



Memorandum

To: Planning Board
From: David Sprout
Subject: Sketch Conference - Grass Masters Landscaping, 2025 Dryden Road Freeville
Date: July 9, 2018

The Planning Department in receipt of a Site Plan Review (SPR) application from Grass Masters Landscaping, LLC (Grass Masters). Grass Masters recently purchased 2025 Dryden Road, a 3.37-acre parcel located in a Mixed Use Commercial (MC) zoning district. Grass Masters plans to relocate and expand its landscaping operations to include retail sales and outdoor display.

The site has been used as a food storage warehouse/distribution center and, more recently, a research and development/light-industrial facility. Grass Masters' proposed Use of the property can be classified as a Service Business, a Contractor Yard, and a Retail Business. Each Use, separately, is a permitted Use, requiring SPR approval.

Existing improvements to the property include a paved parking lot, a U-shaped gravel driveway (two curbscuts), and an 8400 square foot building. Proposed changes to the site include equipment/vehicle parking area(s), and product storage areas. Those products include palletted stone, gravel, and mulches and soils.

A Class A stream runs through the northeast corner of the parcel. It appears that material storage may be as close as 15' to the Class A stream. Based on the stream's bank profile no riparian protection setback is required by the DEC but Tompkins County Planning will likely seek a 50'-100' buffer, consistent with the County's model riparian buffer law.

On certain maps, it appears that a tributary runs south to north through the property, east of the paved parking lot. More likely, because of residential development to the south, the tributary no longer exists. Jean Foley, of the DEC, was unable to find evidence of the tributary.

As a condition of approving the site plan, the Board should require verification that the tributary no longer exists. If the tributary does exist, it is likely ephemeral or intermittent, where water quality protection would be the primary concern. If it is found to be perennial, the tributary will be designated a Class A stream, requiring DEC permits.

In addition to being located in the MC zoning district, the parcel is within the Rural Highway Corridor District. Review of the project should include consideration of both the general Town wide commercial design guidelines and the guidelines for that corridor.

The adaptive re-use of existing buildings/properties is strongly desirable and encouraged. Typically, when the performance of a site has been established, new business groups re-using that site will not require full SPR.

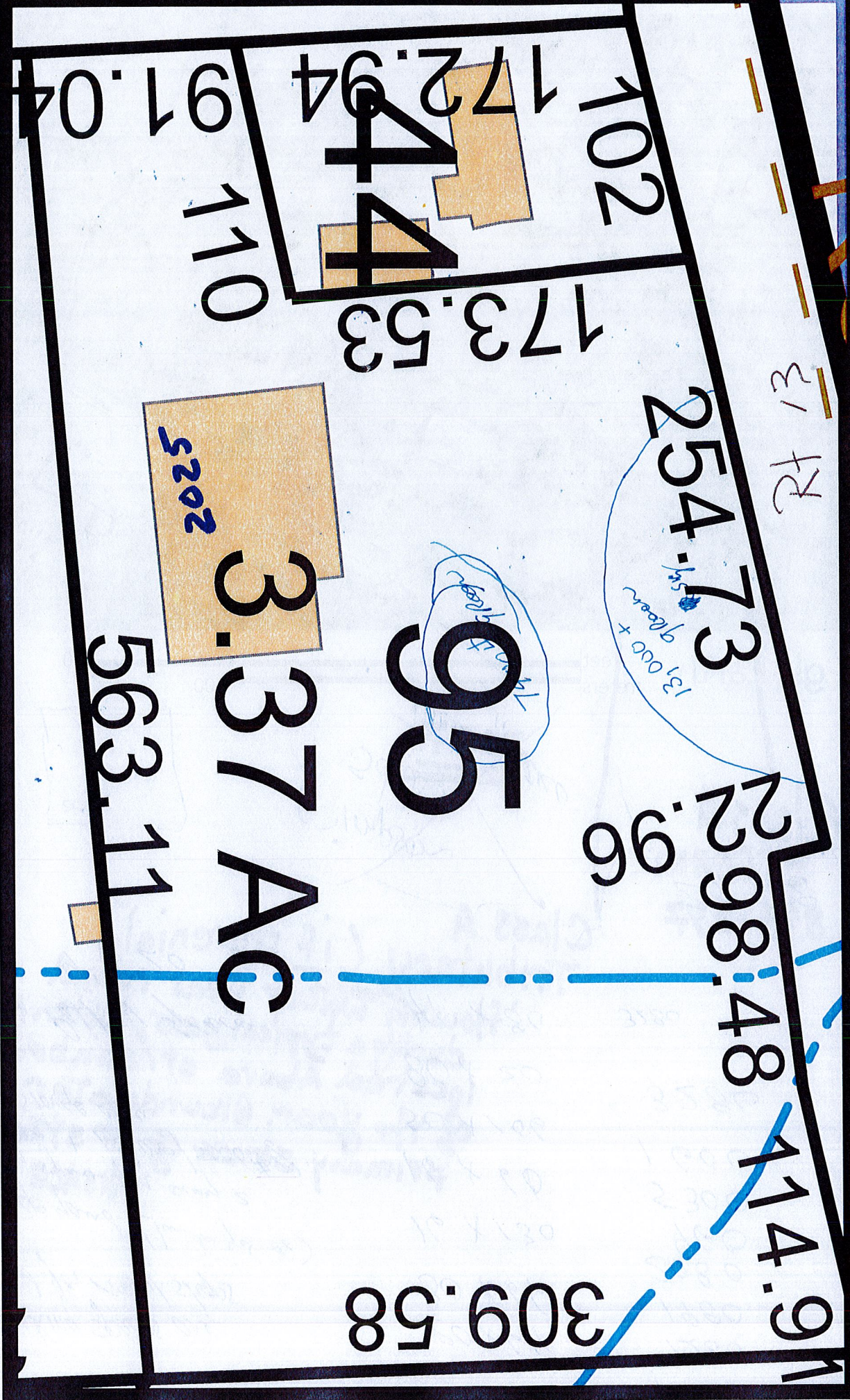
Site Plan Checklist

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing. **Complies**

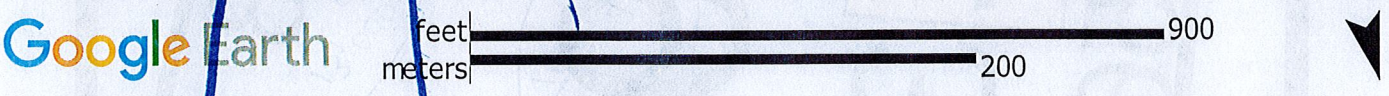
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date. **Complies**
3. Identification of public highways. **Complies**
4. Existing watercourses and wetlands. **Complies (see stream discussion above)**
5. Grading and drainage plan showing existing and proposed contours. **Separate contour map provided**
6. Location, design and type of construction, proposed use and exterior dimensions of all buildings. **No new buildings, existing building is approximately 115'x 80'**
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. **No sidewalks are indicated, one handicap parking space is shown (signage, striping and an accessible route are required), building contains two ADA bathrooms. Sidewalks on Rt 13 would be inconsistent with surrounding neighborhood at this time**
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. **Does not comply**
10. Location, type and screening details of waste disposal containers and outdoor storage areas. **May comply. Proposed dumpster location behind the southeast corner of the existing building, may be visible to adjacent resident (approximately 190' from dumpster location) but required landscaped buffer or existing conditions (zoning law, section 909) may provide adequate screening**
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 (see sketch key)**
13. Description of the method of securing potable water and location, design and construction materials of such facilities. **Complies (see sketch key)**
14. Location of fire and other emergency zones, including the location of fire hydrants. **Dryden Road is the fire lane. No hydrants are nearby.**
15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy. **Brush clearing sketch shows overhead electric**
16. Location, height, size, materials, and design of all proposed signage. **Complies - proposed lighting on sign does not comply with sign regulations**
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. **Sketch indicates buffer areas but provides no details; more buffering may be required on southeast side of property**
19. Location and design of outdoor lighting facilities. **Only sign lighting (see above)**
20. Direction of illumination and methods to eliminate glare onto adjoining properties. **Not provided**
21. Location, height, intensity, and bulb type of all external lighting fixtures. **Not provided**
22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity. **Future outdoor display area is shown**
23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater. **Complies (see separate brush clearing sketch)**
24. Landscaping plan and planting schedule. **Not provided**
25. Estimated project construction schedule. **Not provided**
26. Record of application for and approval status of all necessary permits from state and county agencies. **No County permits are required, remote possibility that DEC stream crossing permit may be required, see stream discussion above**
27. Identification of any state or county permits required for the project. **See stream discussion above**
28. Other elements integral to the proposed development as considered necessary by the Board; **TBD by Planning Board**
29. Stormwater Management Plan per Town of Dryden Stormwater Management Law. **SMO Simple SWPPP**

30. Short or Full EAF or EIS. **SEAF provided, applicant completed both Parts 1 and 2, compare Planning Department generated SEAF**
31. Recommendations by Tompkins County planning per GML 239 1 & m review. **Pending.**
32. Compliance with Dryden Comprehensive Plan, Corridor Guidelines, other plans or guidelines. **Complies with Comprehensive Plan, partial compliance with commercial corridor guidelines**

P.D



P.D.



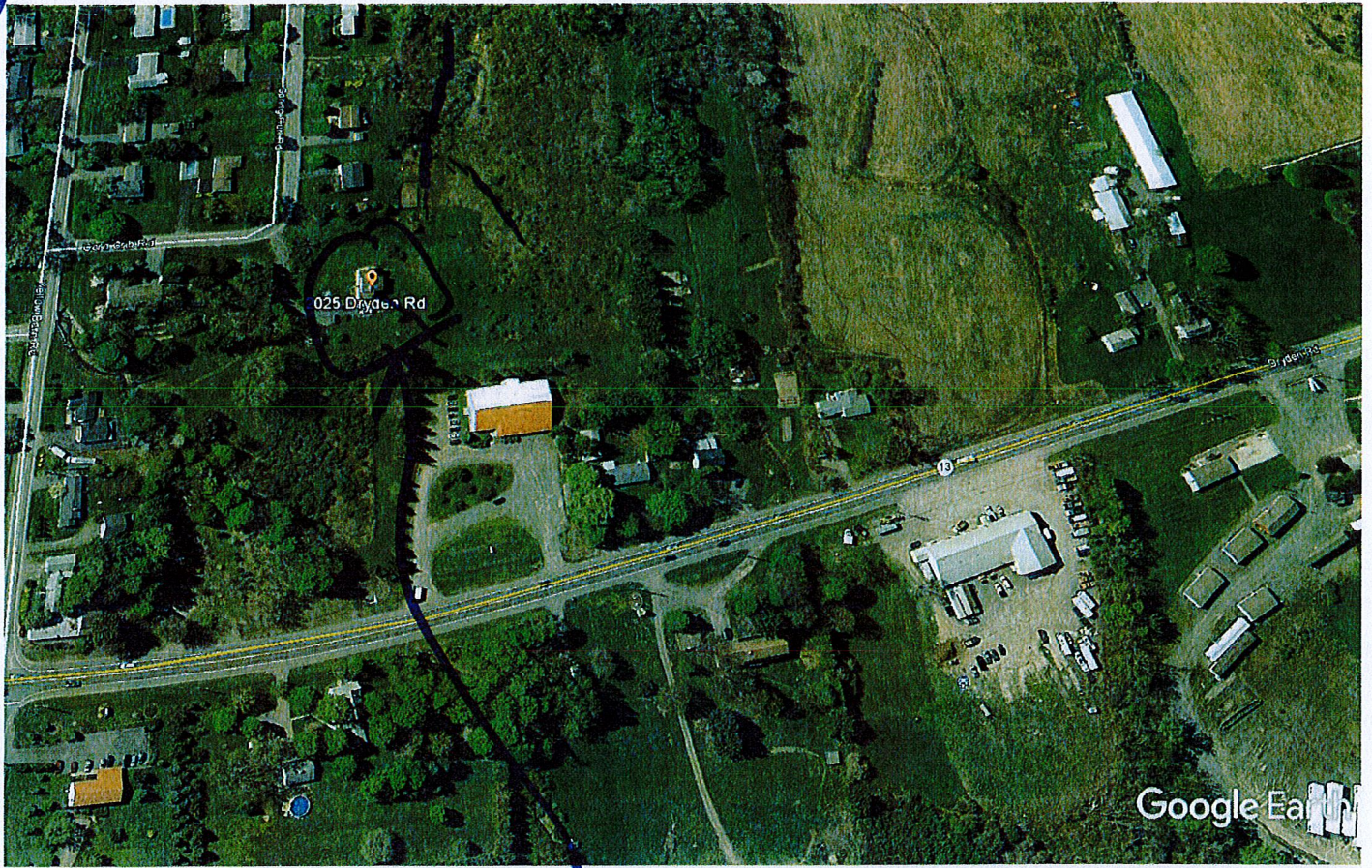
Class A
STREAM
898-247

2007

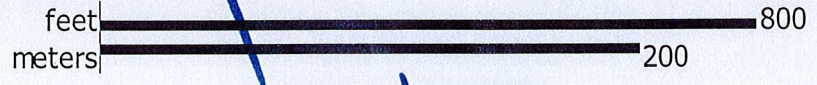
Class A
Tributary (if perennial)
'flowing water year round
during a typical year. Water table
located above streambed most
of the year. Groundwater is the
primary source of for stream flow
USACE

P.D.

P.D.



Google Earth



2013

New home disconnected 'zrib'

P.D.

Short Environmental Assessment Form
Part 1 - Project Information

Instructions for Completing

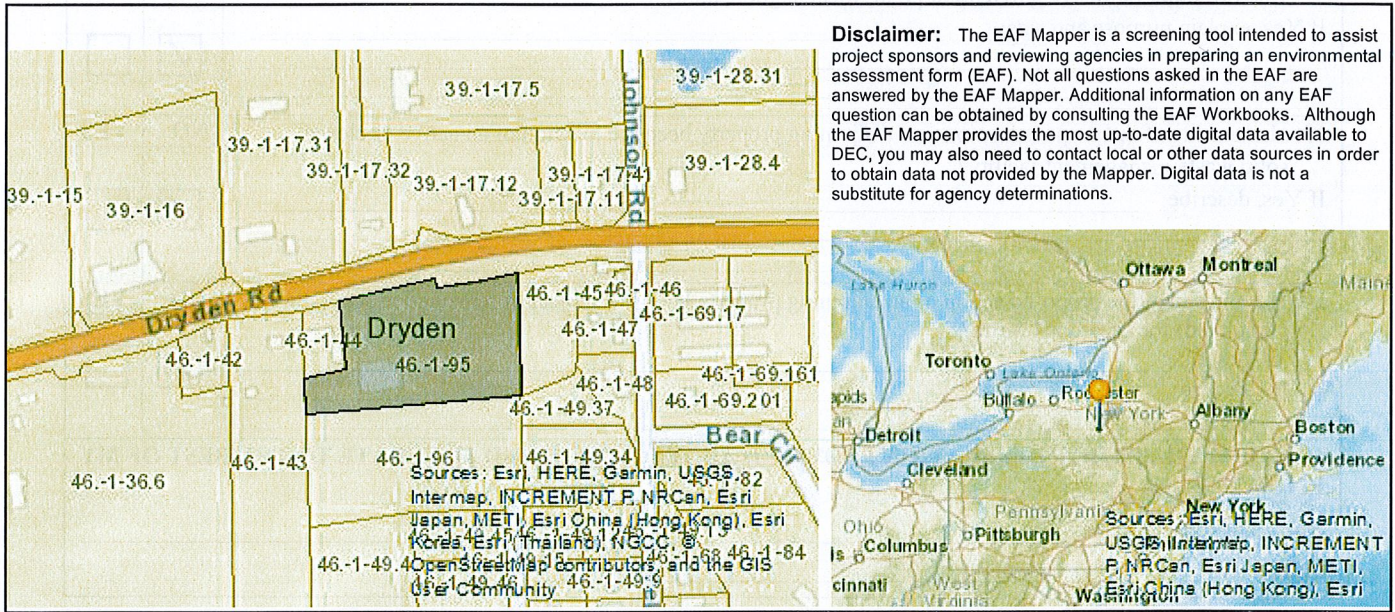
Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project: Grass Masters				
Project Location (describe, and attach a location map): 2025 Dryden Road				
Brief Description of Proposed Action: Relocation of a landscaping business to the 3.37 acre improved parcel. Contractor equipment and customer product storage - including mulches, gravel and stone.				
Name of Applicant or Sponsor: Grass Masters		Telephone:		
		E-Mail:		
Address: 2025 Dryden Road				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: If Class A Stream 898-247 is impacted DEC permit will be required. If tributary still exists and flows year round, a DEC permit will be required.			NO	YES
			<input checked="" type="checkbox"/>	<input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?		3.37 acres		
b. Total acreage to be physically disturbed?		.68 acres		
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3.37 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 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?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: **auto-filled response	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies:	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ Applicant responded 'No'	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ Applicant responded 'No'	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?	NO	YES	
	<input type="checkbox"/>	<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? 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: _____ 12b and 13a auto-fill responses. Class A Stream 898-247 cuts across the northeast corner of the property. A trib to that stream appears to have been disconnected off site. Fed wetlands are indicated but, as yet, undiscovered. 12b - no nearby buildings are eligible for SHPO historic designation. Rt 13 Addendum Reconnaissance - Survey # 97SR62332	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agricultural/grasslands <input checked="" type="checkbox"/> Early mid-successional <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <i>- AUTO-FILL RESPONSE -</i>			
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? Auto-fill response	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES Limited discharge - most of the new area of disturbance will remain disconnected with no discharge, the rest will sheet flow to undisturbed lawn and eventually to Rt 13 ditch.	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input type="checkbox"/>	<input type="checkbox"/>	

<p>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)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>Auto-fill response _____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: _____ Date: _____</p> <p>Signature: _____</p>		



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	Yes
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	No
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	No



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: 7-2-18 Tax Parcel #: 46.1-95 Zoning District: MUC

(Complete) Project Address: 2025 Dryden Road Freeville NY 13068

Project Description: Adjusting Existing

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:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Sketch | <input type="checkbox"/> Driveway or Roadcut Compliance |
| <input type="checkbox"/> Site Plan Review | <input type="checkbox"/> Notices and Disclaimer Acknowledgement |
| <input type="checkbox"/> Special Use Permit | <input type="checkbox"/> Agricultural Data Statement |
| <input type="checkbox"/> Notice of Ground Disturbance | <input type="checkbox"/> County Review |
| <input type="checkbox"/> Zoning Permit | <input type="checkbox"/> Minor Subdivision |
| <input type="checkbox"/> Varna Compliance Worksheet | <input type="checkbox"/> Major Subdivision |
| <input type="checkbox"/> Residential Design Guidelines Compliance | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial Design Guidelines Compliance | <input type="checkbox"/> Lot line Adjustment |
| <input type="checkbox"/> Sign Compliance Worksheet | |

Notes:

Permit Application - Contact Information

Owner - Print name: BRIAN PAYNE
Owner Signature required & dated: [Signature]
Address: 2025 Dryden Road City: Freeville State: NY Zip Code: 13068
E-mail: brian.grasmanus@gmail.com Telephone No: 607-272-0500
Emergency Contact: _____ Telephone No.: _____

Agent / Applicant - Print: SAME as Above
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 _____

Grass Masters Landscaping L.L.C

2025 Dryden Road

Freeville, NY 13068

Storm water Management: We will be clearing down to topsoil in areas equaling less than 1 acre. During this, silt fence will be used to curb run off, all other clearing will be the equivalent to brush hogging and brush cutting and not clearing off topsoil and digging up large areas. The site is existing and we are not changing any contours to affect the way it currently drains. There is currently a paved parking area along the left side of the building and the driveways are gravel.

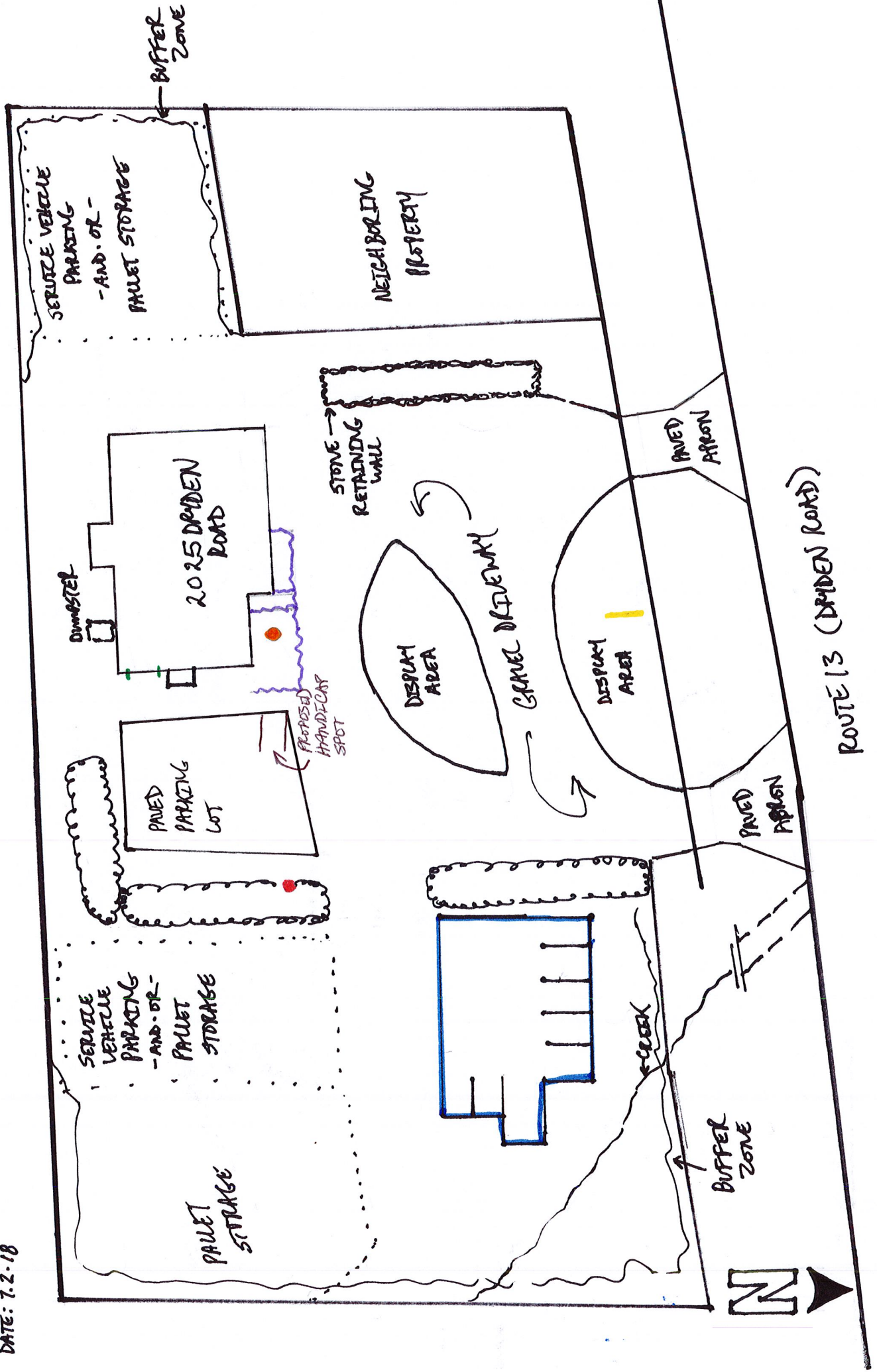
Site Plan Review Check List Answers:

Intent: Grass Masters Landscaping L.L.C is planning on moving and expanding its operations to a new site at 2025 Dryden Road. A few years ago we were interested in building a new building down the road for a retail stone/ landscape supply yard and that plan fell through. Along with the established landscaping business we will be adding a retail sales side of the business at the new location for stone, mulches, gravels, soils and a slew of other landscaping and outdoor supplies as we were planning to do before. Over the course of time we will be adding indoor and outdoor displays and plantings to display the products we are selling in a "Real" environment.

1. It's on the plan
2. It's on the plan
3. It's on the plan
4. There is a creek running through the corner of the property near route 13
5. No re-grading of the property will occur. A contour drawing is attached to indicate current drainage.
6. The building is layed out on the plan to scale. Construction is steel.
7. Existing driveways, parking and loading areas are all indicated on the plan.
8. Access to the building is existing. There are no existing sidewalks on site or anywhere nearby.
9. Facilities (bathrooms are ADA compliant).
10. There are no existing sidewalks. There are no sidewalks anywhere near by.
11. There are no existing provisions.
12. There is no existing screening. Dumpster will not be in public view.
13. Replacement of existing retaining wall indicated on plan. Material will be some type of stone.
14. Existing Septic as indicated on plan.
15. Existing well as indicated on plan.
16. At the road. Route 13
17. Existing
18. Approx. 4'x8' or as code allows. Location as indicated on plan. Material: stone and composite
19. Numbers will be displayed on building and on the sign (lighted)

20. Property has existing natural buffer areas.
21. Existing lights on building. Proposed lighting for sign.
22. Existing on building. Across front of building by loading docks, light post on front of building, by door at front of building, by door at left side of building and at peak at left side of building.
Unknown intensity or bulb type as it is existing.
23. Direction of illumination is downward and existing.
24. Useage will be 4200 square feet retail, 4200 square feet service business + or –
25. Clearing of once clear parts of property to the left of the spruce tree row and to the right of the property in the out cove area and along the property line. Clearing will be to natural buffers as indicated.
26. The majority of the trees on site will remain. There are old overgrown shrubs and trees planted near the building that will be removed will be removed to open visibility to the building.
Plantings will be used in conjunction with displays to be added in the future.
27. Building already exists. Interior and exterior modifications will happen over time.
28. Existing building. Application process with Town of Dryden in progress.
29. Checked on and seems all good.
30. N/A
31. Existing site and building.
32. Unknown


GRASSMASTERS LANDSCAPING L.L.C.
 BRIAN PAYNE
 2025 DRIDEN ROAD
 FREEVILLE, NY 13068
 DRAWN BY: MICHAEL CUTLER
 SCALE: 1" = 60'
 DATE: 7.2.18



ROUTE 13 (DRIDEN ROAD)



KEY

 : EXISTING SPRUCE TREE HEDGE. DEAD OR DAMAGED TREES TO BE REMOVED

● : EXISTING WELL (WATER SUPPLY)

● : EXISTING SEPTIC (SEWAGE DISPOSAL)

vm : REMOVAL OF FAILING TIMBER RETAINING WALL/STEPS. REPLACE

— : PROPOSED BULK MATERIAL STORAGE. COVERED TOPSOIL BINS, OPEN BINS FOR ALL ELSE

— : PROPOSED SIGN LOCATION. SEE ATTACHED SKETCH.
MATERIAL: COMPOSITE + STONE

— : PROPOSED OVERHEAD GARAGE DOOR ON EAST SIDE OF BUILDING.

PROPERTY HAS PRE-EXISTING PARKING FOR 25 CARS

AREAS DELINEATED WITH ... ARE FOR EITHER SERVICE VEHICLE PARKING OR PALLET STORAGE.

AREA TO EAST ON OPPOSITE SIDE OF SPRUCE HEDGE TO HAVE BRUSH REMOVED TO BE USABLE SPACE

LARGE STONE WALL ALONG WEST SIDE OF PROPERTY TO HAVE PORTION REMOVE TO ACCESS AROUND BUILDING.

SMALL ADD ON TO THE BUILDING ON THE EAST SIDE TO BE REMOVED

GRASS MASTERS LANDSCAPING C.C.C

2025 DRYDEN RD

FREEMANVILLE, TN 37068

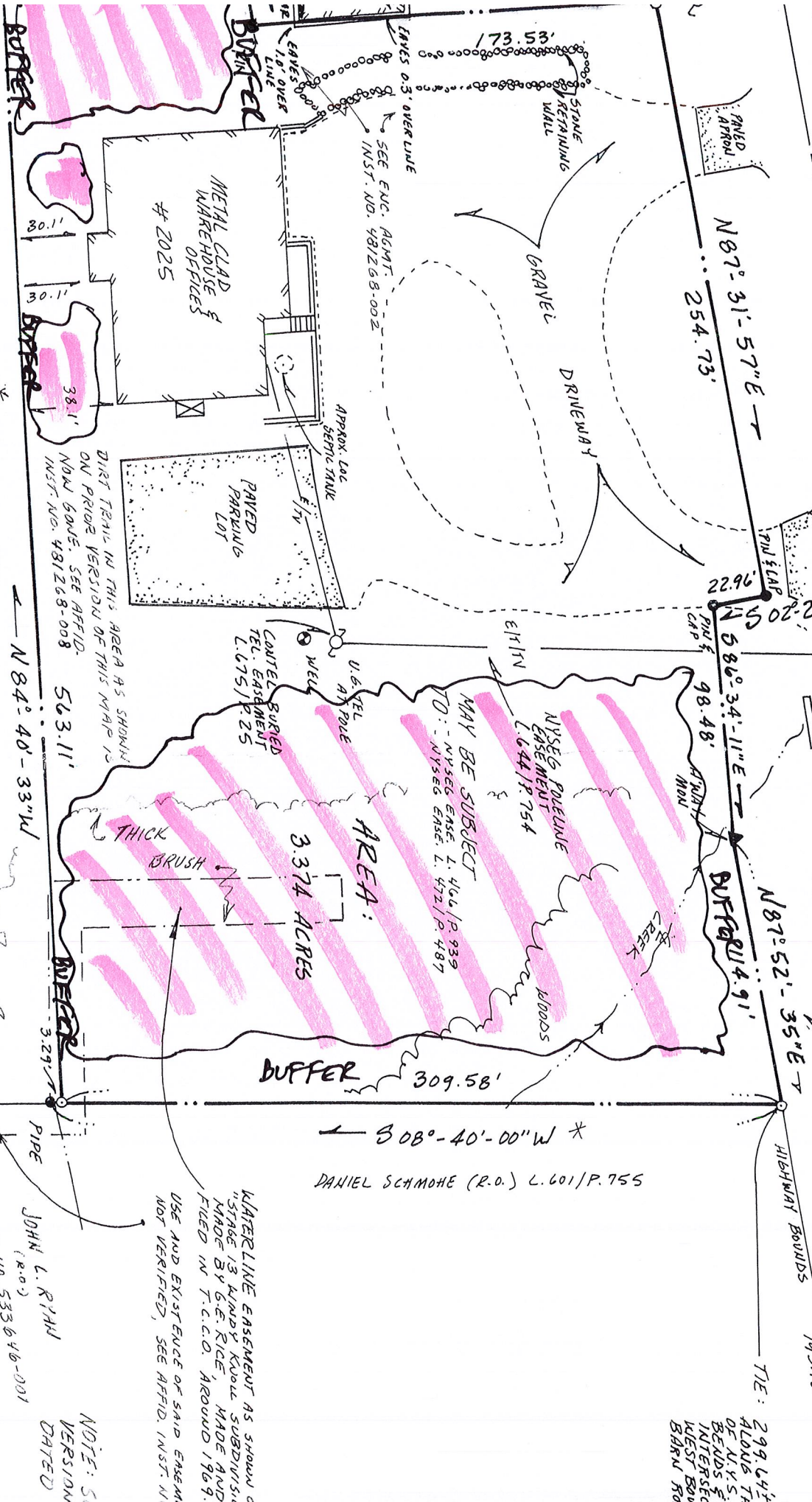
TOPO. MAP



CLEARING / BRUSH REMOVAL MAP

2025 DRYDEN RD

DRYDEN ROAD (N.Y.S. RTE. 13)



SEE N.Y.S. DOT HIGHWAY APPROPRIATION MAP NO 92 PARCEL NO 110, DATED 9/31/1998 L.8401/P.230

NYS DAT MAP NO 99 PARCEL NO 118

TIE: 299.44' ALONG TR OF N.Y.S. RIGHTS & INTERSEC WEST SIDE BARN RD

DANIEL SCHMOHE (R.O.) L.601/P.755

JOHN L. RYAN (R.O.) INST. NO. 533646-001

NOTE: SURVEY VERSION DATED

WATERLINE EASEMENT AS SHOWN ON STRAGE 13 LINDY KUDL SUBDIVISION MADE BY G.E. RICE, MADE AND FILED IN T.C.C.O. AROUND 1969. USE AND EXISTENCE OF SAID EASEMENT NOT VERIFIED, SEE AFFID. INST. NO.

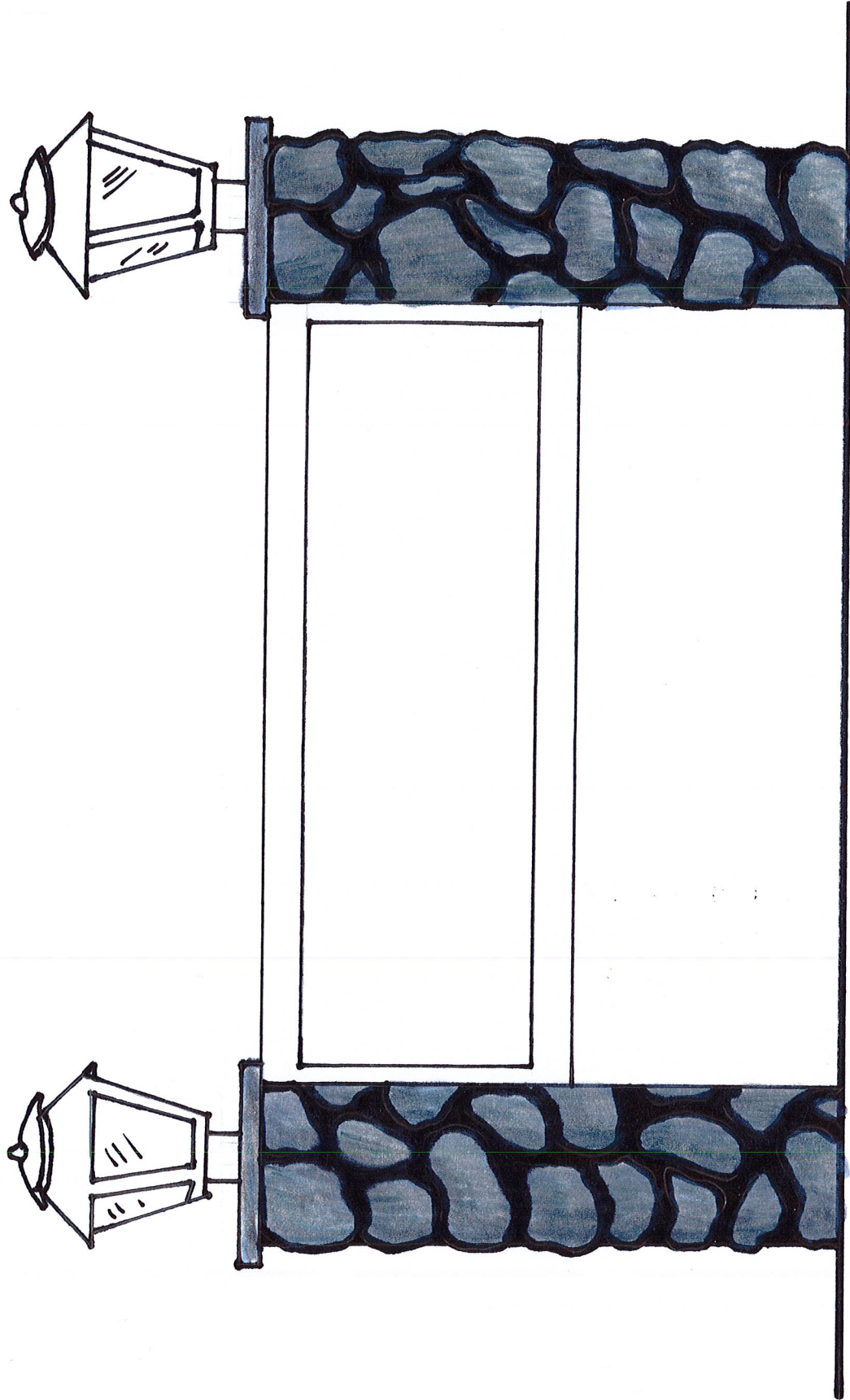
* REFERENCE MAP:

"SURVEY MAP SHOWING REMAINING LANDS OF YELLOW BARN DEVELOPMENT CORPORATION..."

MADE BY T.G. MILLER, P.C.; DATED 7/22/1988, AMENDED 2/26/1996

RE-SURVEY MAP

I. RICE (R.O.) 534591-001



SKEN DETAIL
(PROPOSED)

DRAWN IN 1/2 SCALE

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: GRASS MASTERS LANDSCAPING L.L.C Date: 7/2/18
Phone # 272-0500 Mailing Address: 1808 DRYDEN ROAD
Project Site Address: 2025 DRYDEN ROAD Tax Parcel # _____
Project Sponsor Name (If Different than Owner): _____ Phone: _____
Address: _____

Brief Description of the Project:

Relocate business to 2025

(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? _____ 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.).
VERY GENTLE FROM SOUTH TO NORTH
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 5000 ϕ

House / Main Building _____

Other Buildings _____

Septic System _____

Other Grading / Clearing / Lawn _____

Wells and Ditches _____

Drainage Structures _____

Utility Laying _____

Additional Area PALETT STORAGE, BULK STORAGE (for construction access, stockpiling, etc.)

11,000 TOTAL AREA, NOT DISTURBANCE, 9,000 DISTURBANCE FOR BULK STORAGE

Total (do not total overlapping areas): 25 - 30,000 ϕ

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: 3.374

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

14. Total Impervious Area expected after project completion: _____

Signature: 

Date: 7/2/18

617.20
Appendix B
Short Environmental Assessment Form

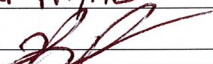
Instructions for Completing

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			
N/A			
Name of Action or Project: BRIAN PAYNE			
Project Location (describe, and attach a location map): 2025 Dryden Road Freeville, NY 13068			
Brief Description of Proposed Action: Adjust existing layout			
Name of Applicant or Sponsor: BRIAN PAYNE		Telephone: 607-272-0500	
		E-Mail: brian.grassmackerj@gmail.com	
Address: 1008 Dryden Road			
City/PO: Freeville,		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.			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
			X
3.a. Total acreage of the site of the proposed action?		3,374 acres	
b. Total acreage to be physically disturbed?		.75 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		3,374 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

5. Is the proposed action, a. A permitted use under the zoning regulations? b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
		X	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			X
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	
		X	
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	
		X	
			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: _____	NO	YES	
		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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>Well water</u>	NO	YES	
		X	
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: <u>Septic</u>	NO	YES	
		X	
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	
		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? 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	
		X	
		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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
		X	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		X	
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	
		X	
			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>BRIAN PAYNE</u>	Date: <u>7/2/18</u>	
Signature: 		

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

	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?	x	

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)



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

**2025 Dryden Road
Freeville, NY 13068**



Great Dane Properties is pleased to present 8,400 sf commercial space on highly travelled Route 13. Located midpoint between Ithaca and Cortland

Joe Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut, Massachusetts, Vermont & Florida

607-838-3263 – jdraghi@greatdaneproperties.com

NY Office: PO Box 212, Mclean, NY 13102

Karina Draghi

Licensed Real Estate Broker

Licensed in

New York & Florida

607-838-3463 – karina@greatdaneproperties.com

Fax 607-218-8721

Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982

Site Information

Located midpoint between Ithaca and Cortland, NY
 Approximately 12 miles from Route 81 on NYS Route 13
 13,812 AADT NYS Route 13
 Parcel is 3.37 Acres

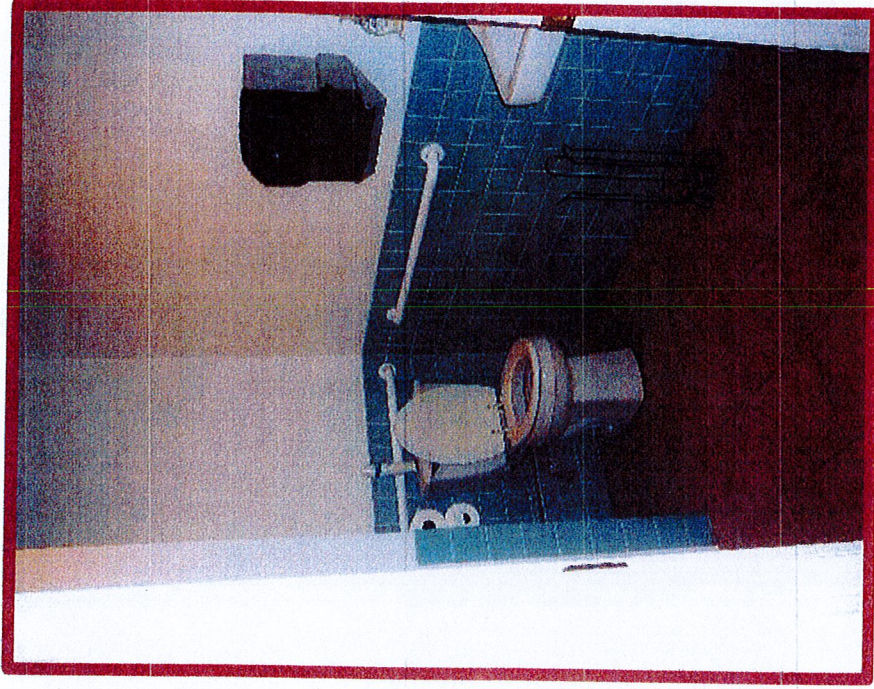
Traffic Access: Easy access for heavy trucks off NYS Route 13
Visibility: Highly visible to traffic in both directions, easy to locate
Parking: Large parking area for heavy trucks, or trucks and trailers



Great Dane Properties, LLC

Joe Draghi 607-838-3263 – jdraghi@greatdaneproperties.com
 Karina Draghi 607-838-3463 – karina@greatdaneproperties.com
 NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982
 Fax 607-218-8721

2 ADA compliant bathrooms



Full kitchen



Great Dane Properties, LLC

Joe Draghi 607-838-3263 – jdraghi@greatdaneproperties.com Karina Draghi 607-838-3463 – karina@greatdaneproperties.com
NY Office: PO Box 212, Mclean, NY 13102 * Florida Office: 6151 Blackjack Court N, Punta Gorda, FL 33982
Fax 607-218-8721

