



Planning Department

Director of Planning Ray Burger
 Code Enforcement Officer David Sprout
 Code Enforcement Officer Steve Cortright
 Zoning Officer Ray Burger
 Stormwater Manager David Sprout
 Administrative Coordinator 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: 7/16/19 Tax Parcel #: 21.-1-39.4 Zoning District: RR

(COMPLETE)

Project Address: 540 Bone Plain Rd Freeville NY 13068

Project Description: Two Car garage

Estimated project cost: \$7,500.00

Principal Use: Residential _____ Commercial: _____ Other: garage

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

Permit Application - Contact Information

Owner - Print name: Timothy Sears

Owner Signature required & dated: [Signature] 7/16/19

COMPLETE MAILING address, PRINT :

E-mail: TimSears1@yahoo.com Telephone No: 607-275-1626

Agent / Applicant - Print

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

E-mail: _____ Telephone No: _____

General Contractor: _____

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

E-mail: _____ Telephone No: _____

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.

To be completed by Planning Department personnel:

Worksheets / sections required:

Site Plan Sketch Fee : \$250

Driveway or Roadcut Compliance

Site Plan Review (See Fee Schedule)

Notices and Disclaimer Acknowledgement

Special Use Permit (See Fee Schedule)

Agricultural Data Statement

Notice of Ground Disturbance

County Review

Zoning Permit Fee : \$25

Minor Subdivision Fee : \$25

Varna Compliance Worksheet

Major Subdivision (See Fee Schedule)

Residential Design Guidelines Compliance

Demolition

Commercial Design Guidelines Compliance

Lot-line Adjustment

Sign Compliance Worksheet

Notes:

Building Permit Information

Type of Construction: Wood Steel _____ Masonry _____ Other _____

Number of Stories 1

Type of Heat & Fuel Source N/A

Number of dwelling units: circle Single Duplex Multi Commercial N/A

Number of Baths: N/A Number of Bedrooms: N/A

Site-built: _____ Modular: _____ Manufactured: _____

Square Footage: First Floor: 720 Second Floor: _____

Basement: _____ Garage:

Project Cost: \$7,500.⁰⁰

Fee: _____

Basic Building Information

Is this an Existing Building? no Current Occupancy: _____ New Occupancy: _____

Is this a New Building? yes Zoning Permit Needed? _____

Number of Dwelling Units: N/A Proposed Change: _____

Zoning Permit Information

Zoning District: _____ Subdivision Plat: _____ Lot Area: _____ Height of Building: _____

Zoning Use: _____ Site Plan Review and/or Special Use Permit on file: _____

Other Permit(s) Required: Special Use, Site Plan Review, Sign: _____

ZONING COMPLIANCE

Site Plan: Please complete the Site Plan Worksheet

Principal Use: garage (cars)

New or Change of Use: /N Zoning Permit Required (New use and building)? _____

Required Setbacks: Front 50 Side 15 Rear 25 Frontage 250

Does this project comply with Zoning Regulations?

Project cost: 7,500.⁰⁰

Building Permit Approved _____ Building Permit Denied _____

Under Section _____ (of the NYS Building Code)

Signature of Code Enforcement Officer [Signature] Date 7/25/19

Zoning Permit Approved _____ Zoning Permit Denied 7/16/19

Building Permit # _____ Zoning Permit # _____

Pre-built Shed

Dimensions _____ Electric Yes / No Plumbing Yes / No Heat Yes / No

Placed on _____

Installers Insurance submitted Yes / No OR Homeowners Insurance waiver signed Yes / No

Does this project comply with Zoning Regulations? Yes / No Project cost: _____

Heating Appliance

Type of Appliance: Boiler _____ Forced Air _____ Freestanding _____ Insert _____ Fireplace _____
Type of Fuel Source: Oil _____ Propane _____ Nat. Gas _____ Coal _____ Wood _____ Biomass _____ Other _____
Chimney or vent type: Masonry _____ Metal _____ Other _____

Manufacturer and number _____
Provide manufactures specifications and location of appliance in the structure including location of vent or chimney. _____

Installers Insurance submitted Yes / No OR Homeowners Insurance waiver signed Yes / No

Does this project comply with Zoning Regulations? Yes / No Project cost: _____

Demolition

Demolition of _____ Location _____

Debris buried and where _____ Debris removed and where _____

Required Disconnects Obtained - Date: Tompkins Co. Health Dept. _____ Electric Co. _____

Demolisher's Insurance submitted Yes / No OR Homeowners Insurance waiver signed Yes / No

- Site Plan: where the demolished structure is now situated and where it is to be buried.
- **Copy of the receipts or the tipping fees** from the land fill if debris is removed from site.
- Asbestos survey of the structure to be demolished has to be submitted with this application. Single-family residence and farm building are exempt from this requirement if the owner is performing the work.
- Delineation of any DEC or Federal Wetlands, any streams or watercourses and any other water shall be noted on the site-plan submitted with this application

Swimming Pool

Aboveground pool Yes / No In-ground pool Yes / No Pool dimensions _____

Location site _____

Installers Insurance submitted Yes / No OR Homeowners Insurance waiver signed Yes / No Safety handout given Yes / No

Does this project comply with Zoning Regulations? Yes / No Project cost: _____

- Renters / Tenants must provide proof of owner approval for this project
- Barriers & Alarms are required. Pools with a deck need a building permit
- Inspection sheet will be mailed with permit
- A **final** inspection from the Town of Dryden Code Enforcement is **Mandatory** to close out permit and allow pool use

Permit Application Worksheet – Site Plan Sketch Worksheet

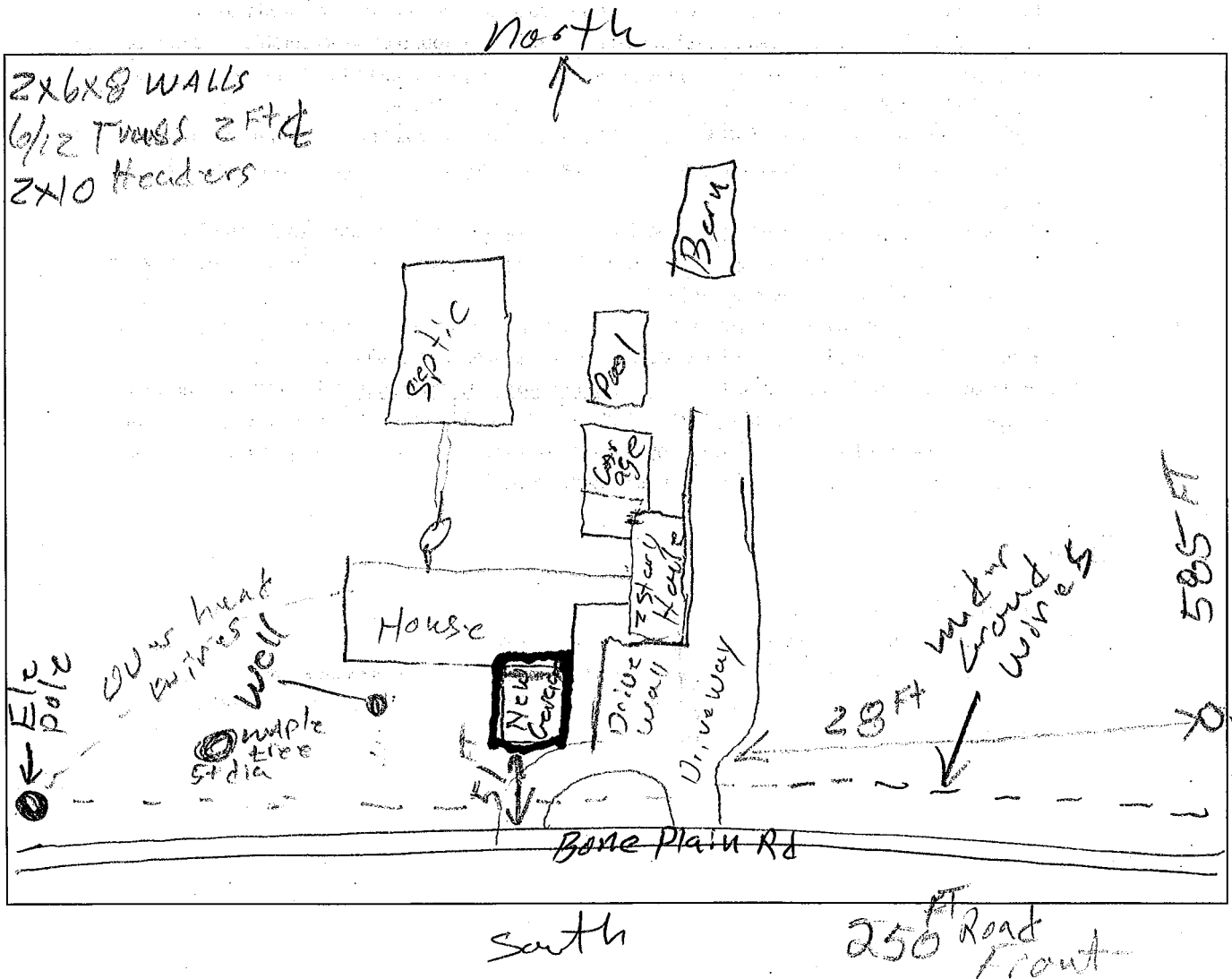
In the space below, or on an attached plan, please provide a simple site plan sketch showing the proposed and existing structures (building, garage, fence etc.) as well as any wells and septic systems, or water and sewer lines. You may show the information on a copy of a survey or tax map as long as it is accurate. You are encouraged to write a description of what you want to do in a letter to accompany the drawing, or on the drawing itself.

Please show the following as they apply to your project (see Zoning Section 1102):

- The lot, dimensions and features including road frontage.
- Location of proposed and existing structures, parking areas, stormwater management and other features as applicable.
- All existing and proposed driveway & road cuts.
- Topographical features (hills, ravines, etc.) and proposed changes.
- **Yard dimensions and setbacks** including nearby streets, buildings, rights of way and easements
- within 500 or so feet and names of adjoining property owners.
- Waterbodies and wetlands.
- Water and Sewer Facilities, and/or Well and Septic Facilities.
- Utilities (power lines, phone lines, gas lines etc.).
- Scale (estimate okay)
- North arrow

Tom Bratburton
West

Timothy
East



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.

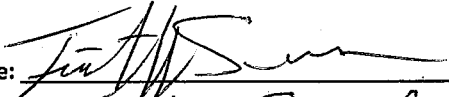
Escrow

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:

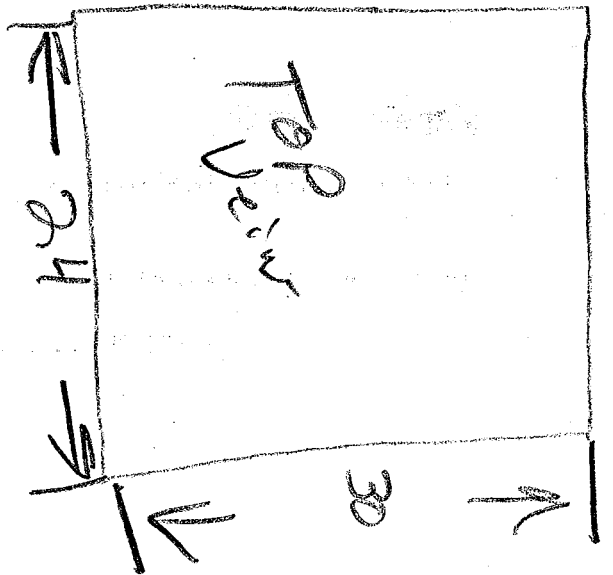
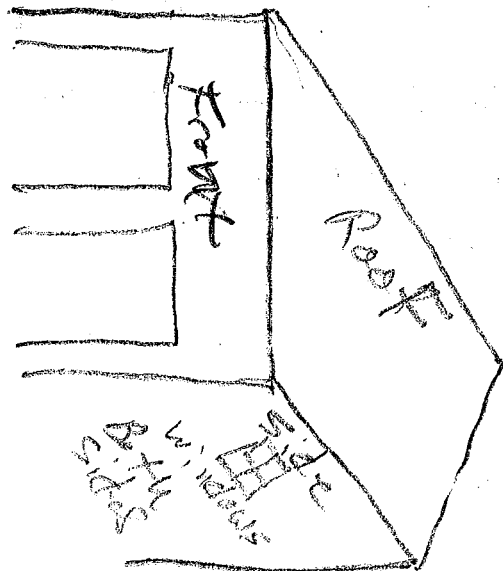
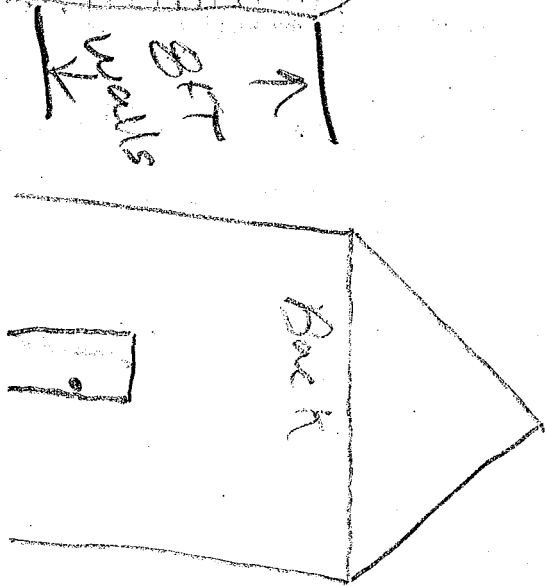
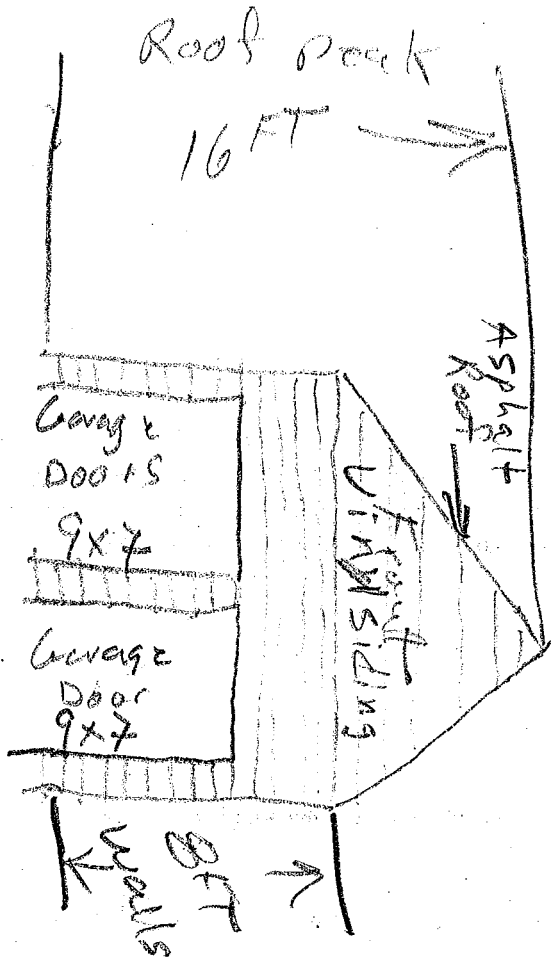
7/16/19

Print name:

Timothy Sears

Permit Application Worksheet - Road Cuts

- For all New York State Routes call NYS DOT in Cortland at 756-7072, 8:00 am -4:00 pm daily.
- For Tompkins County Routes, call Tompkins County Highway Dept. in Ithaca, NY at 274-0300 8:00 am – 4:00 pm daily.
- For Dryden Town Routes call Dryden Town Highway at 844-8888 ext.402, 7:00 am – 4:00 pm Monday – Thursday.



North

Tom Bretherton



West

250 FT 540 Bone Plain Rd

East

South

Fire Pole

Maple tree 60 ft dia

Under ground wires

Well

Overhead wires

Guest House

Proposed Garage & 30 FT House

Driveway

Main House

Garage

Pool

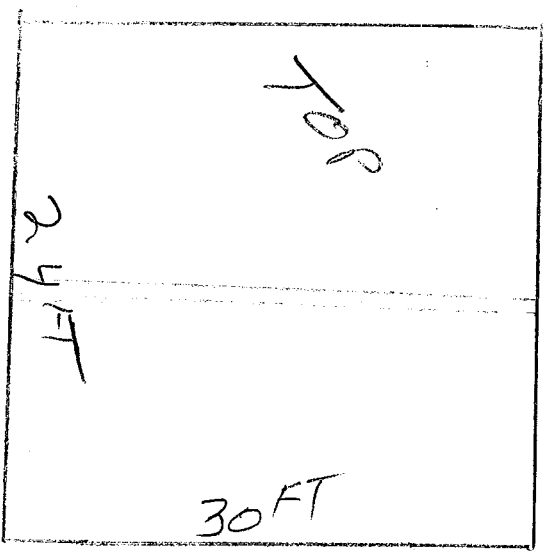
Barn

20 FT Underground wires

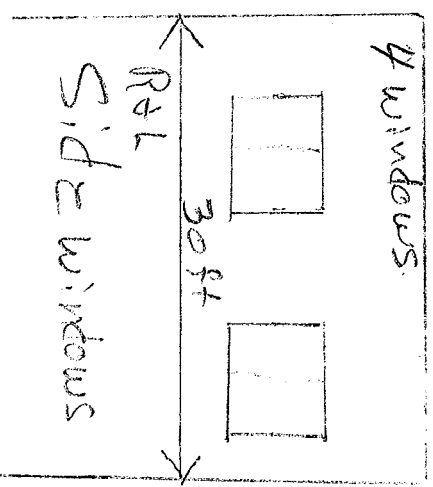
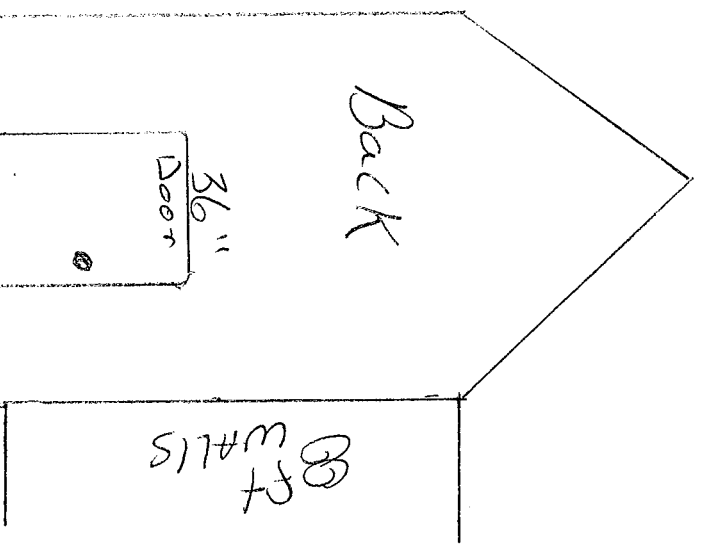
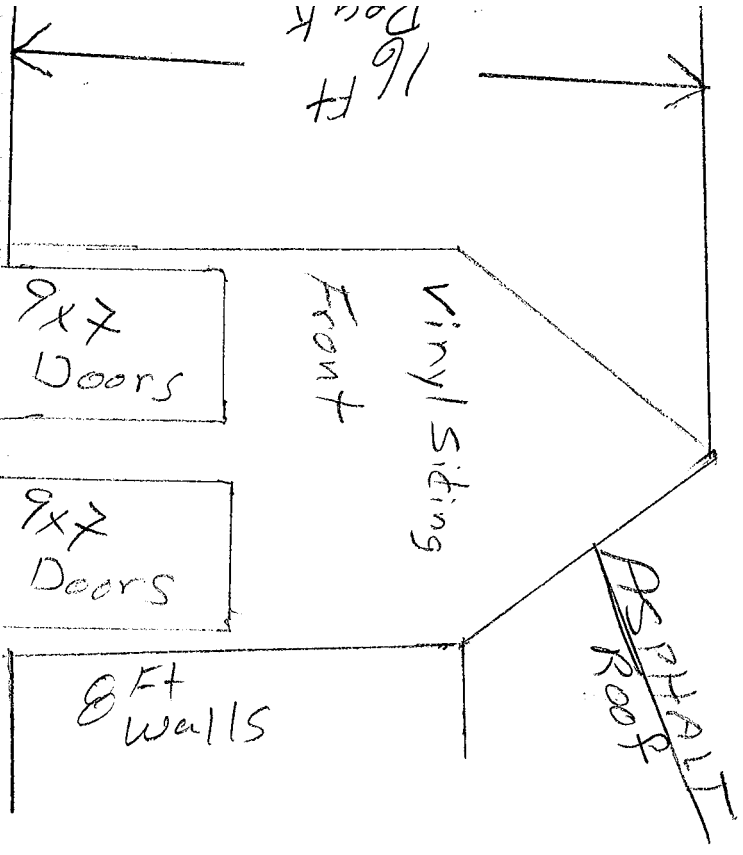
20 ft from property line

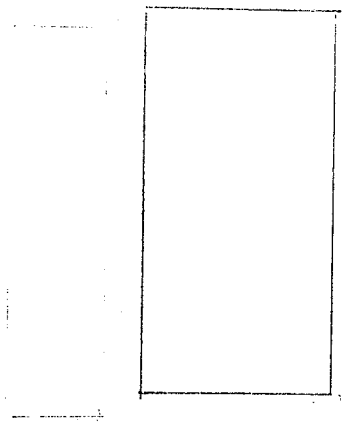
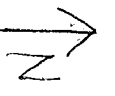
10 ft to property line





- 2x6x8 walls 2nd fl
- 6/12 TRUSSES 2nd fl
- pitch 2x6 Build
- 1/2 plywood roof w/ ASPHALT Shingles
- 1/2x4x8 Sheathing For walls w/ Truss/Vinyl Siding
- 12' overhang





Bore Plain Rt