



**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: 8/22/18 Tax Parcel #: 37. -1-33.1 Zoning District: Rural Ag  
 (Complete) Project  
 Address: 257 Virgil Road, Dryden, N.Y. 13053  
 Project Description: minor subdivision of parcel C2 lots

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

To be completed by Planning Department personnel:

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

Notes:  
 \_\_\_\_\_  
 \_\_\_\_\_

# Permit Application - Contact Information

Owner - Print name: MATT HANEY  
 Owner Signature required & dated: X  
 Address: 145 Peter Rd City: Willisville State: NJ Zip Code: 13864  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_  
 Emergency Contact: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Agent / Applicant - Print: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

General Contractor: \_\_\_\_\_ License # \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Mason Contractor: \_\_\_\_\_ License # \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Electrical Contractor: \_\_\_\_\_ License # \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

HVAC Contractor: \_\_\_\_\_ License # \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Plumbing Contractor: \_\_\_\_\_ License # \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

Surveyor: \_\_\_\_\_ License # \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No.: \_\_\_\_\_

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

\*\* CUT: \_\_\_\_\_ \*\*

Application from	for	received on
Project Site		
Payment received \$	Cash <input type="checkbox"/> Check # <input type="checkbox"/> Credit Card <input checked="" type="checkbox"/> (Circle one)	Date <u>10/22/18</u>
Signature of receiver	<u>[Signature]</u>	

APPEAL TO

ZONING BOARD OF APPEALS  
TOWN OF DRYDEN  
(Area Variance)

Having been denied permission to Direct Appeal - frontage lot  
NYS Town Law Article 16 § 277

At 257 Vigil Rd Dryden, N.Y. as shown on the accompanying Application and/or plans or other supporting documents, for the stated reason that the issuance of such permit would be in violation of

Section or Section (s) 606  
of the Town of Dryden Zoning Ordinance

the UNDERSIGNED affirms that the benefit to the undersigned if the variance is granted outweighs the detriment to the health, safety and welfare of the neighborhood or community by such grant in that:

see opposite page

If you have additional supporting details of information, please attach such details to this application and make reference to such attachment.

Applicant Signature: [Signature]  
Applicant address: 145 Peter Rd  
Willseyville NY 13864

Phone Number: [Redacted] Date: 6-22-18

AREA VARIANCE REQUEST

37. -1-33.1

Applicant: Matt Huey/Jeff Northrop Project: \_\_\_\_\_  
Date: 8/22/18 Address: 257 Virgil Rd

It is important that you clearly establish the grounds for relief from the requirements of the Town Zoning Law. NY State Law requires that you demonstrate that the benefit you stand to receive will outweigh any burden to the health, safety and welfare that may be suffered by the community.

The following questions are the same questions the Zoning Board must answer when considering your variance request. Respond to the questions in order to establish the grounds for relief. Respond to each question individually or prepare a brief narrative that addresses each of the questions.

A. WILL AN UNDESIRABLE CHANGE BE PRODUCED IN THE CHARACTER NEIGHBORHOOD OR WILL A DETRIMENT TO NEARBY PROPERTIES BE CREATED OF THE BY GRANTING OF THE AREA VARIANCE? No, we intend to put a single family home on the property and live in it. This will increase the tax base for the town of Orangetown.

B. IS AN AREA VARIANCE THE ONLY METHOD THAT THE BENEFITS SOUGHT CAN BE ACHIEVED? ARE THERE OTHER FEASIBLE METHODS TO ACHIEVE THE BENNEFIT? A variance is the only way that it can be achieved because it falls 26 ft short of the road frontage requirements.

C. IS THE REQUESTED VARIANCE SUBSTANTIAL? No, it is only 26 ft. A driveway on the requested parcel would have more than enough space & visability

D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? No, a brand new single family home will mean that we will clean up and maintain the property which will be much more aesthetically pleasing than its current state of abandonment.

E. IS THE ALLEGED DIFFICULTY SELF-CREATED? No

428 s

696 s

BRADSHAW

32

*New House under construction*

*257 Virgil Rd*

C

240 s

253.20 d

33.2

235 s  
1.26 Ac C

272 s

379.73 d

33.1

*House is gone*

2.84 Ac C

400.15 d

94 s

222.53 d

474 s

RT 392

37.-1-33.1

617.20

Appendix B

Short Environmental Assessment Form

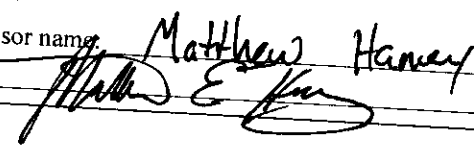
Instructions for Completing

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.

<b>Part 1 - Project and Sponsor Information</b>			
Name of Action or Project: NLA Haney Manor Subdivision			
Project Location (describe, and attach a location map): 257 Virgil Rd			
Brief Description of Proposed Action: split parcel into 2 lots as per survey			
Name of Applicant or Sponsor: Matthew E. Haney		Telephone: [REDACTED]	E-Mail: none
Address: 145 Peter Rd			
City/PO: Willseyville NY		State: NY	Zip Code: 15864
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO YES
3.a. Total acreage of the site of the proposed action?		2.8 acres	
b. Total acreage to be physically disturbed?		2.8 acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		2.8 acres	
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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?		<input checked="" type="checkbox"/>	
b. Consistent with the adopted comprehensive plan?		<input checked="" type="checkbox"/>	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?			<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____			<input checked="" type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input checked="" type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____			<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing potable water: <u>well</u>			<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>Septic</u>			<input checked="" type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" 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 <u>- None</u>			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input type="checkbox"/> NO <input type="checkbox"/> YES		<input checked="" type="checkbox"/>	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>storm water will run off to existing ditches and culverts</u> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES			<input checked="" type="checkbox"/>

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO	YES
_____	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	
<b>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</b>		
Applicant/sponsor name: <u>Matthew Haney</u>		Date: <u>8.22.18</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?	X	
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)

CHRISTOPHER J. BAURLE  
 MARILYN O. BAURLEINST.  
 NO.2013-02669  
 TAX MAP NO.37-1-34

SUSAN IRVINE  
 INST. NO.574027-001  
 TAX MAP NO.37-1-33.2

**TITLE INFORMATION  
 PARCEL A**

**MATTHEW HANEY  
 KIMBERLY HANEY**  
 P/O INST. NO.2017-01976  
 P/O TAX MAP NO.37-1-33.1  
 AREA=1.298 ACRES

**TITLE INFORMATION  
 PARCEL B**

**MATTHEW HANEY  
 KIMBERLY HANEY**  
 P/O INST. NO.2017-01976  
 P/O TAX MAP NO.37-1-33.1  
 AREA=1.459 ACRES

- LEGEND
- - COMPUTED POINT
  - - EXISTING IRON, LABELED
  - ⊙ - 3/4" REBAR SET WITH CAP
  - ⊕ - UTILITY POLE

CHRISTOPHER J. BAURLE  
 MARILYN O. BAURLEINST.  
 NO.2013-02669  
 TAX MAP NO.37-1-34

NOTES

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Practice for Land Surveys adopted by the New York State Association of Land Surveyors, Inc. The certification is limited to persons for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.

MATTHEW HANEY  
 KIMBERLY HANEY

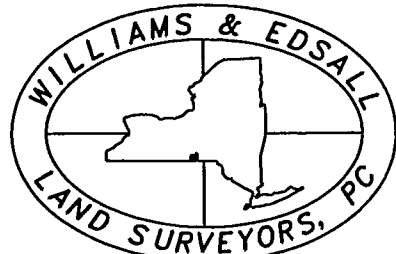
I hereby certify to:  
 that I am a licensed land surveyor, New York State License No. 050823, and that this map delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current Code of Practice adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

SIGNED: *Edward Ripic, Jr.* DATE: 4/11/2018  
 EDWARD RIPIC, JR.

MAP REFERENCES:

- 1) SURVEY LANDS OF KENNETH M. NEGVESKY AND FAITH E. NEGVESKY DATED 10/22/1997 BY JAMES STOCKWIN, L.S.

NOTE:  
 THIS SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE PROVIDED, SUBJECT TO ANY STATE OF FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.



WILLIAMS AND EDSALL LAND SURVEYORS, P.C.  
 The Turner House Suite 101  
 24 NYS Rte 96 Owego, NY 13827  
 phone: (607)687-8953  
 www.williamsandedsall.com

Survey for  
**MATTHEW HANEY  
 and  
 KIMBERLY HANEY**  
 LOCATED AT 257 VIRGIL ROAD  
 TOWN of DRYDEN  
 TOMPKINS COUNTY NEW YORK  
 DATE: 4/11/2018 SCALE: 1"=60'

JOB NO: 2017-303  
 © COPYRIGHT 2018

