

Planning Department

93 East Main Street
Dryden, NY 13053

T 607 844-8888 ext. 216
F 607 844-8008
joy@dryden.ny.us

<http://dryden.ny.us/planning-department>



October 4, 2019

Ian Gaffney
15 Royal Road LLC
15 Royal Road
Ithaca, NY

Re: Issuing a Building Permit

Dear Mr. Gaffney,

In order to secure a Building Permit for 15 Royal Road, Town of Dryden Zoning regulations require Site Plan Review approval by the Town Planning Board. Article XI, Section 1101B, of the Zoning Law, requires site plan review for all new business groups and changes from one business group to another. The food-processing component of your business changes the business group from warehousing/office to warehousing/office/light manufacturing.

It is the Planning Department's opinion that the site plan review should end after the first stage of the process – at the sketch plan conference – and that further review (full site plan review) is unnecessary and unwarranted. We will recommend, to the Planning Board, the same.

Under General Municipal Law, Section 239, the Tompkins County Department of Planning and Sustainability must also consider the site plan. The County is in receipt of your site plan review documents. They have up to thirty days to review. The Town Planning Board cannot approve the site plan without the County's review. We hope, due to the simplicity of this project, that the County will expedite its review and the Town can take action in October. The Board meets the 4th Thursday of each month.

Other than needing the site plan approval, there is nothing preventing Code Enforcement Officers from issuing a Building permit once the construction plans are reviewed and approved. Review of those documents will begin as soon as we receive the plans. We could, potentially hand you a Building Permit at the conclusion of the Planning Board meeting.

Please let me know if you have questions regarding this letter or other building and zoning questions.

Sincerely,

David W. Sprout
Code Enforcement Officer
Stormwater Management Officer
Town of Dryden
93 East Main Street
Dryden, NY 13053
607 844-8888 x215