

Planning Department

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ZONING PERMIT APPLICATION

Date of Application: 8/9/19 Tax Parcel # 22.-1-11.3

Name: Scott & Heidi Volk

Address: 586 Caswell Road
Freeville NY 13068

Phone #: 847-769-9847 or 607-319-1955

Application for a Zoning Permit is HEREBY made to:

Build () Extend () Convert () Place a Manufactured Home () Other

Project Description: Pole Barn + Garage

Project Site: 586 Caswell Rd

Project Owner: Scott Volk Estimated Project Cost: \$: 50K

Project Owner Signature: Scott Volk

Land Owner: Scott Volk Is this a Land Contract Sale? NO

Land Owner Signature: Scott Volk

Please note this is NOT A CONSTRUCTION PERMIT. After a Zoning Permit is issued you will then be required to submit all necessary applications for a Building Permit and copies of other required agency permits before a Construction Permit will be issued.

Attached is a copy of the ZONING PERMIT REGULATIONS, a sample site plan, a space for you to provide your necessary site plan. Complex projects may require a more detailed site plan. It must contain the requested site plan details as described within this application.

Zoning Permit Fees

New construction - \$25.00

Projects requiring a variance - \$25.00 + \$165 variance application fee

FOR Town Use ONLY:

Zoning Permit Approved: _____

Zoning Permit Denied 8/9/19

Under Section(s): 600 Town of Dryden Zoning Law

Signature of Code Enforcement Official: [Signature] Date: 8/9/19

Variance Date: _____ Hearing Date: _____ Approved or Denied: _____

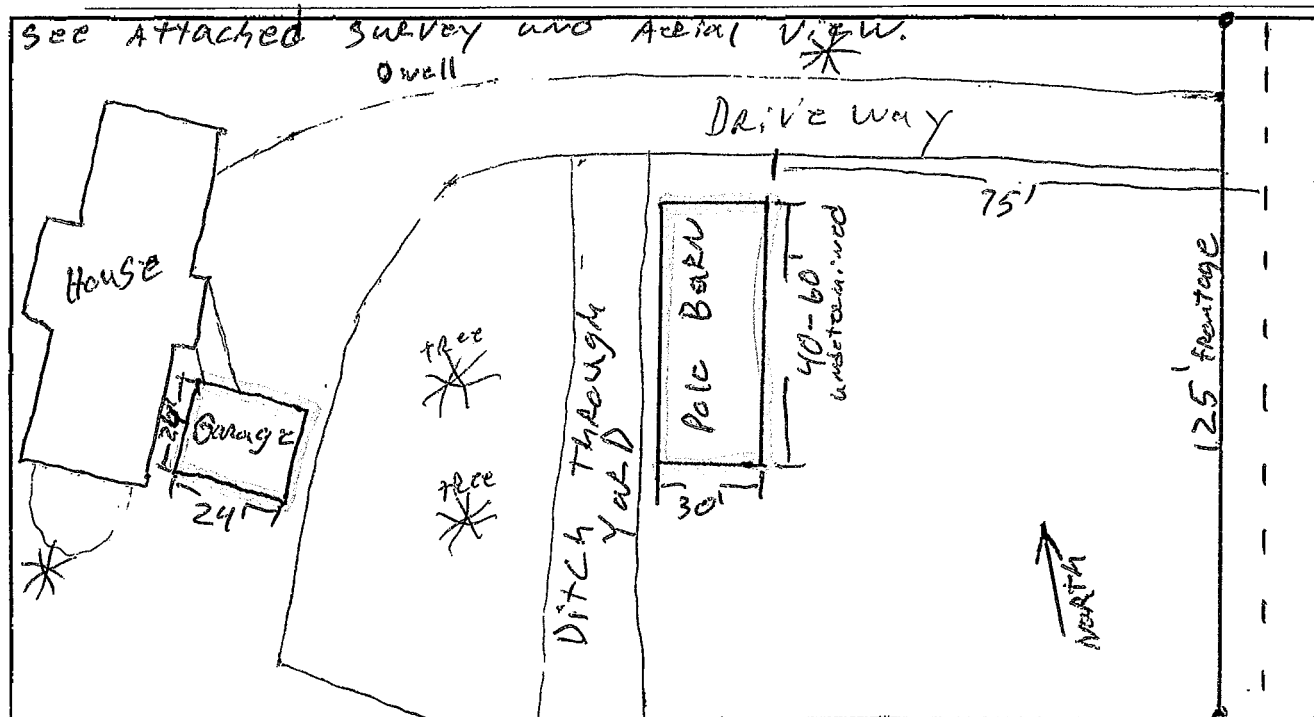
SITE PLAN which CLEARLY ILLUSTRATES Zoning Compliance

The Space below is provided for the applicant to draw a site plan which will show placement of and type of structure or structures FOR WHICH THIS ZONING PERMIT is being applied for.

The following information SHALL be sufficiently detailed on this SITE PLAN so that the reviewer can verify Zoning Compliance.

- 1) Dimensions of the Lot in feet.
- 2) Names of adjoining property owners
- 3) Location of Proposed Structures.
- 4) Place all Driveway & Road Cuts.
- 5) Structure Dimensions & Separation
- 6) Location of all Existing Structures
- 7) Significant Topographical Features
- 8) Yard dimensions, set backs.
- 9) Road Frontage in feet only
- 10) Water Courses, contours
- 11) Sewer Facilities and Wells
- 12) Utilities and Utility Easements.
- 13) North Arrow

Where private septic systems and wells are necessary, Lot Sizes are determined by TOMPKINS COUNTY DEPT of ENVIRONMENTAL HEALTH.



STATE OF NEW YORK
DEPARTMENT OF TAXATION AND FINANCE
DIVISION OF LAND SURVEYING

NOTE: ANY REFERENCE TO ANY MAP OR RECORD WITH RESPECT TO THE SURVEY OR SUBDIVISION OF THE LAND HEREIN IS MADE FOR THE PURPOSES OF THE SURVEY ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF THE ACCURACY OF THE SURVEY OR THE RECORDS THEREON. THE SURVEYOR HAS CONDUCTED THE SURVEY IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION AND HAS FOUND NO ERRORS OR OMISSIONS IN THE RECORDS WITH RESPECT TO THE SURVEY OR SUBDIVISION OF THE LAND HEREIN.

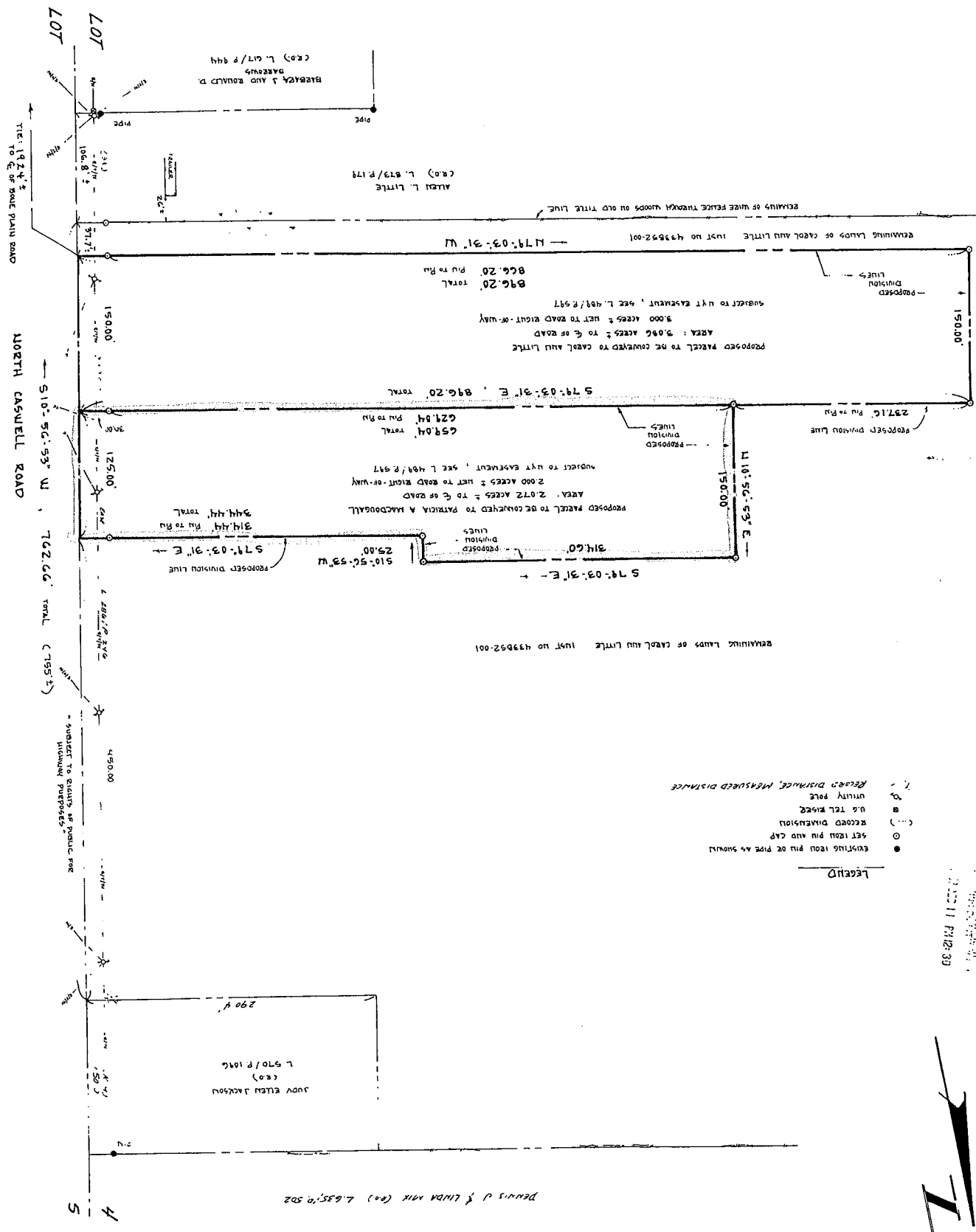
SIGNED: *[Signature]*
DATE: 08/06/05

That I am a bonded land surveyor, New York State License No. 04412, and that the map correctly 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, and that I found no errors or omissions in the record with respect to the survey or subdivision of the land hereon.

I hereby certify to:
Carol Ann Little
Owner & Surveyor, L.P.

Map of 2003
Scale: 1" = 60'
Book: 03-227

Lot 4, Town of Deyers, Tompkins County, New York
CAROL ANN LITTLE
SHOWING A PORTION OF LOTS OF
SURVEY MAP
p/o TAX MAP NO: 22-1-11.2
p/o INSTRUMENT NUMBER: 433852-001



Drawer 22, 164

APPEAL TO

ZONING BOARD OF APPEALS
TOWN OF DRYDEN
(Area Variance)

Having been denied permission to Build a Pole Barn and Garage
in the area in front of the house.

At 586 Caswell 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) 600

of the Town of Dryden Zoning Ordinance

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

See attached Document

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: 586 Caswell Road

Phone Number: 607-319-~~XXXX~~ Date: 8-9-19
1955

AREA VARIANCE

Due to issues with the other areas of the property listed below there is no other feasible area to build the pole barn and Garage.

1. The sides of the house there is not enough space. The property lines at the time of building the house were not properly considered for access to the back of the house or for setbacks for building such structures. On the north side (marked #2 on the aerial) of the house there is a maximum of 20 feet from the corner of the house to the property line. On the south side of the house there is a large hole for the walk out basement entrance leaving maximum of 10 feet to the property line (marked #1 on the aerial). #4 on the aerial is a fence we are building that is a 6-foot-high white privacy fence. I have talked with the neighbor and they are happy about the fence and they are also not concerned or have any issues with the garage or the pole barn in the proposed spots.
2. The back yard and or cleared area behind the house.
 - a. The septic system is under much of the back yard. (marked #5 on the aerial)
 - b. The leach field for the septic system is in the area beyond the yard making it an unsuitable area for the pole barn.
 - c. The area beyond the leach field is a wooded area. Many trees would have to be cleared out to make enough area for the pole barn.
 - d. The area marked #3 on the aerial is a water run off area, so this area is wet most of the time.
3. The front yard is divided by a ditch where water runs from the neighboring property through the yard, making the area on either side not large enough with setbacks to combine the two structures. Whereas one would have to be built on each side of the drainage ditch.
4. The propane tank (Marked #6 on the aerial)

AREA VARIANCE REQUEST

Applicant: Scott Volk

Project: Pole Barn / Garage

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. In order to avoid any delay in the Board being able to make a decision about your request, your responses to the five questions must accompany your variance request application. The questions may be addressed individually or as a narrative.

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? I Do NOT Believe So. I intend to build and maintain these structures as to be appealing and to improve the value of the property

B. IS AN AREA VARIANCE THE ONLY METHOD THAT THE BENEFITS SOUGHT CAN BE ACHIEVED? ARE THERE OTHER FEASIBLE METHODS TO ACHIEVE THE BENEFIT? There is no other area on the property that would be feasible to build these structures. More details in attached doc.

C. IS THE REQUESTED VARIANCE SUBSTANTIAL (inches vs feet, 5% vs 70%)? _____

D. WILL THE PROPOSED VARIANCE HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT? NO

E. IS THE ALLEGED DIFFICULTY SELF-CREATED? NO

500 gte map 506 Canal Rd



500 gte

500 gte map 506 Canal Rd

500 gte map 506 Canal Rd

