



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**

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 12-8-20 Tax Parcel #: 44-1-13.416 Zoning District: RR

(COMPLETE) Project Address: 1622 DRYDEN RD

Project Description: CONTRACTOR YARD

Estimated project cost: N/A

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: NICKOLAS BELLUSARDO

Owner Signature required & dated: Nickolas Bellusardo 12-8-20

COMPLETE MAILING address: 41 OAK BROOK DR HACA NY 14850

E-mail: NICK@BELLUSARIDEX.COM Telephone No: 607-327-2798

Agent / Applicant - Print: N/A

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

E-mail: _____ Telephone No: _____

General Contractor: N/A SAME

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

E-mail: _____ Telephone No: _____

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.

THE ZONING IN THIS AREA HAS AN ALLOWED USE
OF A CONTRACTOR YARD BY SPECIAL USE PERMIT.

- 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?

RESIDENTIAL ON SOUTH SIDE OF RT 13, COMMERCIAL
PROPERTIES TO THE EAST SIDE OF PROPOSED CONTRACTOR
YARD AND TO THE WEST

- 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.

ONLY ANTICIPATING ELECTRIC HOOKUP FOR A JOB TRAILER AND CUT OFF
YARD LIGHTING AT SOUTH SIDE OF PROPERTY DIRECTED AWAY
FROM HOUSES ON OTHER SIDE OF RT 13

- 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.

YARD IS NOW GRAVEL, ONLY MINIMAL TRAFFIC.
NOISE SHOULD BE BUFFERED BY BERM.

- 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.

NO PERMANENT STRUCTURES TO BE BUILT. THIS AREA SHOULD
HAVE LESS TRAFFIC THAN NEIGHBORING BUSINESSES.

- 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.

NO BUILDINGS, PLANTINGS TO BE INSTALLED
ON TOP OF EXISTING BERM.

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 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: 12-8-20
Print name: NICKOLAS BELLISARIO

- 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;
- 21. Direction of illumination and methods to eliminate glare onto adjoining properties;
- 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;
ALL PERMITS IN PLACE FOR EXISTING DRIVEWAY AND
NEW JOINT DRIVEWAY WITH NYS DOT
- 28. Other elements integral to the proposed development as considered necessary by the Board;
THE NEW JOINT DRIVEWAY FOR THE TWO BUSINESSES
TO THE WEST AND OUR PROPERTY. EXISTING BERMS WILL
BE CONNECTED WHEN NEW DRIVEWAY IS USED.
- 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 l&m review.
- 32. Compliance with "Dryden Comprehensive Plan" and in Varna the "Hamlet of Varna Community Development Plan".