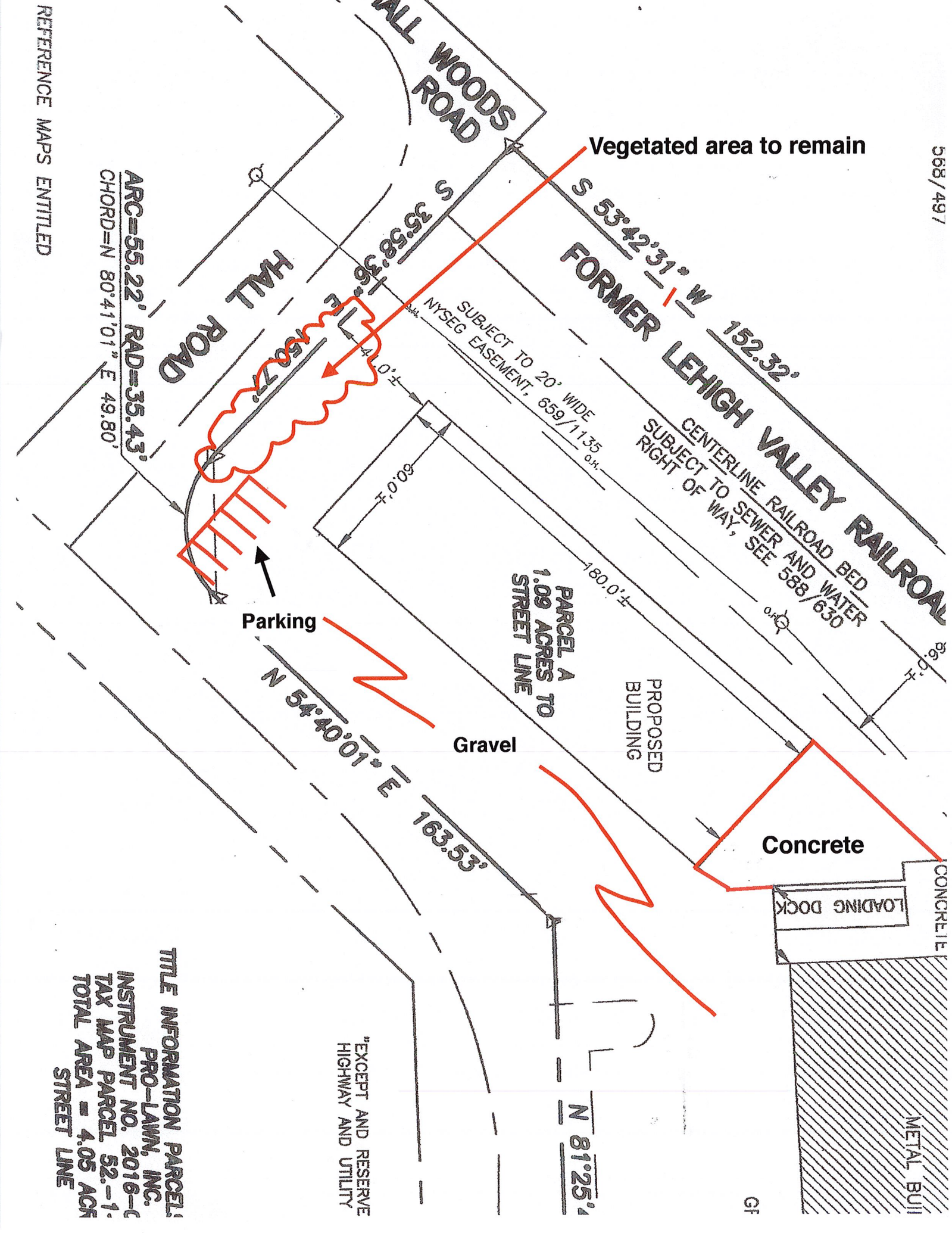
MAGNETIC NORTH 1997
PER MAP REFERENCE NO. 1

**SHEVIE
LAND SURVEYING**
FRED WILLE NY 13068
607-347-9800

TITLE:
SURVEY MAP
SHOWING LANDS OF
PRO-LAWN, INC.
LOCATED ON HALL ROAD,
TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

DATE: 12/18/2017
FILE NO. 17139
SCALE: 1"=60'





REFERENCE MAPS ENTITLED

ARC=55.22' RAD=35.43'
 CHORD=N 80°41'01" E 49.80'

HALL WOODS ROAD
 S 35°58'35" E 45.07'

Vegetated area to remain

S 53°42'31" W 152.32'
 FORMER LEHIGH VALLEY RAILROAD

SUBJECT TO 20' WIDE
 NYSEG EASEMENT, 659/1135

CENTERLINE RAILROAD BED
 SUBJECT TO SEWER AND WATER
 RIGHT OF WAY, SEE 588/630

Parking

PARCEL A
 1.09 ACRES TO
 STREET LINE

Gravel

PROPOSED
BUILDING

Concrete

N 54°40'01" E 163.53'

LOADING DOCK

CONCRETE

METAL BUI

N 81°25'

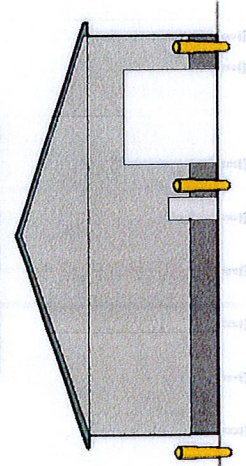
"EXCEPT AND RESERVE
 HIGHWAY AND UTILITY

TITLE INFORMATION PARCEL:
 PRO-LAWN, INC.
 INSTRUMENT NO. 2016-C
 TAX MAP PARCEL 52.-1-
 TOTAL AREA = 4.05 ACF
 STREET LINE

GF

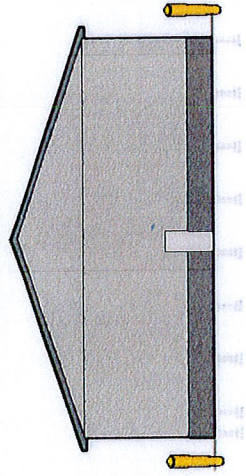


East End Wall



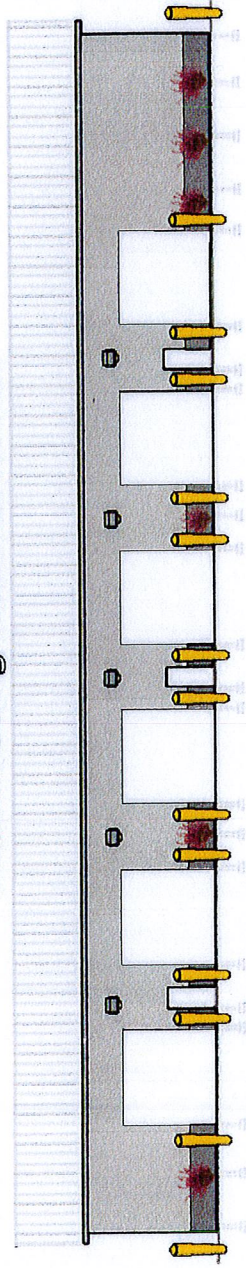
2
CABLE ELEVATION
Scale: 1/8" = 1'-0"

West End Wall

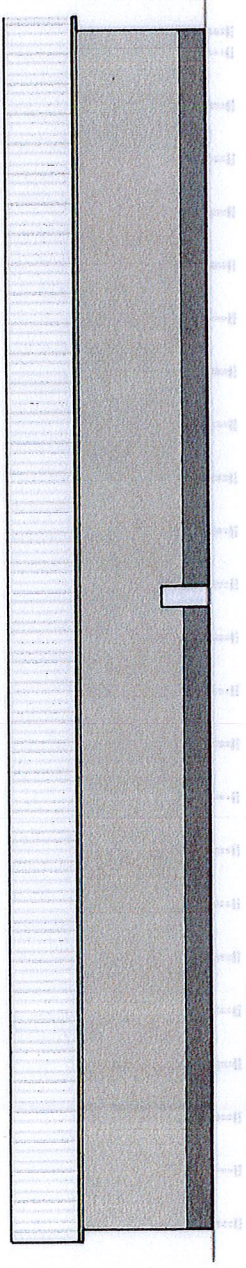


3
CABLE ELEVATION
Scale: 1/8" = 1'-0"

Front Facing Hallwoods Rd.



4
SIDEWALL ELEVATION
Scale: 1/8" = 1'-0"



5
SIDEWALL ELEVATION
Scale: 1/8" = 1'-0"

BURKHOLDER BROTHERS
County: Cassinette North Pole Holdings
4445 Rt. 19, Exeter, N.S. B3B7
(907) 243-2434

60'x180'x20'
POLE BUILDING
NOR. BELLINGRD
41 GAV. BROOK DR
THACKA, NY 14850

ELEVATIONS

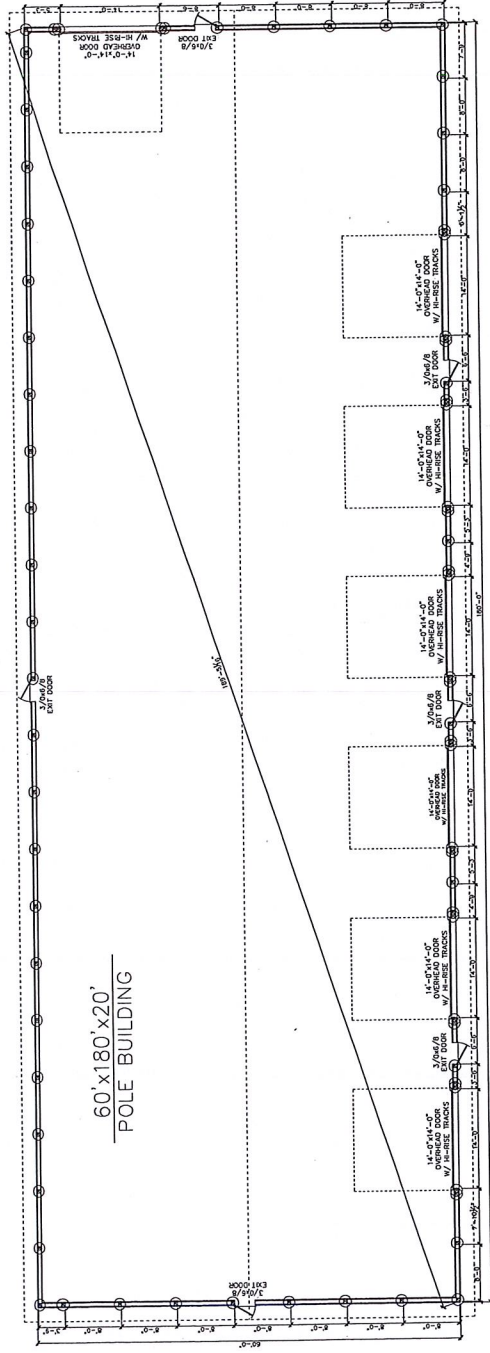
A-102

BURKHOLDER BROTHERS
 Quality Custom Built Pole Buildings
 4445 Rt. 14, Dundee, N.Y. 14837
 (607) 243-3634

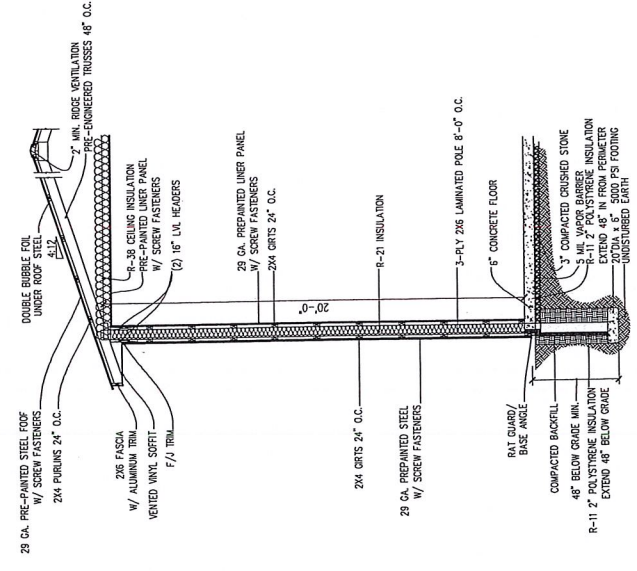
60'x180'x20'
 POLE BUILDING
 NICK BELLSARIO
 41 OAK BROOK DR
 ITHACA NY 14850

MARK/DATE	DESCRIPTION
ISSUES	
PROJECT NO.	002-105
CAD DWG FILE:	NICK/BELLSARIO
DRAWN BY:	DAVE
CHECKED BY:	
COPYRIGHT:	
SHEET TITLE:	

FLOORPLAN
 A-101



1 FLOORPLAN
 Scale: 1/4" = 1'-0"



A
B
C
D
E

1 2 3 4 5 6

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: PROLAWN INC.			
Project Location (describe, and attach a location map): HALLWOODS RD ITHACA N.Y. 14850			
Brief Description of Proposed Action: 60'x180' WAREHOUSE BUILDING			
Name of Applicant or Sponsor: NICKOLAS BELUSARIO		Telep E-Ma	
Address: 41 OAK BROOK DR			
City/PO: ITHACA	State: N.Y.	Zip Code: 14850	
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 ✓
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
3.a. Total acreage of the site of the proposed action? _____ acres			
b. Total acreage to be physically disturbed? _____ acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 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 checked="" 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			

	NO	YES	N/A
5. Is the proposed action, a. A permitted use under the zoning regulations?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	<input checked="" 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: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?	<input checked="" type="checkbox"/>		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	<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: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>well</u>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>septic</u>	<input checked="" 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?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?	<input checked="" 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?			<input checked="" 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"/>		
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?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
16. Is the project site located in the 100 year flood plain?	<input checked="" type="checkbox"/>		<input checked="" 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 b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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: _____ Signature: _____	Date: <u>1/9/18</u> 18	

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?	/	
2. Will the proposed action result in a change in the use or intensity of use of land?	/	
3. Will the proposed action impair the character or quality of the existing community?	/	
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?	/	
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?	/	
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?	/	
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?	/	
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?	/	
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?	/	