



## Planning Department

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Code Enforcement Officer  
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Zoning Officer  
Stormwater Officer  
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## General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

8/21/19

Date:

44.-1-13.412

Tax Parcel #:

Rural Res

Zoning District:

(Complete) Project

Address: 1610 Dryden Rd, Freeville, NY 13008

Project Description: dog daycare & boarding facility; 40x60 stick-frame structure with kennels and office space. about 1,000 sq feet of fenced yard on property

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

☐ Driveway or Roadcut Compliance

☐ Site Plan Review

☐ Notices and Disclaimer Acknowledgement

☐ Special Use Permit

☐ Agricultural Data Statement

☐ Notice of Ground Disturbance

☐ County Review

☐ Zoning Permit

☐ Minor Subdivision

☐ Varna Compliance Worksheet

☐ Major Subdivision

☐ Residential Design Guidelines Compliance

☐ Demolition

☐ Commercial Design Guidelines Compliance

☐ Lot line Adjustment

☐ Sign Compliance Worksheet

Notes:

Hannah Chase  
09@gmail.com

## Permit Application - Contact Information

Owner - Print name: Hannah Chase  
Owner Signature required & dated: Hannah Chase  
Address: 482 Valley Rd City: Brooktondale State: NY Zip Code: 13020  
E-mail: hannah.chase09@gmail.com Telephone No: 607 280-1171  
Emergency Contact: Larry Chase Telephone No.: 607 745-7152

Agent / Applicant - Print: \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

General Contractor: Riley Brewer License # \_\_\_\_\_  
Address: 91 Auburn Rd City: Laneing State: NY Zip Code: 14882  
E-mail: \_\_\_\_\_ Telephone No: 607 280 9925

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 _____

I am submitting a site plan review for the construction of a new property at 1610 Dryden Rd, Freeville NY. The structure will be built on 1.5 acres of land and will be a 40x60 stick frame structure, built on a new pad/concrete slab. The structure will be used as a dog daycare and boarding facility, Second Home Boarding and Daycare, LLC, with 10 kennels inside along with office space and indoor play areas. The property will include about 1,000 square feet of outdoor fenced yard to be used as an outdoor play area for the dogs. The fence will be 8 feet tall, white vinyl fencing and will be about 175 feet of fencing located behind the building (see drawing). The property is already home to Elemental Pet Vets, a rehabilitation and wellness clinic for small animals, owned and operated by Dr. Curtis Dewey, DVM. I will be purchasing the 1.5 acres from Dr. Dewey and will be working in collaboration with him and his existing business. My proposed structure will be sided with 1x12 ft rough cut siding in order to match the existing structure on the property. My proposed structure will have its own septic system, being engineered by the Tompkins County Health Department. My property will also have its own water supply; the well and pump system will be installed by Randolph Well and Pump Co, Inc. The property will be electric only, provided through NYSEG electric and gas. I do not propose running any gas to the property. The property will have 3 outdoor lighting fixtures as noted in my sketch. The 2 outdoor wall lights (one located on the front of the building and one located on the side, west facing side of the building) will be incandescent light bulbs, 60 watts and the 1 flood light located in the back of the building will be used to illuminate the outdoor fenced yard. This will be a 2 head feature, halogen bulbs, 120 watts each. The street number will be located on the front of the building, adjacent to the front door as well as on the mailbox, located on Rt, 13, Dryden Rd. The sign for the proposed property will be located at the top of the driveway; sketch included. The sign will be wood, to match the façade of the proposed structure and the writing will be colonial blue. The sign will have a small planter, likely made from galvanized metal, located underneath in which I plan on planting geraniums or other perennials. I also plan to plant several blue spruce trees on the property, as noted in my sketch, as well. I plan to utilize Casella Waste Management for waste disposal; waste will be kept in a 64 gallon waste bin located outside and will be picked up weekly (Monday mornings) by Casella Waste Management.

The existing business on the property (Elemental Pet Vets) has an existing driveway and parking area. I plan to utilize the already existing driveway as agreed upon in our land purchase agreement. I have a signed easement with the owners of the veterinary clinic that allows my use of their driveway for entrance and exit to my property. My business will be located behind the existing parking area on the property; a small driveway will be built off of the existing parking area as to not have to create another driveway on Dryden Rd. Please see sketch of property. My hours of operation will not interfere with the traffic from Dr. Dewey's business. Most of my customers will be dropping their pets off before work in the morning and picking them up after, on their way home. My morning drop off hours will be 7am to 9am and my afternoon pickup hours will be 4pm to 7pm. I will be a 24 hour boarding facility with overnight guests, however, I will not utilize indoor/outdoor runs that allow dogs access to the outside whenever they please. Dogs will be let outside on leash or within the fenced yard but, will never be left outside unattended.

Myself or staff members will remain outside with dogs at all times in order to prevent dogs from barking and creating unwanted noise. I will also not leave dogs outside unattended, as I do not want to give them the option to escape, being located on such a busy/highly trafficked road. Dogs will be given exercise off premises with hikes and walks, utilizing the area's many trail systems.

## 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.*

My proposed project does fall into the correct zoning category for 1610 Dryden Rd. The area is zoned commercial; my project is commercial, a "Service". My project is located in the "Rural Highway Corridor Character Area" and I will adhere to all of the developmental design guidelines for that area.

- 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?*

My boarding facility / dog kennel will be located adjacent to a small animal, wellness / health clinic. The businesses are very similar, both being pet related, service industry. I will be working in collaboration with the wellness clinic, offering my service to their clients. My proposed building will have rough cut 1x12" siding to match the existing structure in the area, i.e. the wellness clinic.

- 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.*

I plan to run electric to my property from the existing  
utility pole - I do not plan on utilizing gas.

- 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.*

My kennel will not utilize indoor/outdoor runs for the  
dogs that are boarded. This allows me to control the  
hours at which dogs will be outside. Dogs will not be  
outside unattended at any point in time and dogs will not  
be left outside at night, causing unwanted noise.

- 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.*

My kennel will not utilize outdoor runs for the dogs - dogs  
will not be left out at night. The dogs will not be left  
on the property unattended. 24 hour care. Employees will  
work an overnight shift to ensure that the dogs are taken  
care of at all times.

- 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.*

*My structure will be sided with 1x12" rough cut in order to maintain the look of the structures that already exist on the property. I will provide a small parking area in the front of the building, no more than 5 spaces. I will keep lighting fixtures to a minimum, having my largest lighting fixture located in the rear of the building. My signage will be simple and will maintain*

### **Notices and Disclaimers – Signature Required**

*the look of the structure - wooden signage, 5 foot tall.*

#### **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: Hannah Chase Date: 9/9/19  
Print name: Hannah Chase