

March 4, 2019

Mr. Raymond Burger
Director of Planning
Town of Dryden
93 East Main Street
Dryden, NY 13053

**Re: Submission of Site Plan Information
Westfall Duplex Project (Town of Dryden)
Hanshaw Road (Tax Parcel No. 31.-1-21.324), Freeville, NY**

Dear Mr. Burger:

The purpose of this correspondence is to submit information for a Site Plan Review of the proposed Westfall Duplex Project located on Hanshaw Road (Tax Parcel No. 31.-1-21.324) in the Town of Dryden, Tompkins County, New York. The following information has been provided in accordance with standard Site Plan review requirements:

- Completed Notice of Ground Disturbance/Area Tally Form;
- Completed SEQR Short Environmental Assessment Form;
- General Permit Application and \$250 application fee (submitted separately); and,
- Eight (8) copies of the Site Plan for the project (five 11" x 17" and three 24" x 36").

This information is submitted by the undersigned licensed professional engineer on behalf of the applicant/project sponsor, Mr. Patrick Westfall.

Project Location and Description

The proposed project consists of the construction of two, four-bedroom duplex units on a 14-acre +/- parcel located along Hanshaw Road in the Town of Dryden approximately 2000 ft. south of its intersection with West Dryden Road. There will be one driveway into the property to access the units. Each duplex will have a separate sand filter wastewater treatment and disposal system; however, both units will be supplied with potable water from a single well. Public water and sewer are not provided in the area of the proposed development. Appropriate landscaping will be placed around the units and a spruce screen will be located along Hanshaw Road near the entrance to the property.

There are no plans for the inclusion of sidewalks along Hanshaw Road, bicycle racks, or signage as part of this project. A single waste disposal unit will be placed on the property at an easily accessible location for tenants and the waste hauling contractor. The waste disposal container will be appropriately screened from public view.

All exterior lighting associated with the facility will be located at the entrance(s) of each unit and will be directed downward in accordance with local requirements to prevent off-site glare. Much of the project will be located within brush and tree-covered land and exterior lighting will likely be naturally screened.

A small area of federally-regulated wetlands is located along the southwest property boundary of the parcel being developed as shown on the construction plans. The wetlands will not be impacted by the construction activities.

**Wayne C. Matteson, Jr., P.E., 3893 Eatonbrook Road, Erieville, NY 13061
315-662-7146 (telephone) 607-423-4321 (cell)**

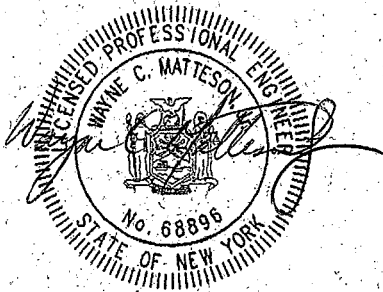
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Total soil disturbance by the construction activities associated with this project are planned to be under an acre, consequently, no storm water plan has been prepared for this development.

These items are submitted for review and approval by the Planning Board. Please let me know if additional information is required to complete Site Plan Review for this project.

Please don't hesitate to call if you have questions regarding the contents of this correspondence.

Sincerely,



Wayne C. Matteson, Jr., P.E.
Licensed Professional Engineer

attachments

cc: Mr. Patrick Westfall

**Wayne C. Matteson, Jr., P.E., 3893 Eatonbrook Road, Erieville, NY 13061
315-662-7146 (telephone) 607-423-4321 (cell)**



Planning Department
 Director of Planning
 Code Enforcement Officer
 Code Enforcement Officer
 Zoning Officer
 Stormwater Officer
 Administrative Coordinator

Ray Burger
 Kevin Ezell
 David Sprout
 David Sprout
 David Sprout
 Joy Foster

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 3/4/19

Tax Parcel #: 31.-1-21.324

Zoning District: Rural Residential

(Complete) Project
 Address: 2249

Hanshaw Rd, Ithaca, NY

Project Description: Two duplexes on one tax parcel

Principal Use: Residential Commercial: _____ Other: _____

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

To be completed by Planning Department personnel:

Worksheets / sections required:

Site Plan Sketch

Site Plan Review

Special Use Permit

Notice of Ground Disturbance

Zoning Permit

Varna Compliance Worksheet

Residential Design Guidelines Compliance

Commercial Design Guidelines Compliance

Sign Compliance Worksheet

Driveway or Roadcut Compliance

Notices and Disclaimer Acknowledgement

Agricultural Data Statement

County Review

Minor Subdivision

Major Subdivision

Demolition

Lot line Adjustment

Notes:

Permit Application - Contact Information

Owner - Print name: PATRICK WESTFALL

Owner Signature required & dated: _____

Address: 17 Banker Road City: Eldred State: NY Zip Code: 12732

E-mail: captampatj@gmail.com Telephone No.: (845) 283-1905

Emergency Contact: Susan Westfall Telephone No.: (845) 283-2069

Agent / Applicant - Print: Wayne Matteson, Jr, PE

Address: 3893 Eatonbrook Rd City: Erionville State: NY Zip Code: 13061

E-mail: _____ Telephone No: _____

General Contractor: _____ License # _____

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

E-mail: _____ Telephone No: _____

Mason Contractor: _____ License # _____

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

E-mail: _____ Telephone No: _____

Electrical Contractor: _____ License # _____

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

E-mail: _____ Telephone No: _____

HVAC Contractor: _____ License # _____

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

E-mail: _____ Telephone No: _____

Plumbing Contractor: _____ License # _____

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

E-mail: _____ Telephone No: _____

Surveyor: _____ License # _____

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

E-mail: _____ Telephone No: _____

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

CUT: _____

Application from _____	for _____
Project Site _____	received on _____
Payment received \$ _____	Cash _____ Check # _____ Credit Card (circle one) _____
Signature of receiver _____	Date _____