



**Planning Department**

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

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 Dryden, NY 13053  
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 F 607 844-8008  
 joy@dryden.ny.us  
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**General Permit Application – Sheet 1 General Information**

DO NOT FILL IN [REDACTED] SECTIONS

7/16/2019                      47.-1-1.38                      Mixed Use Commercial District  
 Date:                              Tax Parcel #:                      Zoning District:  
 (COMPLETE) Project  
 Address: 2141 Dryden Road

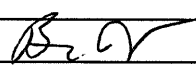
Project Description: Construction of a business sign at the end of the driveway

Estimated project cost: \$5,000

Principal Use: Residential \_\_\_\_\_ Commercial: X Other: \_\_\_\_\_

Permit(s) Required:  Building  Zoning  Special Use  Site Plan Review  Subdivision  Pool  
 Heating  Demolition  Pre-built Shed

**Permit Application - Contact Information**

Owner - Print name: Brad Yentzer  
 Owner Signature required & dated:  7/16/19  
 COMPLETE MAILING address: 57 Stark Road, Newfield, NY 14867

E-mail: brad.yentzer.md@gmail.com Telephone No: 484-682-3602

Agent / Applicant - Print : Gary Bush, PE / SPEC Consulting  
 Address: 838 Peruville Road City: Groton State: NY Zip Code: 13073  
 E-mail: gbush@speconsulting.com Telephone No: 607-227-4886

General Contractor: Matt Haney, Carina Construction  
 Address: 730 Willow Ave City: Ithaca State: NY Zip Code: 14850  
 E-mail: matt@carinaconstruction.com Telephone No: 607-272-9226

**Mason Contractor:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

**Electrical Contractor:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

**HVAC Contractor:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

**Plumbing Contractor:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

**Surveyor:** \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

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

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**To be completed by Planning Department personnel:**

**Worksheets / sections required:**

\_\_\_ Site Plan Sketch Fee : \$250

\_\_\_ Site Plan Review (See Fee Schedule)

\_\_\_ Special Use Permit (See Fee Schedule)

\_\_\_ Notice of Ground Disturbance

\_\_\_ Zoning Permit Fee : \$25

\_\_\_ Varna Compliance Worksheet

\_\_\_ Residential Design Guidelines Compliance

\_\_\_ Commercial Design Guidelines Compliance

\_\_\_ Sign Compliance Worksheet

\_\_\_ Driveway or Roadcut Compliance

\_\_\_ Notices and Disclaimer Acknowledgement

\_\_\_ Major Subdivision (See Fee Schedule)

\_\_\_ Demolition

\_\_\_ Lot line Adjustment

\_\_\_ Agricultural Data Statement

\_\_\_ County Review

\_\_\_ Minor Subdivision Fee : \$25

# General Permit Application Worksheet - Special Use Permit

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

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

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

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

A new medical office building is being proposed in the Rural Highway Development Corridor just to the West of the Village of Dryden on Route 13 (Dryden Road). The adjacent properties include a medical pain clinic to the West, an auto repair shop to the East, and a cemetery across the road from the driveway.  
This permit is for a business sign at the end of the driveway, and all of the adjacent businesses have similar signs. See Section F below for why this SUP is required for a business sign.

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

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

See the answer to Section A above.  

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

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

The only utilities associated with this sign are electricity to light the sign. The power will be provided from a utility pole within 5' of the sign, after the power is run through a meter at the building. The power from the pole to the building and the power from the building to the sign will share the same utility trench, minimizing excavation for utility trenches.

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

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

This is a fairly small sign, so the only impact will be the sign lighting. Lighting is to be LED downlight shining only on the sign face. This sign is similar to the signs on adjacent properties, keeping in the character of the neighborhood.

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

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

The sign lighting will be on both a timer and a photo-sensor, ensuring the that sign lighting will only be on when it is needed. This will further reduce light pollution as well as minimize energy usage.

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

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

Since this sign is not on the subject property (due to an unusually large right of way for Dryden Road), it is  
being considered a "billboard" and requires this SUP. In all other aspects, the sign meets the normal  
requirements for a business sign.

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## **Notices and Disclaimers – Signature Required**

### **1.) Right to Farm Law**

#### **Be advised:**

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

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

### **Enforcement**

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

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

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

## **Fees**

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

**Special Use Permit Fee: \$165**

**Planned Unit Development SUP: \$250**

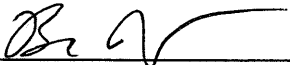
**Large Scale Retail Development SUP: \$250**

## **Escrow**

**Reimbursable Costs, fees and disbursements.** The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, landscape architect, engineers, surveyors, attorneys or others, on any Application for a Zoning Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application for Subdivision Approval, Application for a Planned Unit Development or application for a Special Permit or a Special Permit for a mobile home park shall be paid by the applicant.

## **Signature required**

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

Owner or responsible party signature:  Date: 7/16/19

Print name: Brad Yentzer, MD