



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

9-25-19 38-1-30.15 Mixed use Commercial
 Date: Tax Parcel #: Zoning District:

(COMPLETE)

Project Address: 16 Freeville Rd Dryden

Project Description: corner of R 38 + (Freeville Rd) + Ellis Drive
Level Lot

Estimated project cost: 75,000

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

Permit Application - Contact Information

Owner - Print name: Willis Hilker

Owner Signature required & dated: Willis Hilker

COMPLETE MAILING address, PRINT: 143 Box Brooktondale NY 14817

E-mail: sshilker24@gmail.com Telephone No: 607 275-6964

Agent / Applicant - Print Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

General Contractor: Willis Hilker
 Address: PO Box 143 Brooktondale City: _____ State: NY Zip Code: 14817
 E-mail: _____ Telephone No: 607 275 6964

Mason Contractor: Bomax Excavation

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: 607 738 7816

Electrical Contractor: ~~NA~~ TBD

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

HVAC Contractor: NA

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Plumbing Contractor: NA

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Surveyor: Reagan

Address: RT 13 City: Bartow State: NY Zip Code: _____
E-mail: _____ Telephone No: 607 844 8837

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

To be completed by Planning Department personnel:

Worksheets / sections required:

- | | |
|---|---|
| <input type="checkbox"/> Site Plan Sketch Fee : \$250 | <input type="checkbox"/> Driveway or Roadcut Compliance |
| <input type="checkbox"/> Site Plan Review (See Fee Schedule) | <input type="checkbox"/> Notices and Disclaimer Acknowledgement |
| <input type="checkbox"/> Special Use Permit (See Fee Schedule) | <input type="checkbox"/> Agricultural Data Statement |
| <input type="checkbox"/> Notice of Ground Disturbance | <input type="checkbox"/> County Review |
| <input type="checkbox"/> Zoning Permit Fee : \$25 | <input type="checkbox"/> Minor Subdivision Fee : \$25 |
| <input type="checkbox"/> Varna Compliance Worksheet | <input type="checkbox"/> Major Subdivision (See Fee Schedule) |
| <input type="checkbox"/> Residential Design Guidelines Compliance | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> Commercial Design Guidelines Compliance | <input type="checkbox"/> Lot line Adjustment |
| <input type="checkbox"/> Sign Compliance Worksheet | |

Notes: _____

Building Permit Information

Type of Construction: Wood X Steel _____ Masonry _____ Other _____
Number of Stories _____
Type of Heat & Fuel Source NA
Number of dwelling units: circle Single Duplex Multi Commercial N/A
Number of Baths: NA Number of Bedrooms: NA
Site-built: X Modular: _____ Manufactured: _____
Square Footage: First Floor: 3400 Second Floor: _____
Basement: NA Garage: _____
Project Cost: 70 000
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: NA, 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: Self Storage

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

Required Setbacks: Front _____ Side _____ Rear _____ Frontage _____

Does this project comply with Zoning Regulations? Y/N Project cost: 70 000

.....
Building Permit Approved _____ Building Permit Denied _____

Under Section _____ (of the NYS Building Code)

Signature of Code Enforcement Officer _____ Date _____

Zoning Permit Approved _____ Zoning Permit Denied _____

Building Permit # _____ Zoning Permit # _____

Pre-built Shed

Dimensions None

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

None

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

NA

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

NA

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

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: Willis Hilker Date: 9-1-19
Print name: Willis Hilker

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.

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.

The proposed use, Self Storage, is in keeping with the low impact of the ordinance. Low traffic, noise, and site disturbance make this use compatible with present uses.

- 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?

With the rapid growth of housing in the area, there is a lack of storage buildings. We are proposing this building due to the rapid fill of the present building. The neatness and site care are an improvement to several parcels nearby.

- 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 site plan adequately addresses vehicular parking + circulation. This building requires no phone, gas, water, or sewer. A second entrance to Rt 38 will alleviate traffic flow + fire truck traffic.

- 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.

Self storage has no environmental impacts. We have low impact on traffic. No dust, odors, harmful substances or glare are generated. We keep solid waste removed.

- 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 present use of the area is ancillary sales such as food service, auto sales and offices such as insurance + phone installation. Several bldgs are vacant with two being in severe deterioration. We are upgrading the area.

- 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.

The proposed building will have a drive w/ parking on all 4 sides. A proposed entrance from Freeville Rd provides a safer drive pattern for Tenants + Fire Equip. The present planting will be extended.

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: Willis Hisker Date: 9-1-18
 Print name: Willis Hisker

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.

Part 1 - Project and Sponsor Information			
Name of Action or Project: I-Deal Self Storage Freeville Rd. location Dryden, NY			
Project Location (describe, and attach a location map): 38-1-30.15 Freeville Rd.			
Brief Description of Proposed Action: CONSTRUCTION OF SELF STORAGE UNITS appx. 7500 3400 sq. ft.			
Name of Applicant or Sponsor: WILLIS + Shirley Hilker		Telephone: 607-275-6964	
		E-Mail: sshilka24@gmail.com	
Address: P.O. Box 143			
City/PO: BrookTondale, NY		State: NY	Zip Code: 14817
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?		<u>2</u> acres	
b. Total acreage to be physically disturbed?		<u>.5</u> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<u>2</u> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input checked="" type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input 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			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		✓	
b. Consistent with the adopted comprehensive plan?		✓	
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
			✓
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
		✓	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
		✓	
b. Are public transportation service(s) available at or near the site of the proposed action?			✓
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		✓	
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: _____	NO	YES	
		✓	
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>not needed</u>	NO	YES	
		✓	
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>not needed</u>	NO	YES	
		✓	
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
		✓	
b. Is the proposed action located in an archeological sensitive area?		✓	
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?	NO	YES	
		✓	
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: _____		✓	
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 type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
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?	NO	YES	
		✓	
16. Is the project site located in the 100 year flood plain?	NO	YES	
		✓	
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	NO	YES	
		✓	
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____			

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
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
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
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor name: <u>Willis S. Hilker</u>	Date: <u>9-6-16</u>	
Signature: <u>Willis S. Hilker</u>	<u>9-5-19</u>	

Willis S. Hilker

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?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
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?		
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?		
7. Will the proposed action impact existing: a. public / private water supplies? b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	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?		
11. Will the proposed action create a hazard to environmental resources or human health?		

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)

Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden Stormwater Management Officer, David Sprout. "Land Development Activity" resulting in Ground Disturbance is defined as all areas where soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, and construction of buildings or structures. This form will enable Town of Dryden staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: Willis Hilker Date: 9-1-19
Phone # 607 275 6964 Mailing Address: PO Box 143 Brooktondale 14817
Project Site Address: 16 Freeville Rd Tax Parcel # _____
Project Sponsor Name (If Different than Owner): NA Phone: _____
Address: _____

Brief Description of the Project: Self Storage
See Site Plane + Drawings

(Attach additional sheets of paper as necessary and include a project sketch)

Project and Site Characteristics (Check yes or no as appropriate)

1. Will the project involve multiple phases? YES NO If YES, how many phases? _____
2. What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project? 50 feet. ditch
3. Does the site show any field or map indicators of potential wetland presence? YES NO
Check all that are applicable:
 Mapped NWI Wetlands Mapped DEC Wetlands Mapped Hydric Soils
 Field indicators of Hydric Soils Vegetation indicative of wetlands Wetland Delineation
4. Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
Flat
5. Will the project include a linear excavation that is more than 500 feet long and 3 feet wide?
 YES NO
6. Will the project involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material? YES NO
7. Does the project require any state or federal environmental permits? YES NO
Permit(s): _____
8. Do connected Impervious Areas exceed 1/2 acre. YES NO
(If YES a Full SWPPP is required)

Town of Dryden Notice of Ground Disturbance / Area Tally Form

9. Area Tally

9A) Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Full SWPPP is necessary from the Notice of Ground Disturbance, then please present this information when the final draft is complete.

Driveway ~~4000~~ 4000
Parking Area NA
House / Main Building 3000
Other Buildings NA
Septic System NA
Other Grading / Clearing / Lawn None
Wells and Ditches None
Drainage Structures None
Utility Laying None
Additional Area NA (for construction access, stockpiling, etc.)
Total (do not total overlapping areas): 7000

9B) For subdivisions only:
Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: _____

10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the Tompkins County Soil Survey? YES NO

11. Is the project redevelopment, as defined by Chapter 9 of the DEC's design manual? YES NO

12. Total Parcel Acreage: _____

13. Area of existing impervious surface prior to development: 0

14. Total Impervious Area expected after project completion: 0

Signature: Willis Hulker Date: 8-30-19



JOHN F. YOUNG & SUSAN M. BARNETT
~R.O.~
INSTRUMENT NO. 2017-08063
VILLAGE OF DRYDEN
TAX MAP NO. 8.1-1-1.4

SUBJECT TO 10' WIDE
SANITARY SEWER LATERAL USE
AND MAINTENANCE EASEMENT
SEE L.CD2504/P.6572

*As required
by Fire Dept*

ENTERPRISE DRIVE

TOWN OF DRYDEN ~R.O.~ L.604/P.1117

VILLAGE OF DRYDEN

TOWN OF DRYDEN

NYSEG POLE LINE EASEMENT
L.604/P.997

ROAD BOUNDS

O/H E/T/TV

EXISTING GRAVEL DRIVEWAY

SELF STORAGE
BUILDING
NO. 16
FREEVILLE ROAD

EXISTING GRAVEL DRIVEWAY
170'

PROPOSED STORAGE BUILDING

PROPOSED GRAVEL DRIVEWAY

18' WIDE TOWN OF
DRYDEN SANITARY
SEWER EASEMENT
L.605/P.213

APPROXIMATE LOCATION
SANITARY SEWER LATERAL

EXISTING AND PROPOSED TREES

ANTHONY P. & COLLEEN L. MALARKEY
~R.O.~
L.868/P.342
TOWN OF DRYDEN
TAX MAP NO. 38.-1-30.11

NEW YORK STATE ROUTE 38
(A/K/A FREEVILLE ROAD)

TOWN OF DRYDEN
VILLAGE OF DRYDEN

REFERENCE MAP:
RESERVEY MAP LANDS OF MONTAUR FALLS
PROPERTIES, LLC.
MADE BY REAGAN LAND SURVEYING,
DATED SEPT. 13, 2016.
(JOB NO. 16-216)

LEGEND:

- EXISTING IRON MONUMENT AS SHOWN
- SET 3/4" REBAR AND SURVEY CAP
- UTILITY POLE
- ⊙ SANITARY SEWER MANHOLE
- REPUTED OWNER
- OVERHEAD UTILITIES
- UNDERGROUND UTILITIES
- ⊕ PRESENT CENTERLINE OF PAVEMENT

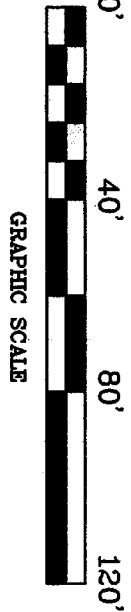
SITE PLAN
LANDS OF ~
I-DEAL SELF STORAGE, LLC
BEING PART OF MILITARY LOT NO. 38
TOWN OF DRYDEN ~ COUNTY OF TOMPKINS
STATE OF NEW YORK
TAX MAP NO. 38.-1-30.15
REFERENCE DEED: INSTRUMENT NO. 2016-13200

REAGAN LAND SURVEYING
298 CORTLAND ROAD, P.O. BOX 1124
DRYDEN, NEW YORK
PHONE/FAX: (607) 844-8837
EMAIL: office@reagandlandsurveying.com

JOB NO.: 19-249 SCALE: 1"=40'

DRAWN BY: A. PUZO DATED: SEPT. 4, 2019

SIGNED: *Michael J. Reagan*



GRAPHIC SCALE