

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.

Please see attached page

- 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?

- 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.

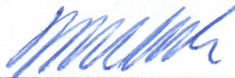
Signature required

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

Owner or responsible party signature: _____

Date: _____

Print name: _____



11/18/20

RICHARD WAWAK

1279-1269 DRYDEN ROAD PROJECT DESCRIPTION
As of November 18, 2020

A removal of the existing, dilapidated greenhouse and its office to replace it with three residential buildings.

- Current greenhouse and its office footprint: 5,750 sq ft
- Current greenhouse parking lot area: 7,500 sq ft

Both properties are served by municipal water and sewer.

The 1279 Dryden Road property lies in mixed commercial zone. This property is surrounded by businesses on all sides except for the west, which is a single-family house owned by investor. These businesses: Plantation Bar in the east, another greenhouse business in the north on the other side of the road, with large auto repair shop behind it (Autoworks), several office buildings and stores in the north east.

Because of close proximity of the intersection of Dryden Road and NYS Rt. 13 traffic is slow and is also regularly interrupted by traffic lights at that intersection.

There is also a bus stop within 200 ft from the project location with convenient connections to Cornell and Ithaca Downtown.

Total of 28 residential rental units in 3 buildings (4 + 20 + 4):

- 16 studios with lofts in main building (400 sq ft on main level plus 200 sq ft loft)
- 4 one-bedroom, two story units in main building (~800 sq ft)
- 8 one-bedroom, two story units in two side buildings (~800 sq ft)

Total building footprint: 14,250 sq ft

Total parking lot and driveways area: 17,000 sq ft

The three existing driveways/road cuts along Dryden Road will be reduced to two. The eastern one will serve the new buildings and the garbage/recycling center. The one on the west side will serve the new buildings, and both existing homes at 1279 and 1269 Dryden Road.

Parking lots and bike storages:

- New for 30-40 cars (including the existing parking area of the former greenhouse business)
- Two existing parking lots for the existing homes.
- Enclosed bike storages will be provided for 30 bikes.

AGRICULTURAL DATA STATEMENT

1. Permit Application Sheet 1, General Information.
2. Permit Application Sheet 2, Site Plan Worksheet.
3. Name, address, telephone number and type of farm of owner(s) of land within the agricultural district which land contains farm operation(s) and upon which the project is proposed or which is located within 500 feet of the boundary of the property upon which the project is proposed:

A. Name: NONE

Address: _____

phone#: _____

Type of farm: _____

B. Name: _____

Address: _____

phone#: _____

Type of farm: _____

C. Name: _____

Address: _____

phone#: _____

Type of farm: _____

D. Name: _____

Address: _____

phone#: _____