

Memorandum

To: Town Board
C: Town Clerk, Town Attorney
From: Planning Department
Subject: Veterinary Clinic, 1650 Hanshaw Road
Date: July 6, 2018

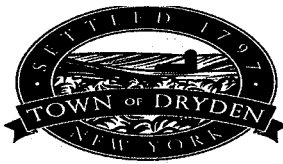
The Planning Department is in receipt of a Special Use Permit (SUP) application from Peter Shug, who is seeking approval to construct a 4000-4800 square foot building, to be used as a veterinary clinic, at 1650 Hanshaw Road. The 6.1-acre parcel, located in the Rural Residential (RR) zoning district, currently contains a 9700 square foot building, home of The Mailbox, Inc., a mailing service business.

The new structure will be located in front of the existing Mailbox facility. The clinic will share the existing well and septic system. Parking spaces will be provided in the existing parking lot. No new road cuts are required.

A Simple stormwater pollution prevention plan (SWPPP), provided by the Stormwater Management Officer, must be implemented. The content of a Simple SWPPP may include a stabilized construction entrance, stabilization of exposed soils, protection of adjacent properties, waterways and natural areas, management of concentrated flow areas and maintenance during construction. Silt fencing will be the principal stormwater control practice for this project.

This project is subject to the following reviews and approvals:

- a) Sketch Plan Review (sketch conference) pursuant to Dryden Zoning Law Article XI (Public Hearing is optional)
- b) A SUP to allow a professional office in the RR zoning district, pursuant to Dryden Zoning Law Article XII (Public Hearing is mandatory)
- c) State Environmental Quality Review (SEQR). This project is an Unlisted Action. The Town Board shall serve as Lead Agency. Part 1 of the Short Environmental Assessment Form (SEAF) is provided.
- d) GML§ 239-m regional planning review



Sketch Plan Review

The Sketch Plan, as provided, shows the topographic contours, the basic layout of the site, the size of the existing and proposed buildings in relation to the site, the well and septic, overhead utilities, the existing driveway with proposed parking spaces, existing and proposed plantings and proposed dumpster location.

Based on the information provided and the fact that the site has demonstrated its functionality, the Planning Department believes full site plan review is unnecessary. It is recommended that, as conditions of approval, that a sidewalk be installed on the west side of the parking lot, screening be provided for the dumpsters, a planting schedule be provided to the Planning Department and that required lighting is night sky compliant. The applicant should be encouraged to include a bike rack.

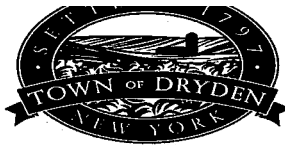
If SPR is required, the following is a list of requirements for Site Plan Review for your consideration:

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing; **Complies**
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date; **Complies**
3. Identification of public highways; **Complies**
4. Existing watercourses and wetlands; **Complies**
5. Grading and drainage plan showing existing and proposed contours; **Complies**
6. Location, design and type of construction, proposed use and exterior dimensions of all buildings; **Complies**
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway; **Complies**
8. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all driveways; **A sidewalk along the public highway would be out of character with the surrounding neighborhood. A sidewalk should be provided adjacent to the parking spaces on the west side of the parking lot Two ADA parking spaces are required and provided, though not marked. ADA signage is required.**
9. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle



parking should be provided in a covered area protected from the weather; **No bicycle parking is indicated. It is unlikely that visitors to the clinic would arrive on bike but employees may commute by bicycle.**

10. Location, type and screening details of waste disposal containers and outdoor storage areas; **Location is shown, no screening details are provided**
11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; **Complies**
12. Description of the method of sewage disposal and location; **Complies**
13. Description of the method of securing potable water and location, design and construction materials of such facilities; **Complies**
14. Location of fire and other emergency zones, including the location of fire hydrants; **No hydrants in vicinity, roadway and driveway are fire lanes**
15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy; **Complies**
16. Location, height, size, materials, and design of all proposed signage; **Existing sign is within the planter box identified on the plan, veterinary clinic sign is not indicated**
17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night; **Complies**
18. Location and proposed development of all buffer areas, including existing vegetation cover; **Complies**
19. Location and design of outdoor lighting facilities; **None proposed**
20. Location, height, intensity, and bulb type of all external lighting fixtures; **Not provided**
21. Direction of illumination and methods to eliminate glare onto adjoining properties; **No exterior lighting is indicated but illumination is required near entrances and exits**
22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity; **Complies**
23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees; **No 12" DBH trees are at build site, clearing limit is approximately 7000 square feet**
24. Landscaping plan and planting schedule; **Landscaping plan is indicated, planting schedule**



is not. Shrub selection should be such that when mature, the plants reduce the starkness of the metal lad buildings roadside façade.

25. Estimated project construction schedule; **Not included**
26. Record of application for and approval status of all necessary permits from state and county agencies; **None required**
27. Identification of any state or county permits required for the project; **None required**
28. Other elements integral to the proposed development as considered necessary by the Board; **TBD by Board**
29. Stormwater Management Plan as required by Ordinance; **Complies**
30. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. **Complies, SEAF is adequate**

Special Permit

In order to review the project, the requirements of the Special Use Permit should be considered first based upon the Sketch Plan and letter of application for Special Use Permit, and understanding that any issues can be further addressed in conditions or by requiring Full Site Plan Review. The factors to consider for Special Use Permit, according to state and local law are stated in the table below.

SUP Standard	Planning Department Notes
Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance	The purpose of the RR district is to define an area of the town where residential uses situated in a rural landscape constitute the primary land use. One and two family dwellings are the primary form of development. While a professional office would seem to be out of place based on the purpose of the RR district, a service business is currently located on the site and the SPCA is adjacent to the parcel. Other uses allowed w/SPR only are Congregate Care Facilities, Family and Family Group day care facilities, B&Bs, and Municipal Uses
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	This site is adjacent to the SPCA. Open fields are across Hanshaw Road, a single-family residence (owned by the applicant) occupies the property to the east of the project site. The development area is a flat portion of the lawn area.
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	The applicant is proposing 42 parking spaces on the existing blacktop. There is a 20' driveway between buildings and police and fire will have access to the buildings from each side.
The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other	There will not be a significant increase in traffic. Two dumpsters will handle solid waste from the clinic and existing facility (dumpsters should be screened). While under construction, a temporary increase in noise levels can be expected. Construction equipment may release odors but no harmful substances should be released. The clinic will operate



<p>Restrictions and/or conditions on design of Structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town</p>	<p>Illumination is required at or near all exits. No lighting is shown on the elevation drawings or sketch plan. Lighting should be minimal to preserve dark skies and limit light pollution. A metal building is proposed. Shrubs will reduce the starkness of the metal cladding (see site plan review notes). A planting schedule should be provided to the Planning Department.</p>
<p>Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.</p>	<p>Sketch Plan compliant (see site plan review). Design guideline conformance: no cut and fill required. Minimal ground disturbance, no new road cuts, driveways or parking lots, dumpsters need screening, impact of metal sided building will be lessened with scrubs and stucco (on parking lot side), street sidewalks would be out of neighborhood character.</p>



Planning Department

<u>Director of Planning</u>	<u>Ray Burger</u>
<u>Code Enforcement Officer</u>	<u>Kevin Ezell</u>
<u>Code Enforcement Officer</u>	<u>David Sprout</u>
<u>Zoning Officer</u>	<u>David Sprout</u>
<u>Stormwater Manager</u>	<u>David Sprout</u>
<u>Administrative Coordinator</u>	<u>Joy Foster</u>

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: 6/9/18 Tax Parcel #: 43.-1-23.2 Zoning District: Rwd/Res
 (COMPLETE) Project Address: 1650 HANSHAW ROAD
 Project Description: Install a new 50x80 Steel Bldg for future office Rental
 Estimated project cost: \$ 380,000.00

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: Peter Schug
 Owner Signature required & dated: [Signature], 6/27/18
 COMPLETE MAILING address: 1 Penny Lane Dryden NY 13053

E-mail: _____ Telephone No: _____

Agent / Applicant - Print : _____
 Address: _____ City: _____ State: _____ Zip Code: _____
 E-mail: _____ Telephone No: _____

General Contractor: _____
 Address: _____ City: _____ State: _____ Zip Code: _____
 E-mail: _____ Telephone No: _____

George W. Breuhaus, Architect
architecture, planning, space planning

July 6, 2018

Code Enforcement Officer
Town of Dryden
93 East Main Street
Dryden, New York 13053
Attn: Mr. David Sprout

Re: Proposed Building
1650 Hanshaw Road
Tax Parcel #43-1-23.2

Dear Mr. Sprout:

Mr. Peter Schug, the owner, would like to build a single-story building adjacent his existing building on the above referenced site. The size of the new building would be approximately 4,000 – 4,800 s.f. The new building would be located south (towards the road) of the existing building. It would be offset approximately ten feet. The building is offset for the following reasons:

1. To minimize conflict / interference with the existing foundation footings.
2. To eliminate the need to reinforce the existing building roof to accommodate "snow-pocketing".
3. To provide the opportunity to raise the floor level to allow connection to the existing septic tank.

The new building is proposed to be rented to a private veterinary practice. It would be possible, at some later point in time, to connect the new building to the existing, depending on the needs of the various tenants.

The new building would utilize the existing asphalt parking area without adding additional pavement. The existing lot can be re-striped to add the additional 16-18 parking spaces required by the new tenant. Parking would be provided along the side and rear of the site. No exterior site lighting is anticipated to be installed.

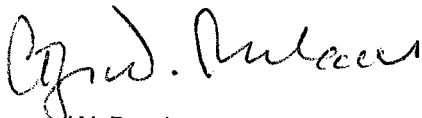
The new building would use the existing support utilities currently found on the site. Water would be provided from the existing private well. The new service would be installed with backflow protection to protect the other buildings currently served by the well. It is our intent to connect to the existing septic system. The inverts of the existing system need to be field verified to verify the feasibility. The existing capacity will also be verified with the County Health Department prior to connection. New electric, phone, and internet service will be brought overhead from the existing utility pole along the street.

The site is essentially flat and will need little re-grading. Since we have minimal ground disturbance, no stormwater management plan is required. We will provide silt fence along the south and west sides of the construction site to prevent surface erosion from entering the existing ditch/stream during construction. The site will be restored with lawn and additional shrubbery at the conclusion of construction.

We have included a site plan showing the existing layout and proposed layout with the addition for your review. We have also include preliminary building elevations showing the front (east) and roadside (south) of the proposed new building. We believe that the proposed building is an allowed use in this zoning district (Rural Residential) provided it is granted a Special Use Permit.

Please call with any additional questions.

Very Truly Yours,
George W. Breuhaus, Architect



George W. Breuhaus

General Permit Application Worksheet - Special Use Permit

Below or on a separate sheet, or in a letter of application, please provide the information required in the list below. All Special Use Permits require Site Plan Review, and applications must proceed beyond Sketch Plan Review in that procedure in order to be approved. The Town Board may waive further Site Plan Review based upon the Sketch Plan (see Site Plan Review Worksheet)

As you can see from the requested information, Special Use Permits are allowed uses so long as they are not disruptive to neighboring properties. The actual performance of the site with regard to traffic, lighting etc. is addressed in the Site Plan Review process. The Town Board may, and likely will, condition any approval to ensure this compatibility (letter E. below). These conditions often have to do with hours of operation, lighting, signs, and outdoor storage that will also have to be shown on the approved Sketch Plan, or Site Plan (if required).

- A. Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance;

Please refer to the Zoning Ordinance (Section 400) and review the descriptions of the zoning districts. These generally describe the intent of the district. Your application should refer to the proper description and state why your proposed project is compatible with the intent of the zoning district.

THE PROPOSED ADDITION IS IN THE RURAL RESIDENTIAL DISTRICT.
THE SITE WAS ORIGINALLY THE HOME OF CAYUGA PRESS &
PRE-DATES THE CURRENT ZONING ORDINANCE. THE PROPOSED
TENANT WILL BE A VETERINARIAN (PROFESSIONAL OFFICE)
AND IS AN ALLOWED USE WITH A SUP.

- B. Compatibility of the proposed use with adjoining properties and with the natural and manmade environment;

This requirement is concerned with compatibility with neighbors, and the environment. This is mainly concerned with the over use of the property, and appearance. Essentially how does the proposal blend in with the existing neighborhood?

THE SPCA OCCUPIES THE ADJACENT SITE TO THE WEST.
THE CURRENT SITE IS USED FOR BUSINESS/COMMERCIAL
USES. THE RESIDENCE THAT IS IMMEDIATELY ADJACENT
TO THE EAST IS OCCUPIED BY A RELATIVE OF THE OWNER.

- C. Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police, and emergency vehicles;

Here, describe how utilities (phone, gas, water, sewer, etc.) will serve the site. And a basic description or reference to the Site Plan Review documents with regard to parking and circulation.

POWER PHONE & INTERNET WILL BE PROVIDED OVERHEAD FROM THE EXISTING POLE AT THE STREET. WATER WILL BE FROM THE EXISTING WELL ON-SITE. SANITARY WILL BE CONNECTED TO THE EXISTING SEPTIC SYSTEM.

- D. The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances;

The potential environmental impacts, or not, of the project should be described here, along with the ways that these impacts will be lessened, or made better. You may want to supply this on a separate sheet to be included in Part D. of the long Environmental Assessment Form.

THERE IS NO ADDITIONAL NEGATIVE IMPACT EXPECTED FROM THE PROPOSED BUILDING. THE PROPOSED VET OFFICE ADJACENT THE SPCA ~~HOURS~~ WILL ASSIST WITH THE CARE OF ANIMALS.

- E. Restrictions and/or conditions on design of Structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town;

Here please indicate how the Site Plan and other operational approaches will reduce impacts, or improve, the compatibility with surrounding uses.

THE VET OFFICE HOURS OF OPERATION WILL MOST LIKELY COINCIDE WITH THE SPCA SCHEDULE

- F. Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.

Please review the appropriate design guidelines and state how your project reflects the ideas included in the design guidelines such as vegetation along roadway, peaked roof, lighting, parking on side or in the rear of the building etc.

THE EXISTING ASPHALT PAVEMENT WILL BE USED TO ACCOMMODATE
ALL NECESSARY PARKING (NO ADD'D PAVEMENT). PARKING IS
TO THE SIDE & REAR OF ALL BUILDINGS. ADDITIONAL
SHRUBBERY (SCREENING) WILL BE PLANTED ALONG
THE SOUTH (ROADSIDE) BUILDING ELEVATION.

Notices and Disclaimers – Signature Required

1.) Right to Farm Law

Be advised:

"This property may border a farm, as defined in Town of Dryden Local Law #1 of the year 1992, a Local Law known as "Right to Farm Law." Residents should be aware that farmers have the right to undertake good or acceptable farm practices which may generate dust, odor, smoke, noise, and vibration."

Amendment #12, Local Law #1 of 1992, "Right to Farm Law" Adopted by Dryden Town Board July 14, 1992, Resolution #130. Local Law #1 of 1992. Effective July 20, 1992.

Enforcement

The Town of Dryden will strictly enforce all requirements and regulations of both the N.Y.S. Building & Fire Prevention Code and the Town of Dryden Zoning Ordinance. The following is the general policy of the Town of Dryden Planning Department.

- 1) No Building Permits will be issued to any applicant until such time that all other required permits, certificates and documents have been submitted to this office and found to be acceptable and complete.
- 2) No Public Hearings or Town Review will be scheduled for any purpose until this office has reviewed and found that all application and supporting documents are accurate and complete.
- 3) If at any time prior to the issue of an above permit or authority to proceed has been granted, it is found that construction or occupancy has begun or taken place, the violator, and property owner may be prosecuted in a court of law.
- 4) If after permits have been issued a permit holder takes occupancy, opens its doors to the public or uses a permitted device without obtaining a Certificate of Occupancy or Certificate of Compliance, the holder of that permit may be prosecuted in a court of law.

- 5) The Town of Dryden will not tolerate a violation of either the Dryden Town Zoning Ordinance or the New York State Building and Fire Prevention Code. Action will be taken against all violators.
- 6) **Inspections are required** per inspection sheet. A mandatory final inspection is required from the Town of Dryden Code Enforcement Officer, to close out permit and to allow use. Permits expire one year from date of issue and will need to be renewed by applicant and a fee of one-half of the permit fee at time of issue will be due. Demolition permits expire six months after issue.

Fees

- 1) FEES MUST BE SUBMITTED WITH THIS APPLICATION
- 2) You are responsible for complying with these terms and conditions.
- 3) All plans that are for Commercial Use or are more than 1500 Sq. Ft. of usable space in single-family construction must be stamped by a N.Y.S. Licensed Architect or Engineer as to code and construction compliance.

Special Use Permit Fee: \$165

Planned Unit Development SUP: \$250

Large Scale Retail Development SUP: \$250

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:

6/29/18

Print name:

Peter Schug

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: PETER SCHUC Date: 7/12/2018

Phone # 279-0362(c) Mailing Address: _____

Project Site Address: 1050 HANSHAW ROAD Tax Parcel # 43-1-23.2

Project Sponsor Name (If Different than Owner): GEROLD W. BEEHAWES Phone: 607-257-8348

Address: 950 DABBY RD. STE 220 ITHACA, N.Y. 14850

Brief Description of the Project:

CONSTRUCTION OF NEW SINGLE-STORY OFFICE BUILDING ADJACENT THE EXISTING COMMERCIAL BUILDING.

(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? ± 98'-0" 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.).
THE SITE IS ESSENTIALLY FLAT WITH A DRAINAGE DITCH TO THE WEST & A DITCH ALONG HANSHAW ROAD.
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 ± 400 CU. YD.
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 N.A. - EXISTING
Parking Area N.A. - EXISTING
House / Main Building 1,075 s.f.
Other Buildings H.A.
Septic System N.A. - EXISTING
Other Grading / Clearing / Lawn ± 2,500 s.f.
Wells and Ditches H.A. - EXISTING
Drainage Structures N.A.
Utility Laying ± 30 s.f.
Additional Area _____ (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): ± 6,900 s.f.

9B) For subdivisions only:

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

9C) As estimated above, the total Area of Disturbance is: ± 6,900 s.f.

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: ± 6.1 Acre

13. Area of existing impervious surface prior to development: 37,476 s.f.

14. Total Impervious Area expected after project completion: 41,974 s.f.

Signature: J. Dulac Date: 7/12/2018

617.20
Appendix B
Short Environmental Assessment Form

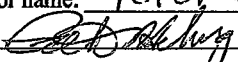
Instructions for Completing

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: <i>Office bldg.</i>				
Project Location (describe, and attach a location map): <i>1650 Hanshaw Rd.</i>				
Brief Description of Proposed Action: <i>Build a 4,000 Sq. Ft Building on lot close to Hanshaw Rd. side of lot.</i>				
Name of Applicant or Sponsor: <i>Peter Schug</i>		Telephone:		
		E-Mail:		
Address: <i>1 Penny Lane</i>				
City/PO: <i>Dryden</i>	State: <i>NY</i>	Zip Code: <i>13053</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 <input checked="" type="checkbox"/>	YES <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: <i>Special permit and site plan review by Dryden Town Board</i>			NO <input type="checkbox"/>	YES <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action?				
b. Total acreage to be physically disturbed?			<i>+/- 6.1</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			<i>+/- 1/10th</i> acres	
			<i>14.5</i> 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 checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input checked="" 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?		X	
b. Consistent with the adopted comprehensive plan?		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			X
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	X		
b. Are public transportation service(s) available at or near the site of the proposed action?			X
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
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: _____			X
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 checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____			X
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 checked="" type="checkbox"/> YES] If No, describe method for providing wastewater treatment: _____			X
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	X		
b. Is the proposed action located in an archeological sensitive area?	X		
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?	X		
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: _____	X		
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 checked="" type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" 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?	X		
16. Is the project site located in the 100 year flood plain?			
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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES			X

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
	X	
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
	X	
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
	X	
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Peter Schug</u>	Date: <u>6/29/18</u>	
Signature: <u></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.

<input type="checkbox"/> 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.	
<input type="checkbox"/> 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)