



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Planning Department

Subject: 1610 Dryden Road, Freeville Tax Parcel ID# 35.-1-23

Date: September 13, 2018

The Planning Department is in receipt of a Special Use Permit (SUP) application from Janette and Curtis Dewey, for a proposed professional office (veterinary clinic) at 1610 Dryden Road. The proposed clinic will be in the 6000 square foot barn that, until recently contained the Phoenix Book Store. The property is located in a Rural Residential zoning district and is in the Town Commercial Guidelines' Rural Highway Corridor. The property is also within the Route 13/366 Corridor Management Plan area.

This action is subject to the following approvals:

- a) A SUP for a professional office in a Rural Residential zoning district pursuant to Article V, Section 501 and Article XII, Section 1201 of the Town of Dryden Zoning Ordinance.
- b) Sketch Plan Review followed by Full Site Plan Review, if required, pursuant to Article XI, Section 1101 of the Town's Zoning Law.

This project is subject to State Environmental Quality Review (SEQR) as an Unlisted Action. Part 1 of the Short Environmental Assessment Form (SEAF) is provided. The Town Board shall serve as Lead Agency for the SEQR review.

In addition to the EAF, other application documents include the Sketch, General Permit application, SUP worksheet responses, Ground Disturbance Tally Form, and a color rendition of the site. That rendition does not match the Sketch and is only included because it was submitted with the application.

A 'Simple' stormwater pollution prevention plan (SWPPP), will be prepared by the Stormwater Management Officer after Board approvals.

In order to review the project, the requirements for a Special Use Permit should be considered first based upon the Sketch Plan and letter of application for a Special Use Permit, and understanding that any issues or concerns can be further addressed in conditions of approval or by requiring Full Site Plan Review.

Sketch Plan Review

The Sketch Plan documents, as provided, shows the layout of the site, the existing buildings in relation to the site, proposed highway access and parking areas. The site has demonstrated its functionality for over 20 years as a commercial use and the adaptive reuse of an existing facility should always be

encouraged as a best practice. The Planning Department believes that the Board can accept a revision of the Sketch as the Final Site Plan provided that the revision:

- 1.) Indicates the dimensions of the principal and accessory structures and parking areas
- 2.) Provides the location of signs, dumpsters and other outdoor storage, and a bicycle rack
- 3.) Includes a landscape plan and planting schedule that includes or addresses Zoning Law Section 909's buffering requirement between commercial and residential uses and the Rt. 13/366 Corridor Plan tree planting recommendation.

The applicants should also provide proof that NYDOT' has approved the re-configuration of the driveway. Without that approval, an entirely new Sketch will be necessary.

Special Use

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	One and two-family dwellings are the anticipated form of development in a Rural Residential (RR) zoning district. A commercial, retail business has operated on this property for over 20 years. Under the current zoning law, retail use is non-conforming but a professional office is a use expressly permitted in the RR district.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	The nearest residence is approximately 140' away from the building, on the south side of Route 13. Vacant, undeveloped land surrounds the building on the north and east sides. A residence to the west is approximately 150' away. Mature trees and landscaping offer some screening between that residence and 1610 Dryden Road. The proposed use is expressly permitted in the Zoning Law.
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	The proposed entrance and egress and the parking plan are significant improvements to the existing arrangement. NYSDOT must approve the driveway cuts. Twenty-four parking spaces are required, 25 are indicated. One of the two accessible parking spaces indicated must be van accessible. An accessible route between the parking spaces and building must be provided. Relocating the accessible spaces closer to the entrance may be necessary to meet ADA requirements. Language allowing for flexibility, in where those spaces are located, should be included in the Board's approval resolution. Emergency vehicles have access to the site from the roadway and the existing parking lot.
The overall impact on the site and its surroundings considering the	An increase in traffic to and from the site can be expected but that increase will cause an indiscernible increase to Route 13

<p>environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisance. (Note: this standard should be considered carefully with the environmental assessment form)</p>	<p>(Dryden Road) traffic. There will be no noise, release of harmful substances, glare, or other nuisances.</p>
<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>No restrictions are necessary. See applicant's SUP worksheet responses.</p>
<p>Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.</p>	<p>No outside storage or outside waste facility (dumpster) is indicated. No new lighting is indicated. No signage is indicated. No landscaping plan is provided. A color drawing, included with the application, shows some landscaping but that drawing does not match the sketch. The principal parking area is relocated from the front of the building to the side yard. The reconfiguration of the entrance eliminates the starkness of the existing long gravel apron along Route 13 in front of the barn is eliminated See Sketch Plan Review notes.</p>



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: 8/29/2010 Tax Parcel #: 4A-1-13.412 Zoning District: RURAL RESIDENTIAL
(Complete) Project
Address: 1610 DRYDEN ROAD, NYS 13, DRYDEN, NY

Project Description: _____

Principal Use: Residential _____ Commercial: ~~RESIDENTIAL~~ Other: PROFESSIONAL OFFICE

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: Dr and Mrs Curtis Dewey

Owner Signature required & dated: _____

Address: 202 Roaf Street City: Ithaca State: NY Zip Code: 14850

E-mail: _____
Emergency: _____

Agent / Applicant - Print: _____

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

E-mail: _____ Telephone No: _____

General Contractor: ithacor License # _____

Address: 7 Church St, Cortland, NY City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Mason Contractor: Mid State Excement Ash License # _____

Address: 1143 Elmira Rd, Newfield, NY City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

*Warden Plumbing
+ Heating*

Electrical Contractor: _____ License # _____

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

E-mail: _____ Telephone No: _____

HVAC Contractor: David Warden License # _____

Address: 106 W York St Ithaca, NY City: _____ State: _____ Zip Code: _____

E-mail: _____ Telephone No: _____

Plumbing Contractor: David Warden License # _____

Address: 106 W York St Ithaca, NY 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 _____

- 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.

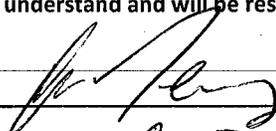
Signature required

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

Owner or responsible party signature: _____

Date: _____

Print name: _____


CW Dewey
8/29/2008

- A. The proposed use of the property is compatible with other permitted uses in the district, contingent upon the Town's issuance of a Special Use Permit for a Professional Office. According to the Zoning Ordinance (Section 400), the property is listed as "Rural Residential". We fully intend to preserve the pastoral appearance of the property, in keeping with a rural community. As far as the link between our business intent and agriculture, it is somewhat more tenuous, but we think justifiable. Agriculture is defined as "the cultivation and breeding of animals and plants to provide food, fiber, medicinal plants and other products to sustain and enhance life." The branch of Veterinary Medicine concerning companion animals has historically developed from an agricultural background. While we have no intentions of pursuing animal breeding, our mission is to enhance pet owners' lives via improving the health of their pets through integrative (holistic) veterinary medicine. We are also planning to provide medicinal plants (herbal products) for that same purpose.
- B. The proposed use of this property is compatible with the neighborhood as well as with environment and will enhance both by greatly improving both the property's appearance and functionality. By its nature, an integrative veterinary medical center is dedicated to the use of natural or holistic treatment modalities for pets. The intention of the property owners is to fully restore an iconic barn and to convert it and the adjacent property into a visual showpiece for the area. There will be no overnight boarding facilities, so the few nearby neighbors will not be bothered by the sound of barking dogs nor by pet odors. In addition, the property in question is in a rural, animal-friendly region and the original use of the property was centered on domestic animals.
- C. There are existing phone lines at the property that will be activated upon completion of renovation efforts. Existing gas and electric service will be supplied by NYSEG. There is an existing well and a septic tank on the property, both of which are in working order. Parking is available between Dryden Road and the barn, and once grading is completed there will be 30 parking spaces. There is easy ingress and egress into and out of the property, as it is adjacent to Dryden Road with two wide driveway entry/exit points. Parking will be restricted to a strip of spaces at the far left of the building and a separate lot off to the right side of the building. The wide graveled region in front of the building will allow ample room for circulation of vehicles.
- D. We do not anticipate any adverse environmental impact on the site. On the contrary, we have focused on re-used and re-purposed materials in our renovation project and will focus on recycling whatever materials we can. The social impact of an integrative veterinary medical center will be positive, both in terms of providing valuable health care to pets and continuing education seminars to the local veterinary community. Solid waste will be confined to the on-site septic system, which will be serviced regularly by a local company. The economic impact is expected to be positive, not solely to the business at the site, but by attracting attention to the area and other businesses. We do not anticipate the occurrence of anything associated with the site that would be perceived as a nuisance.
- E. Both the design of the site plan and the hours of operation will be compatible with surrounding uses of nearby properties and will improve the scenic resources of the Town. Our plan is to fully restore the iconic barn by effecting both structural and aesthetic renovation. In short, the barn will not only be reverted to its original state of structural soundness and rustic beauty, but it will be protected against further dissolution over the years. Operational hours of the business are

planned to be 9 AM to 5 PM, Monday through Friday and 10 AM to 1 PM on Saturday. This should not negatively impact neighbors and is consistent with operational hours of nearby businesses.

- F. The plan for the property is in full compliance with the Town of Dryden's Residential and Commercial Design Guidelines. The frontage area associated with the barn will be improved aesthetically by adding trees, shrubs, flowers and other plants along the entry/exit area, as well as around the barn itself. Parking will be primarily located to the right of the barn, with a small number of spaces on the left side (to include handicapped parking). The parking areas will be partially obscured from view by trees, shrubs and other decorative plants. The barn does have a peaked-roof-structure-and-there-is-existing-outdoor-lighting-present-that-can-be-augmented-as-needed (e.g., for new signage on the property).
-

617.20
Appendix B
Short Environmental Assessment Form

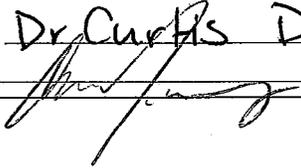
Instructions for Completing

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			
ELEMENTAL PET VETS			
Name of Action or Project:			
Project Location (describe, and attach a location map): 1610 DRYDEN RD, FREDVILLE, NY 13068			
Brief Description of Proposed Action: RENOVATE EXISTING BARN (KNOWN AS "PHOENIX BOOK BARN") FOR A PROFESSIONAL OFFICE FOR VETERINARY MEDICINE.			
Name of Applicant or Sponsor: Dr Curtis Dewey		Telephone:	[REDACTED]
Address: 202 Roat Street		E-Mail:	[REDACTED]
City/PO: Ithaca NY		State: NY	Zip Code: 14850
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.		NO	YES
		X	
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
P.O.T. - CURB CUT PROJECT			X
3.a. Total acreage of the site of the proposed action?		13.2	acres
b. Total acreage to be physically disturbed?		.28	acres
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		13.2	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 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?	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?	NO	YES	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: _____	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 type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	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>PENLANDER EXISTING SYSTEM</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?	NO	YES	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?	NO	YES	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 type="checkbox"/> Forest <input checked="" 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	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: _____ <input type="checkbox"/> NO <input type="checkbox"/> YES	NO	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>Dr. Curtis Dewey</u>	Date: <u>8/29/2018</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?		
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)

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: DR. CURTIS DEWEY Date: 9/10/2018
Phone: [REDACTED] Mailing Address: 202 ROAST ST, ITHACA, NY 14850
Project Site Address: 1610 DRYDEN RD, 13068 Tax Parcel # _____
Project Sponsor Name (If Different than Owner): ELEMENTAL PET Phone: _____
Address: 1610 DRYDEN RD, FERRVILLE, NY 13068

Brief Description of the Project:

RENOVATE EXISTING BARN (KNOWN AS "PHOENIX BOOK BARN")
FOR A PROFESSIONAL OFFICE FOR VETERINARY MEDICINE

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

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

- Will the project involve multiple phases? YES NO If YES, how many phases? _____
- 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? APPROX. 700 feet.
- 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
- Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
GENTLE SLOPE DOWN FROM RT. 13 (DRYDEN ROAD)
TO THE NORTH
- Will the project include a linear excavation that is more than 500 feet long and 3 feet wide?
 YES NO
- 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
+/- 335 CY
- Does the project require any state or federal environmental permits? YES NO
Permit(s): NYS DOT ACCESS TO NYS RT. 13 (CURB CUT) PERMIT
- 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 1,800 SF
Parking Area 7,200 SF
House / Main Building N/A
Other Buildings N/A
Septic System _____
Other Grading / Clearing / Lawn _____
Wells and Ditches _____
Drainage Structures _____
Utility Laying _____
Additional Area _____ (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): .28 ACRES

9B) For subdivisions only:

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

9C) As estimated above, the total Area of Disturbance is: .28 ACRES

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: 13.2 ACRES

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

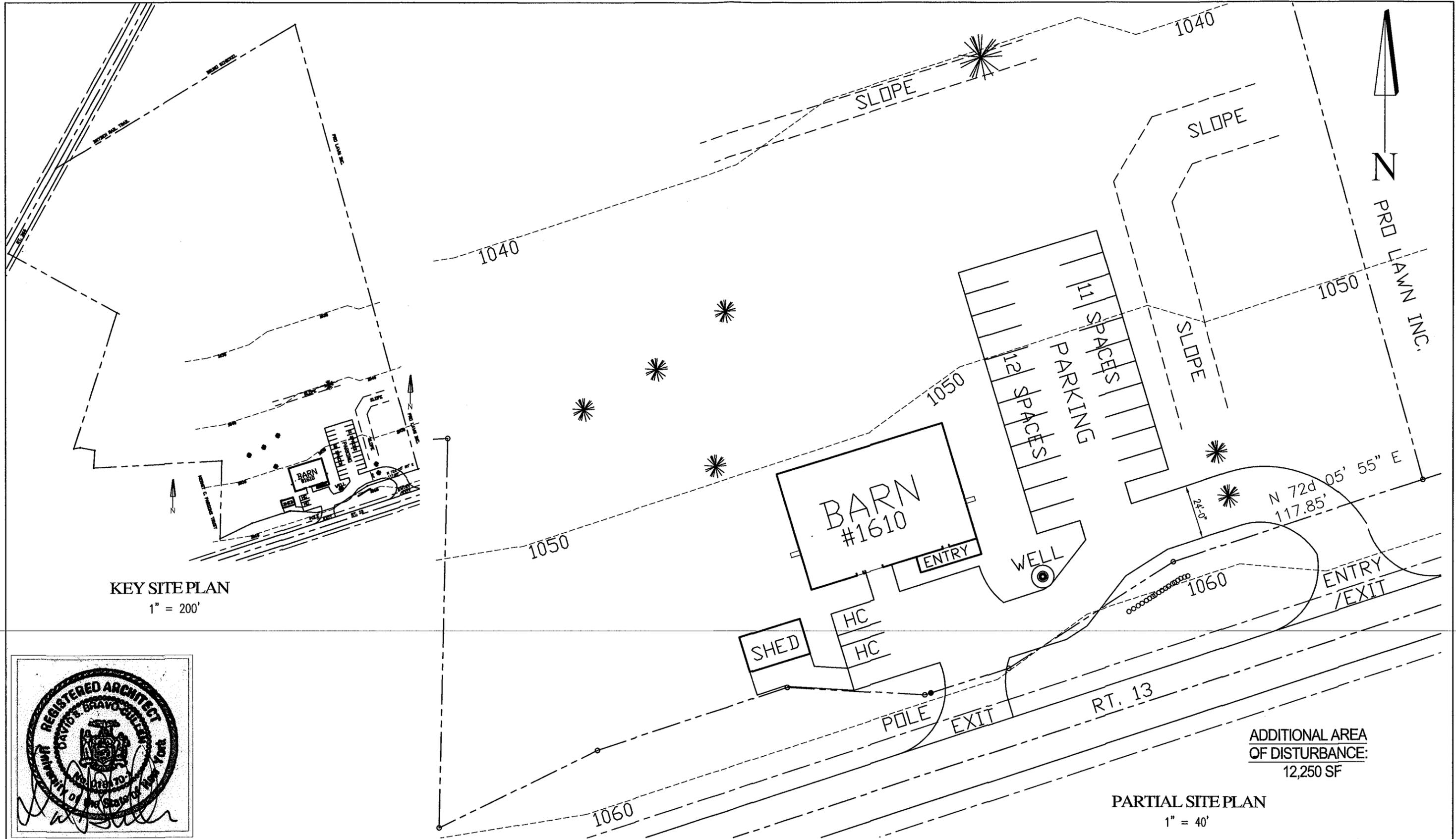
14. Total Impervious Area expected after project completion: .28 ACRES

Signature: [Signature] Date: 9/10/2018

CORNBLISTONE ARCHITECTS







Cornerstone Architects
28 Lee Road
Dryden, New York 13053
(607) 592-6170

ELEMENTAL PET VETS
1610 Dryden Road, NYS 13
Dryden, New York

SITE PLAN
AS NOTED

EPV-PE1a
DBC
24 MAY 18

REVISED
12 JUN 18
27 AUG 18

SHEET X
ST1
OF X SHEETS