



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

DO NOT FILL IN SHADED SECTIONS

1/16/2020 _____

Date: _____ Tax Parcel #: _____ Zoning District: _____

(COMPLETE)

Project Address:

983 Peruville Rd., Freeville, NY 13068

Project Description: Renovation of interior spaces to add bathroom and changing room, including removal of non-load bearing walls. Addition of mezzanine viewing area. Relocation of exterior door, addition of parking area and exterior signage.

Estimated project cost: \$20,000

Principal Use: Residential _____ Commercial: Other: _____

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

Permit Application - Contact Information

Owner - Print name:

Peter Daniel Barrow / NaN Properties

Owner Signature required & dated: _____

COMPLETE MAILING address, PRINT :

E-mail: _dan@2rational.com Telephone No: _607-351-8849

Agent / Applicant - Print :

P. Daniel Barrow

Address: _18 Brooklyn Rd City: _Freeville State: _NY Zip Code: 13068

E-mail: _dan@2rational.com Telephone No: _607-351-8849

General Contractor: Scott Jones

Address: _260 W. Dryden Rd City: _Freeville State: _NY Zip Code: _13068

E-mail: _scott@jonesaccessiblehomes.com Telephone No: _607-220-7288

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.

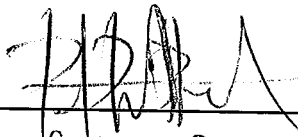
Signature required

By signing you agree that you have read and understand and will be responsible for issued permits.

Owner or responsible party signature: _____

Date: _____

Print name: _____



2/12/2020

Peter Daniel Barrow

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.

Property currently has a Residential Special Use Permit and we are seeking a Commercial Special Use Permit. We are planning to add a parking lot and signage, but otherwise intend to preserve the land as it exists. Long-term we hope to cultivate Chinese medicinal herbs as a part of our curriculum and training, using raised planting beds.

- 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?

A self-storage facility is located across the street. The closest residence is approximately 400 feet away, with others at approximately 450 feet and 1000 feet. We will add a sign and parking lot, but intend to add landscaping to minimize visual changes from the road.

Please see attached images.

- 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.

We plan to use existing utilities – electric, propane heating, and cable. We are currently investigating alternate HVAC methods by working with the Tompkins County Planning & Sustainability office through their BEA (Business Energy Advisors) program, but will apply for any recommended changes separately. A new parking area for a approximately of 8 vehicles will be established using existing driveways. Please see site plan.

- 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.

The martial arts school only operates for approximately 25 hours per week, mostly in the evenings and nights, and sometimes on the weekends. Additional traffic overall should only see a slight increase; there is only one residence with an unimpeded sight line to the property, and additional landscaping should minimize visual impact. No other impact is anticipated.

- 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.

- 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.

Signage will be of monument type per guidelines. Existing well cap prevents parking lot on the side of the building; to help minimize impact we will add landscaping along the facing edge of the new parking lot.

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.

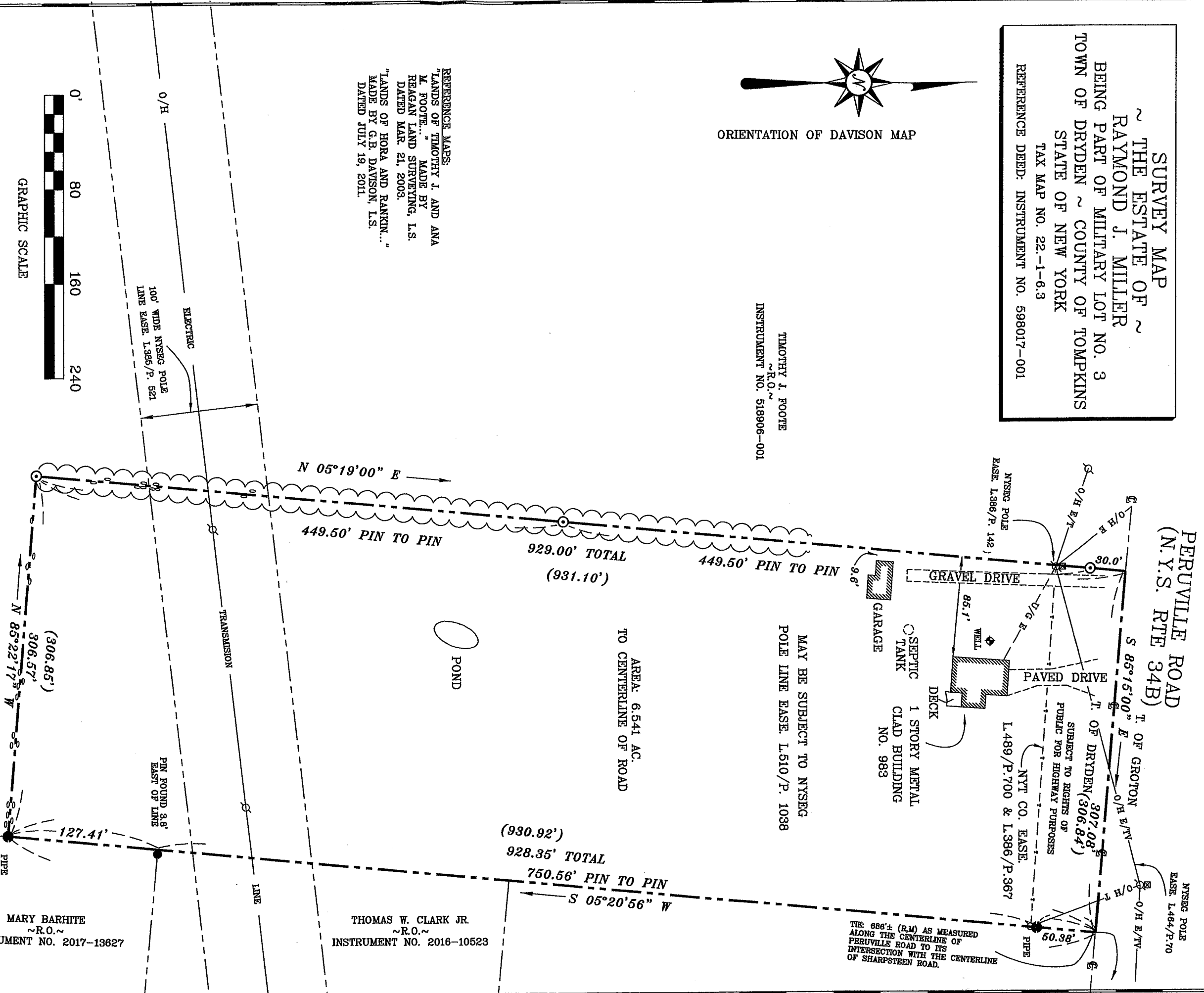
- 1) No Building Permits will be issued to any applicant until such time that all other required permits, certificates and documents have been submitted to this office and found to be acceptable and complete.
- 2) No Public Hearings or Town Review will be scheduled for any purpose until this office has 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

SURVEY MAP
 ~ THE ESTATE OF ~
RAYMOND J. MILLER
 BEING PART OF MILITARY LOT NO. 3
 TOWN OF DRYDEN ~ COUNTY OF TOMPKINS
 STATE OF NEW YORK
 TAX MAP NO. 22.-1-6.3
 REFERENCE DEED: INSTRUMENT NO. 598017-001



TIMOTHY J. FOOTE
 ~R.O.~
 INSTRUMENT NO. 518906-001

REFERENCE MAPS:
 "LANDS OF TIMOTHY J. AND ANA
 M. FOOTE..." MADE BY
 REAGAN LAND SURVEYING, L.S.
 DATED MAR. 21, 2003.
 "LANDS OF HORA AND RANKIN..."
 MADE BY G.B. DAVISON, L.S.
 DATED JULY 19, 2011.



LEGEND:

- EXISTING IRON MONUMENT AS SHOWN
- SET 3/4" REBAR AND SURVEY CAP
- ⊙ UTILITY POLE
- ⊘ REFUTED OWNER
- (....) RECORD DISTANCE
- (RM) RECORDED DISTANCE
- O/H OVERHEAD UTILITIES
- U/g UNDERGROUND UTILITIES
- ⊕ PRESENT CENTERLINE OF PAVEMENT
- ⊖ FENCE
- ⊘ STONES

REAGAN LAND SURVEYING
 P.O. Box 1124
 Dryden, New York 13053
 Phone/Fax (607) 844-8837
 EMAIL: office@reaganelandsurveying.com

NOTE: Any revisions to this map must comply with section 7209, Subdivision 2 of the New York State Education Law. All certifications hereon are valid for this map and copies thereof only if said map or copies bear the embossed seal of the licensed land surveyor whose signature appears hereon. This map is not valid when used in conjunction with a "Survey Affidavit" or "Certificate of No-Change".

DATE SURVEYED: 9/2019
 DRAWN BY: R. REAGAN
 SCALE: 1" = 80'
 JOB NO.: 19-255

I hereby certify to: RAYMOND J. MILLER ESTATE, GEORGETTE BURLINGAME EXECUTOR, MAHLON R. PERKINS, ESQ., PETER D. BARROW, NAN PROPERTIES, LLC, THALER & THALER, P.C., STEWART TITLE INSURANCE COMPANY

that I am a licensed land surveyor, New York State license No. 049892 and that this map correctly delineates an actual survey on the ground made by me or under my direct supervision, that it was prepared in accordance with the current code of practice for land title surveys adopted by the New York State Association of Professional Land Surveyors, and that I found no visible encroachments either way across property lines except as shown hereon.

Signed: *Michael J. Reagan* Dated: SEPT. 11, 2019
 "Copyright 2019. All Rights Reserved. Reagan Land Surveying"

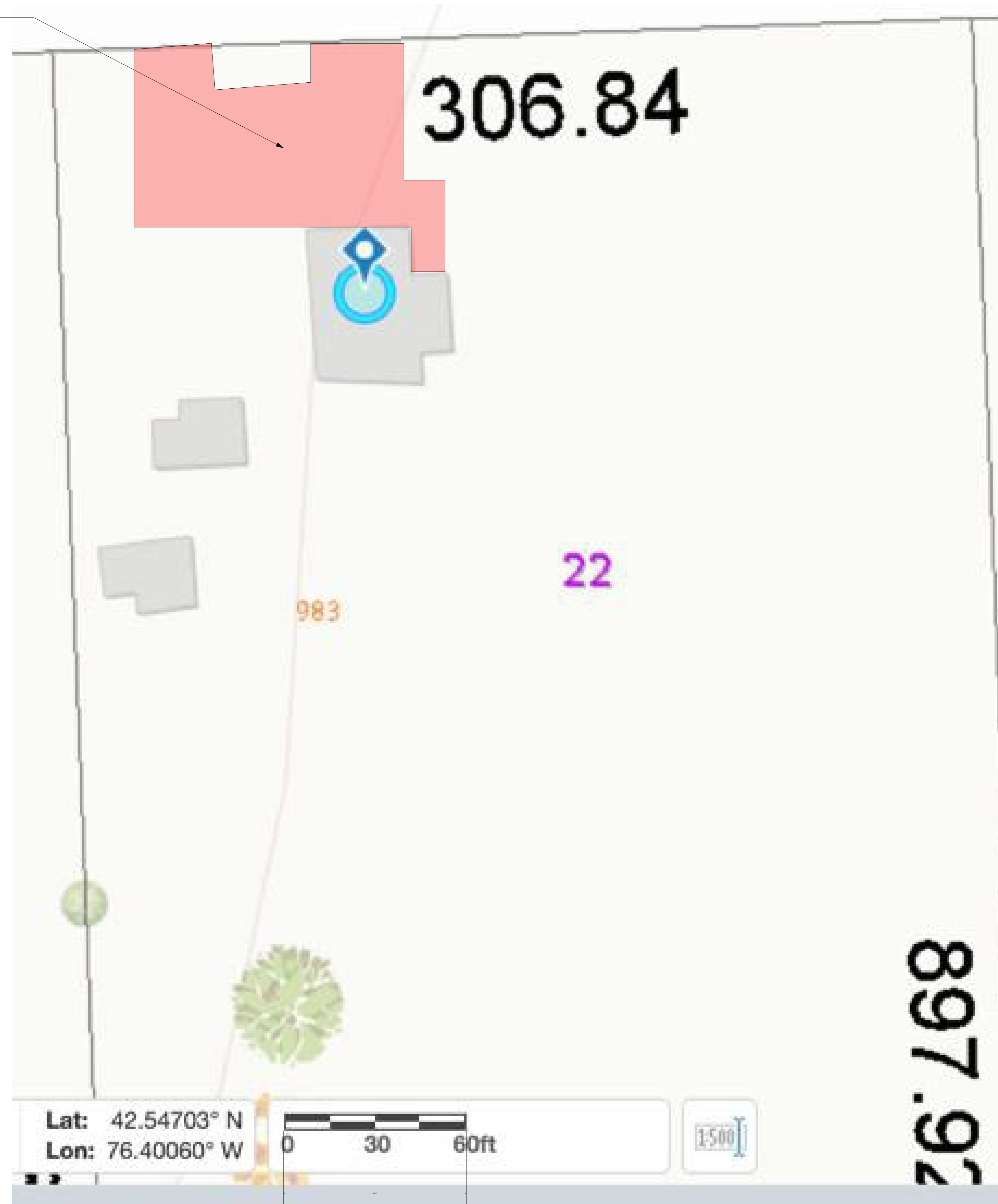


MARY BARHITE
 ~R.O.~
 INSTRUMENT NO. 2017-13627

THOMAS W. CLARK JR.
 ~R.O.~
 INSTRUMENT NO. 2016-10523

THE 686± (R.M) AS MEASURED ALONG THE CENTERLINE OF PERUVILLE ROAD TO ITS INTERSECTION WITH THE CENTERLINE OF SHARFSTEEN ROAD.

Proposed parking lot
~ 90' x 45'
Minimum 8 Spaces



DRAWN BY: SJ

PRINT DATE:

1/21/20

PERSPECTIVES ARE NOT TO SCALE AND
MAY NOT REFLECT EXACTLY WHAT IS
AVAILABLE FOR THE PROJECT

Page Description:

Site Plan

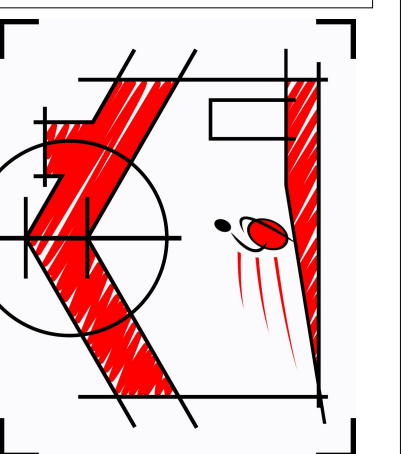
PROJECT DESCRIPTION FOR:

Dan Barrow
Peruville Rd
Dryden, NY, 13068

Jones Accessible Homes, LLC

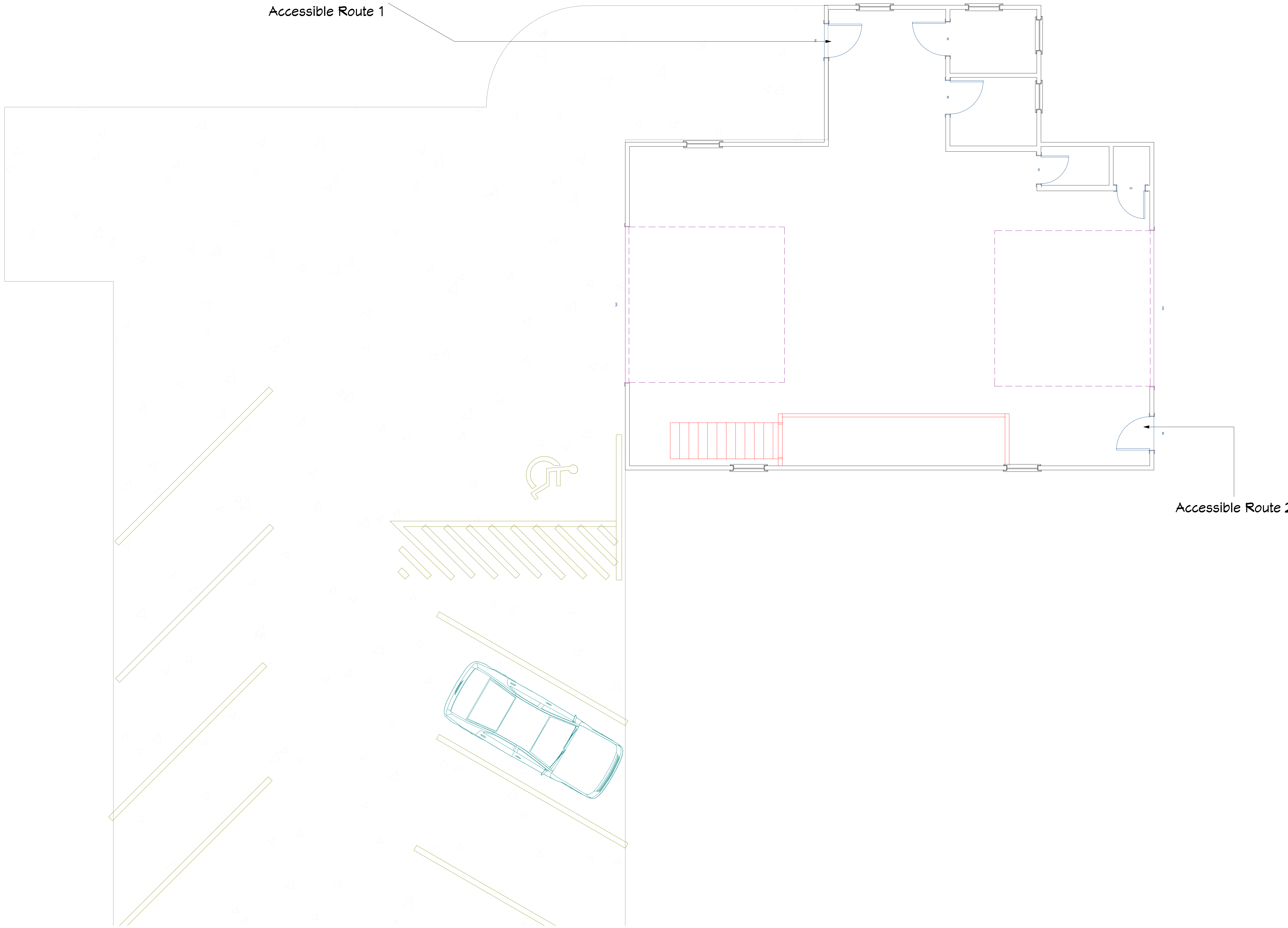
607-220-7288

www.JonesAccessibleHomes.com



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New Entry
Accessible Route 1



Accessible Route 2

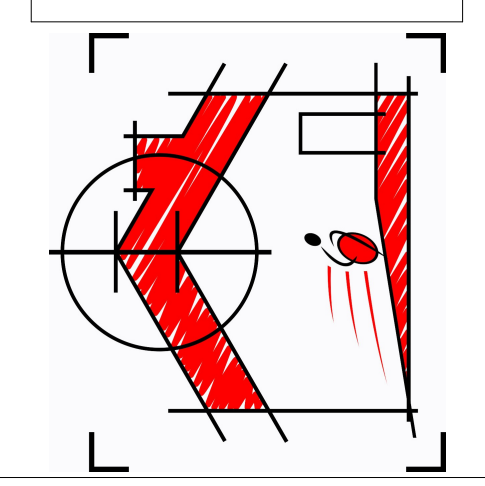
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PRINT DATE:
1/21/20

PERSPECTIVES ARE NOT TO SCALE AND
MAY NOT REFLECT EXACTLY WHAT IS
AVAILABLE FOR THE PROJECT

Page Description:
Entry/Parking

PROJECT DESCRIPTION FOR:
Dan Barrow
Peruville Rd
Dryden, NY, 13068

Jones Accessible Homes, LLC
607-220-7288
www.JonesAccessibleHomes.com



To the best of our knowledge these plans are drawn to comply with owner's specifications. The contractor and/or homeowner shall verify all dimensions and enclosed drawings. **Jones Accessible Homes, LLC** is not liable for errors once construction has begun. While every effort has been made in the preparation of these plans to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter. Contractor is responsible for all code and governing body compliance and all engineering.



DRAWN BY: SJ

PRINT DATE:

1/21/20

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MAY NOT REFLECT EXACTLY WHAT IS
AVAILABLE FOR THE PROJECT

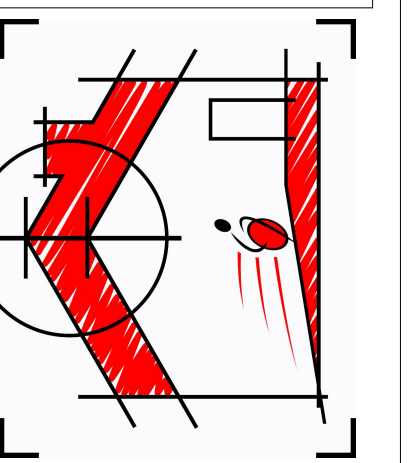
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PROJECT DESCRIPTION FOR:

Dan Barrow
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Dryden , NY, 13068

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PRINT DATE:

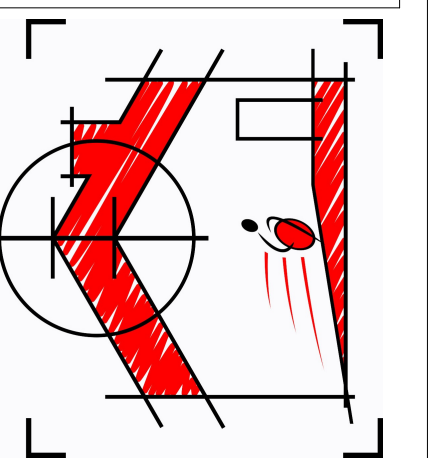
1/21/20

PERSPECTIVES ARE NOT TO SCALE AND
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AVAILABLE FOR THE PROJECT

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