

Attn: Town of Dryden
Zoning Board
5/1/19
To whom it may concern,

I wanted to reach out to the board concerning a property I purchased last year at 155-159 Game Farm Road. There is currently 2 empty trailers on the property that I am interested in removing and replacing with two stick built structures that would be similar, or more restrictive nonconforming use of the property in order to conform with Section 1601 C and would sit back off of the road further than the existing structures to conform to the setbacks. If approved, I will be working with Trade, Design, and Build architect firm to build something more suitable on the parcel, while still maintaining a small footprint. The new structures would be far more energy efficient than the current structures and thus more affordable to maintain. A septic system installation has been previously approved for our planned number of bedrooms and a new well was dug in 2018. I currently reside on the backside of this property at 7 Fox Hollow Road and would love to replace the two trailers with something small, simple, and with more character. I have attached a map with the proposed plotting of the new structures. Please let me know what we can do to work toward this goal and thank you for your time and efforts.

Rick Bayo
7 Fox Hollow Rd
Ithaca, NY 14850
(607)327-0394
RickBayo@yahoo.com





Planning Department

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

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

6/4/19 67-1-37.3 Dryden
Date: Tax Parcel #: Zoning District:

(COMPLETE)

Project Address: 155-159 Game Farm Rd Ithaca, NY 14850

Project Description: removing two empty trailers and replacing with two stick built structures.

Estimated project cost: \$ 200,000

Principal Use: Residential Commercial: _____ 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: Rick Bayo

Owner Signature required & dated: _____

COMPLETE MAILING address, PRINT: 7 Fox Hollow Rd Ithaca NY 14850

E-mail: Rick@greenscenelg.com Telephone No: (607) 327 0394

Agent / Applicant - Print

: Rick Bayo
Address: 7 Fox Hollow Rd City: Ithaca State: NY Zip Code: 14850
E-mail: Rick@greenscenelg.com Telephone No: (607) 327 0394

General Contractor: GreenScene Lawn & Garden


Address: 7 Fox Hollow Rd City: Ithaca State: NY Zip Code: 14850
E-mail: greenscene@greenscenelg.com Telephone No: (607) 279 4851

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: 5/5/19
Print name: Rick Bayo

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.

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: Game Farm rd project | | | |
| Project Location (describe, and attach a location map): 155-159 Game Farm Rd, Ithaca NY 14850 | | | |
| Brief Description of Proposed Action: Removing 2 empty trailers that are currently on the property and replacing with two stick built structures. | | | |
| Name of Applicant or Sponsor: Rick Bayo | | Telephone: (607) 327 0394 | |
| | | E-Mail: RICK@greenscene.org.com | |
| Address: 7 Fox Hollow Rd | | | |
| City/PO: Ithaca | | 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 |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: | | NO | YES |
| | | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3. a. Total acreage of the site of the proposed action? _____ acres | | | |
| b. Total acreage to be physically disturbed? .5 acres | | | |
| c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 1 acres | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | |
| 5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input 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? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | b. Consistent with the adopted comprehensive plan? | <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? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Are public transportation services available at or near the site of the proposed action? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | | <input type="checkbox"/> | <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: _____ _____ | | <input type="checkbox"/> | <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: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory? | | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

GAME FARM ROAD FEASIBILITY STUDY

PROJECT INFORMATION:

THE EXISTING PROPERTY AT 159 GAME FARM ROAD IS A 1.004 ACRE LOT WITH FOUR EXISTING STRUCTURES PRESENT, A MAIN HOUSE, AN ACCESSORY GARAGE AND TWO MOBILE HOMES. THE LOT IS IN THE TOWN OF DRYDEN.

ZONE:

NEIGHBORHOOD RESIDENTIAL

ALLOWABLE USES:

SINGLE FAMILY DWELLING WITH ACCESSORY DWELLING UNIT.

- ACCESSORY UNITS MUST BE ATTACHED TO SINGLE FAMILY HOME OR BE PART OF ACCESSORY STRUCTURE, SUCH AS GARAGE.
- LIMITED TO ONE ACCESSORY DWELLING UNIT PER SITE.

EXISTING MOBILE HOMES ARE NON-CONFORMING STRUCTURES.

NONCONFORMING USES, STRUCTURES & LOTS

1602.B - "NOTHING IN THIS LAW SHALL PREVENT THE ALTERATION TO A SAFE CONDITION OF ALL OR PART OF A STRUCTURE THAT IS NONCONFORMING PROVIDED THAT THE REPAIR OR ALTERATION WILL NOT INCREASE THE HEIGHT, SIZE OR VOLUME OF THE STRUCTURE OR OTHERWISE INCREASE THE MANNER IN WHICH THE STRUCTURE IS NONCONFORMING"

1602.C.1 - "A NONCONFORMING STRUCTURE SHALL NOT BE ADDED TO OR ENLARGED OR ALTERED IN A MANNER WHICH INCREASES ITS NONCONFORMITY."

LOT SIZE

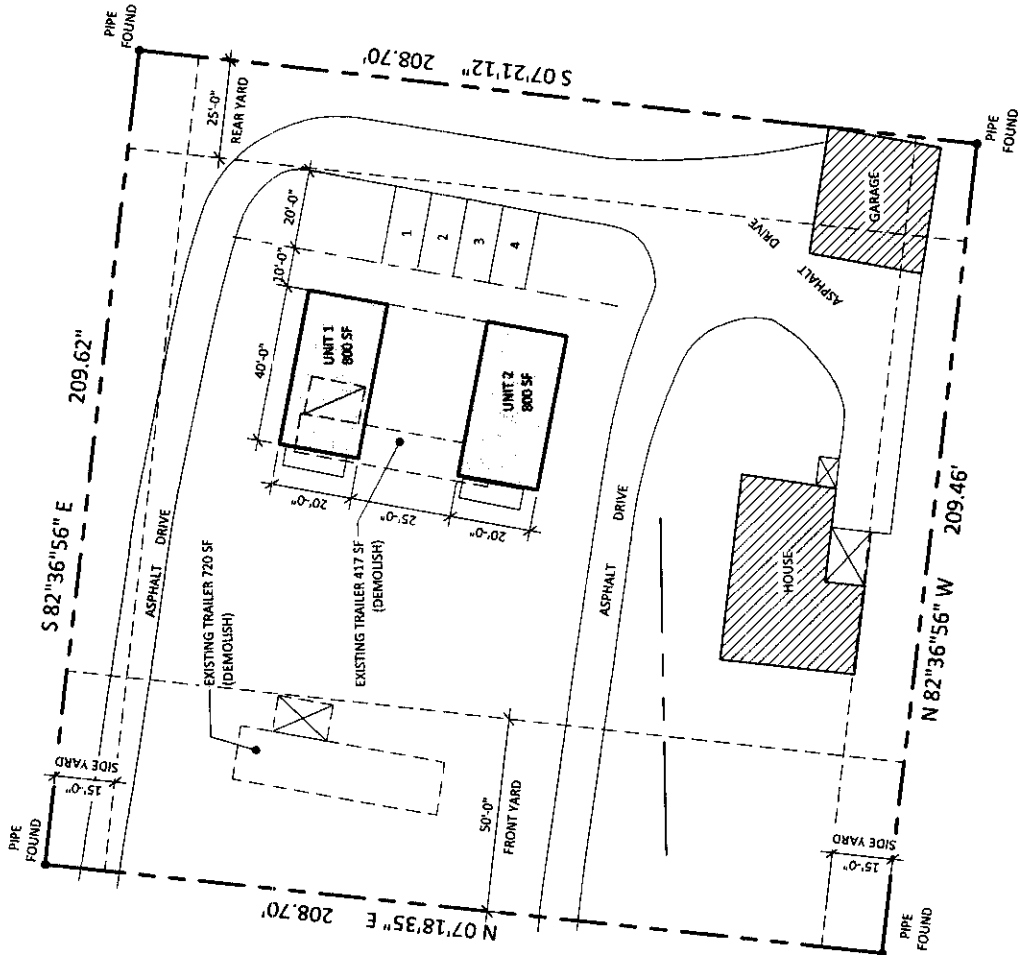
- MIN LOT SIZE : 1 ACRE (W/O PUBLIC WATER & SEWER)
- EXISTING : 1.004 ACRES

- LOT FRONTAGE: 150' MIN
- EXISTING : 208.7'

YARDS REQUIREMENTS:

- FRONT YARD: 50' (NON-COMPLIANT EXISTING MOBILE HOME IS IN YARD)
- SIDE YARD: 15' (EXISTING HOUSE LOOKS CLOSE, MOBILE HOMES ARE OKAY)
- REAR YARD: 25' (GARAGE ALLOWED IN YARD)

EXISTING LOT MEETS MINIMUM REQUIREMENTS FOR LOT. SUBDIVISION INTO SMALLER LOTS WOULD NOT BE ALLOWED.



1 SITE PLAN
1" = 30'-0"

