



Memorandum

To: Marty Mosely
Cc: Planning Board members, Ray Burger
From: David Sprout, Planning Department
Subject: Site Plan Review – 231 Groton Road, Tax Parcel 28.-1-7.2
Date: May 15, 2018

In Rural Residential and Rural Agricultural zoning districts, Section 606 of the Town's zoning law allows a density of two (2) Dwelling Units per acre, up to a maximum of ten (10) Dwelling Units per lot, provided an equal number of conforming lots could be created if the parent parcel was subdivided.

Kevin Clark wishes to add two 2-bedroom manufactured homes to his 14.17-acre property at 231 Groton Road. The property, located in a Rural Residential district, currently contains a traditionally built single-family dwelling and a manufactured home. Site plan Review (SPR) is required whenever two to four dwelling units are proposed. Mr. Clark has submitted SPR application materials for the Board's consideration.

Mr. Clark proposes that the two homes share a new driveway and have share a common absorption field for the onsite wastewater treatment system. In his application, Mr. Clark describes a very basic erosion and sediment control plan. Mr. Clark plans to plant trees for privacy but has not provided a planting schedule or indicated on the sketch where the trees, or other plantings, will be located.

Residential Design Guidelines

A permit from the NYS Department of Transportation (DOT) is required for a new driveway. Building Permits may not be issued until a DOT permit is obtained. A second means of access to the roadway, from a single parcel, is inconsistent with the Town Residential Design Guidelines' general principle of ensuring public safety by minimizing entry points and DOT typically allows only one driveway per property. A DOT official stated that the DOT would usually not review projects until a highway permit is submitted. The Board may wish to explore, with Mr. Clark, alternatives to a second road cut. If the existing entrance is utilized, no DOT permit will be required.

Other general design principles to consider are maintaining natural, cultural and historic features, protecting the scenic character of rural corridors and roads, protecting farmland and agricultural resources, designing with nature, and awareness of regional context.

There are no, cultural or historic features and there are no mature trees or streams at the build site, which encompasses approximately ¼ acre of the 14-acre parcel. The siting of two manufactured homes will not greatly alter the current roadside view – the scenic character of the rural corridor. The land is not in agricultural production.

The homes will be sited approximately 250'-300' (as the crow flies) from one of two ponds to the north and UNA 73 to the east. The entire eastern property line is within UNA 73. Conservation notes for UNA 73 (the site name is the Freeville Fir Tree Swamp) state that any activity that alters the quality or quantity of water on the site is considered a threat. A properly implemented erosion and sediment control plan, and the distance separating the project from the UNA, will adequately protect the UNA during construction. A properly installed wastewater system should ensure the UNA's protection post construction.

The closest residential neighbor (other than the existing onsite dwellings) is directly across from the proposed driveway. That residence and at least two others face down onto the Clark property. Buffering is not required for single-family homes and, given the elevation difference, screening the proposed development

from adjacent properties will be difficult. However, the Board should consider the proximity of adjacent and nearby neighbors and encourage plantings that minimize the visual impact of the manufactured homes.

EAF, SEQR, 239 Review

Part 1 of the Short EAF is included with the application. Question #2, regarding other permitting requirements, should be answered 'yes'. The action requires a DOT permit. Question 13a, regarding wetlands on or adjacent to the project site, should be marked 'yes'. A large part of UNA 73 is identified as both DEC and National wetlands.

Construction or expansion of a single-family, two-family or a three-family residence on an approved lot, including provision of necessary utility connections as provided in paragraph (11) and the installation, maintenance and/or upgrade of a drinking water well and septic system, is a listed Type II action (6NYCRR 617 §617.5(c)(9)) subject to SEQR review exemption status.

This project requires regional planning review (GML 239-m) by the Tompkins County Department of Planning and Sustainability.



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

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 4/20/18 Tax Parcel #: 28-1-72 Zoning District: DRYDEN - FREEVILLE
(Complete) Project Address: 231 GROTON ROAD FREEVILLE NY 13068
Project Description: 2 MANUFACTURED HOMES - ADDED LIVING FOR SONS

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:

Permit Application - Contact Information

Owner - Print name: KEVIN L CLARK

Owner Signature required & dated: _____

Address: 231 GROTON ROAD City: FREDVILLE State: NY Zip Code: 13068

E-mail: _____ Telephone No.: 607 220-4823

Emergency Contact: _____ Telephone No.: _____

Agent / Applicant - Print: _____

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

E-mail: _____ Telephone No.: _____

General Contractor: _____ License # _____

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

E-mail: _____ Telephone No.: _____

Mason Contractor: _____ License # _____

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

E-mail: _____ Telephone No.: _____

Electrical Contractor: _____ License # _____

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

E-mail: _____ Telephone No.: _____

HVAC Contractor: _____ License # _____

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

E-mail: _____ Telephone No.: _____

Plumbing Contractor: _____ License # _____

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

E-mail: _____ Telephone No.: _____

Surveyor: _____ License # _____

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

E-mail: _____ Telephone No.: _____

Note: The Town of Dryden will keep your contact information private.

CUT: _____

Application from _____ for _____

Project Site _____ received on _____

Payment received \$ _____ Cash _____ Check # _____ Credit Card (circle one)

Signature of receiver _____ Date _____

Site PLANS AT 231 GROTON ROAD - 28.-1-7.2

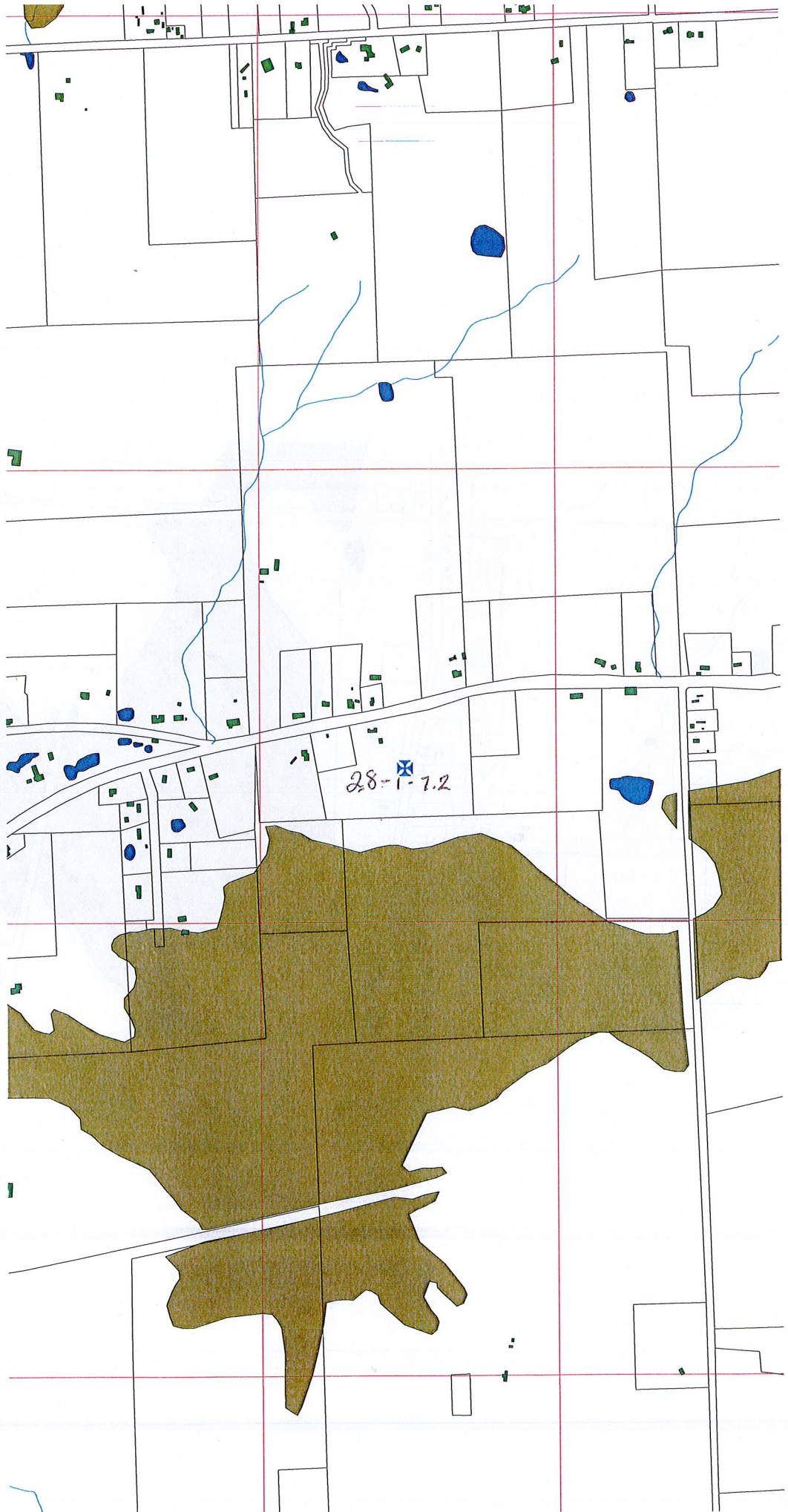
2 ~~MANUFACTURE~~ Home's ADDED FOR
Son's 1) 16 foot wide DRIVEWAY WITH
TURN AROUND ABOUT 300 FEET LONG,
SHARED

2.) WILL BE PLANTING TREES FOR PRIVACY
NOT YET DECIDED ON TREES RECOMMEND IF POSSIBLE

3.) STORM WATER DISTURBANCE LESS THAN
ACRE

4.) I WILL STABILIZE ENTRANCE
AND HAVE SILT FENCE DOWN GRADE
FROM WORK

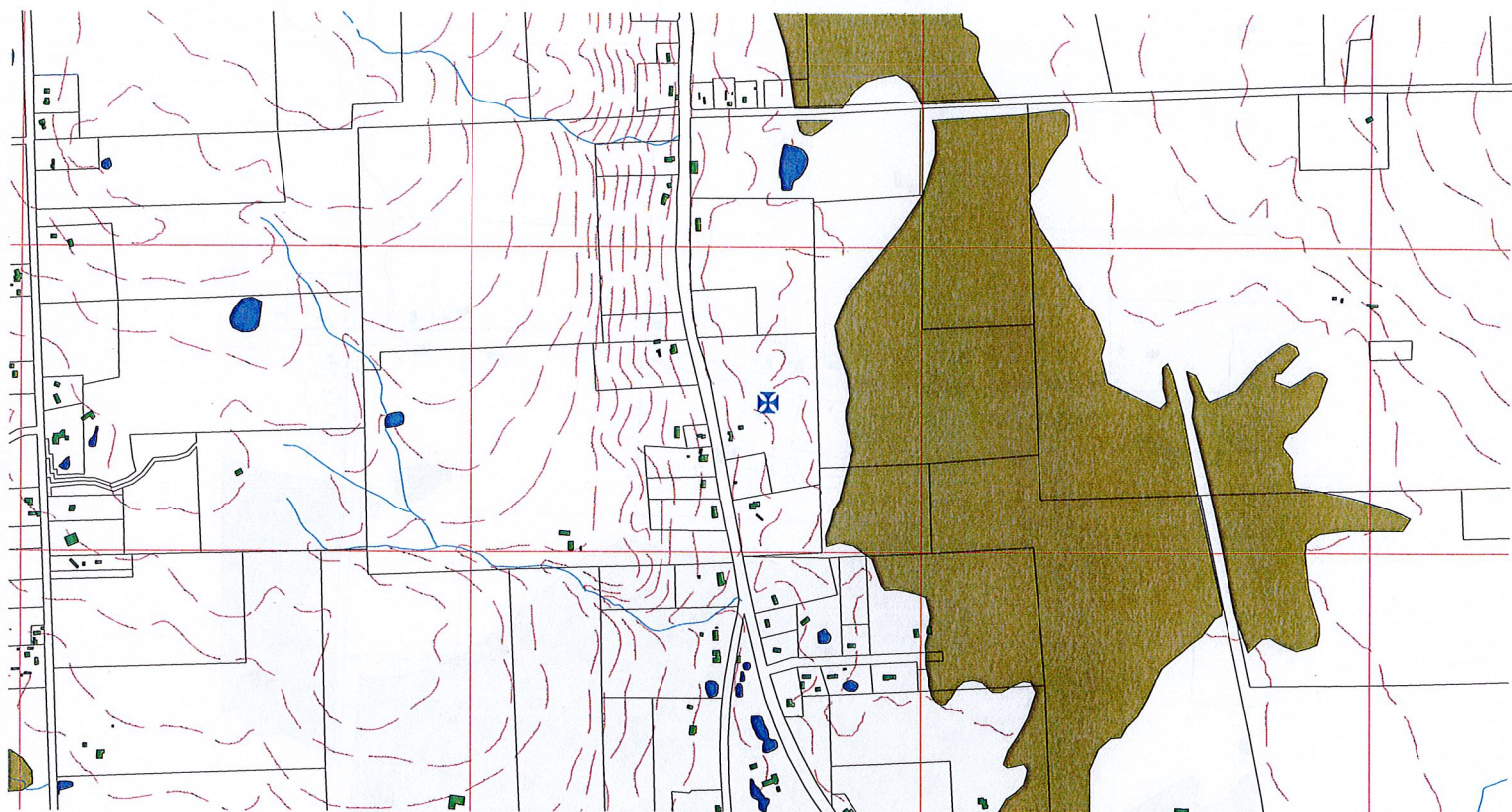
5.) WANT THEM TO BE ATTRACTIVE TO THE
EYE BUT NOT LOOK LIKE A PARK
THE EACH WILL HAVE THEIR OWN
SEPTIC TANK AND SHARE THE LEACH FIELD

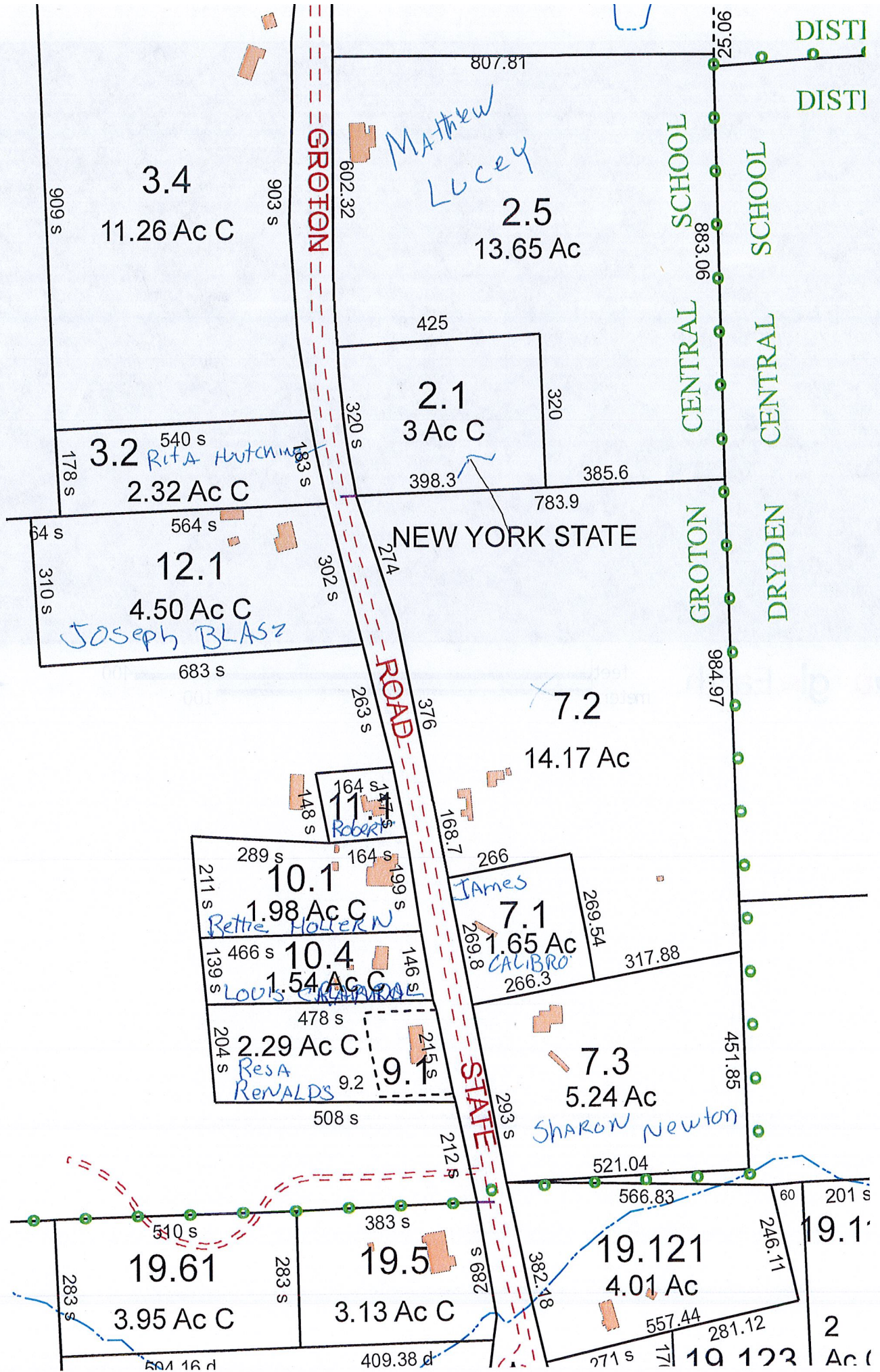


28-1-7.2

Westland

TOPO MAP

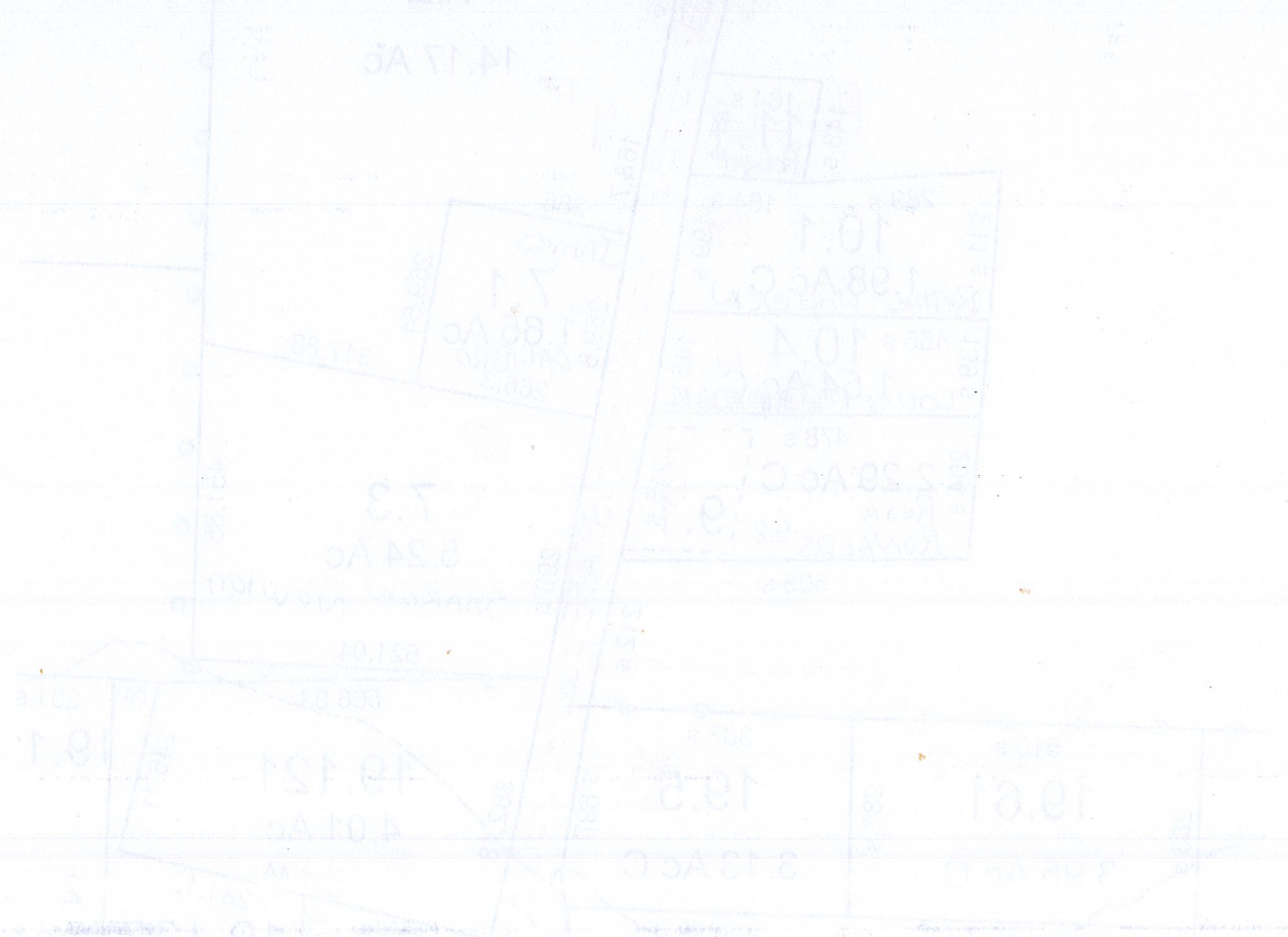
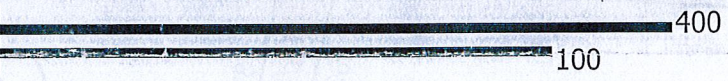






Google Earth

feet
meters



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: KEVIN CLARK Date: 4-20-18
Phone # 607 220-4823 Mailing Address: 231 GROTON ROAD FREVILLE NY 13068
Project Site Address: SAME Tax Parcel # _____
Project Sponsor Name (If Different than Owner): _____ Phone: _____
Address: _____

Brief Description of the Project: siting of 2 ~~MODULAR~~ HOMES MANUFACTURED

(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? _____

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? 1000 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.).

Mostly FLAT with some SLIGHT 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 8,790 AND TURN AROUND
Parking Area _____
House / Main Building 2000
Other Buildings _____
Septic System 1000
Other Grading / Clearing / Lawn _____
Wells and Ditches _____
Drainage Structures _____
Utility Laying 1000
Additional Area 12,790 (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): _____

9B) For subdivisions only:
Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: _____

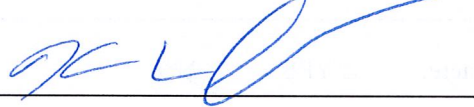
10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the Tompkins County Soil Survey? YES NO

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

12. Total Parcel Acreage: 14.17

13. Area of existing impervious surface prior to development: 4650

14. Total Impervious Area expected after project completion: 29,150

Signature:  Date: 4/20/18

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: ADDED Living							
Project Location (describe, and attach a location map): 231 GROTON ROAD FREVILLE NY 13068							
Brief Description of Proposed Action: ADDED LIVING FOR SONS 2 MODULAR HOMES							
Name of Applicant or Sponsor: KEVIN L CLARK		Telephone: (607) 220-4823					
		E-Mail:					
Address: 231 GROTON ROAD E							
City/PO: FREVILLE		State: NY	Zip Code: 13068				
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.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">NO</th> <th style="width: 50%;">YES</th> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3.a. Total acreage of the site of the proposed action?		Less Than acres 14.71					
b. Total acreage to be physically disturbed?		Less Than acres 14,790					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		14.71 acres					
4. Check all land uses that occur on, adjoining and near the proposed action.							
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" 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? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		✓	
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	
	✓		
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation service(s) available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	✓		
	✓		
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	
			✓
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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
	✓		
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____	NO	YES	
	✓		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places? b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	✓		
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? 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: _____	NO	YES	
	✓		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input checked="" 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	
	✓		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	✓		
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: _____	NO	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: _____ Signature: _____	Date: <u>4/20/18</u>	

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)?	✓	

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?	✓	
11. Will the proposed action create a hazard to environmental resources or human health?	✓	

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency	Date
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)