

**SITE PLAN REVIEW GUIDELINES** (based on Town of Dryden Zoning Law –Article XI  
adopted 2-19-2015)

The Board's review of the site plan shall include, but is not limited to, the following considerations:

1. Location, arrangement, size, design, and general site compatibility of buildings, lighting, and signs;
2. Adequacy and arrangement of vehicular traffic access and circulation, including intersections, road widths, pavement surfaces, dividers, and traffic controls [evaluate impact to local roads and intersections];
3. Location, arrangement, appearance, and sufficiency of off-street parking and loading;
4. Adequacy and arrangement of pedestrian traffic access and circulation, walkway Structures, control of intersections with vehicular traffic, and overall pedestrian convenience;
5. Adequacy of stormwater and drainage facilities;
6. Adequacy of water supply and sewage disposal facilities;
7. Adequacy, type, and arrangement of trees, shrubs and other landscaping constituting a visual and/or noise buffer between the applicant's and adjoining lands, including the maximum retention of existing vegetation;
8. Adequacy of fire lanes and other emergency zones and the provision of fire hydrants;
9. Adequacy of the site's ability to support the proposed use given the physical and environmental constraints on the site, or portions of the site;
10. Special attention to the adequacy and impact of Structures, roadways and landscaping in areas susceptible to ponding, flooding and/or erosion;
11. Conformance with the Town's "Residential and Commercial Design Guidelines" and in Varna the "Varna Design Guidelines and Landscape Standards" to the maximum extent practicable;
12. Completeness of the application and detailed site plan in light of the Board's requirements following the sketch plan conference.

**SITE PLAN CHECKLIST:** (note necessary changes)

☐ 1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing;

☐ 2. Boundaries of the property, plotted to scale, and including north arrow, scale and date;

☐ 3. Identification of public highways;

☐ 4. Existing watercourses and wetlands;

☐ 5. Grading and drainage plan showing existing and proposed contours;

☐ 6. Location, design and type of construction, proposed use and exterior dimensions of all buildings;

☒ 7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway;

N/A ☐ 8. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all driveways;

N/A ☐ 9. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather;

☒ 10. Location, type and screening details of waste disposal containers and outdoor storage areas;

☒ 11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences;

175 feet of fencing -  
8 feet tall, white vinyl panels

HD

☐ 12. Description of the method of sewage disposal and location;

☐ 13. Description of the method of securing potable water and location, design and construction materials of such facilities;

☐ 14. Location of fire and other emergency zones, including the location of fire hydrants; ✓ prints

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☒ 15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy;

☒ 16. Location, height, size, materials, and design of all proposed signage;

✓ ☐ 17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night;

☐ 18. Location and proposed development of all buffer areas, including existing vegetation cover;

✓ ☐ 19. Location and design of outdoor lighting facilities;

✓ ☐ 20. Location, height, intensity, and bulb type of all external lighting fixtures;

2 outdoor wall lights  
incandescent, 600 watts  
1 floodlight behind  
building  
2 heads  
halogen  
120 watts

☐ 21. Direction of illumination and methods to eliminate glare onto adjoining properties;

N/A ☐ 22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity;

☐ 23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees;

✓ ☐ 24. Landscaping plan and planting schedule;

☐ 25. Estimated project construction schedule;

☐ 26. Record of application for and approval status of all necessary permits from state and county agencies;

☐ 27. Identification of any state or county permits required for the project;

N/A

☐ 28. Other elements integral to the proposed development as considered necessary by the Board;

☐ 29. Stormwater Management Plan as required by the Town of Dryden Stormwater Management, Erosion and Sediment Control Law;

☐ 30. Short or Full Environmental Assessment Form or Environmental Impact Statement. Circle which applies as determined by the Board at the sketch plan conference.

☐ 31. Recommendations by Tompkins County planning per GML 239 I&M review.

✓ ☐ 32. Compliance with "Dryden Comprehensive Plan" and in Varna the "Hamlet of Varna Community Development Plan".



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### AGRICULTURAL DATA STATEMENT

(Pursuant to Section 305-a of the NYS Agriculture and Markets Law)

#### Application:

- Special Use Permit
- Site Plan Review
- Use Variance
- Subdivision approval

Applicants must submit an Agricultural Data Statement (ADS) if the proposed project occurs on a parcel within Tompkins County Agricultural District #1 or on a parcel the boundaries of which are within 500 feet of a farm operation located within an agricultural district.

#### Content of an Agricultural Data Statement requires:

- Name and address of applicant,
- Description of the proposed project and its location,
- Name and address of any owner of land within the agricultural district, which land contains farm operations and is located within 500 feet of the boundaries of the property upon which the project is proposed,
- A tax map or other map showing the site of the proposed project relative to the location of the farm operations identified in the ADS.

The Town of Dryden is required to mail a written notice containing a description of the proposed project and its location to owners of land identified in the Agricultural Data Statement.

The local reviewing board (Town, Planning, ZBA, Village etc.) must evaluate and consider the Agricultural Data Statement to determine the possible impacts the proposed project may have on the functioning of farm operations.

#### Procedure

A map of the town's agricultural district(s) is available in the Planning Department office, and on the town and county websites.

The board will review the project with relation to current and future farming conditions to ensure the proposed land use does not conflict with current or future farming activities.

The Tompkins County Agricultural and Farmland Protection Board may assist local boards in project evaluation. Members of the Board include the County Planning Director, a County Cooperative Extension Agent and the Chair of the County Soil and Water Conservation District's Board of Directors.

A copy of the completed ADS and action by the local reviewing board will be submitted to the County Agricultural and Farmland Protection Board for its records.