



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

5/29/2020 Tax Map #66.-1-18 and #66.-1-22 Conservation District
 Date: Tax Parcel #: Zoning District:

(COMPLETE) Project

Address: 219 Ellis Hollow Creek Road, Ithaca, NY 14850 (Mailing Address)

Project Description: Replacement of two (2) existing turbines with more efficient new units that will reduce air emissions at the Borger Station in the Town of Dryden.

Estimated project cost: \$62,550,000.00

Principal Use: Residential _____ Commercial: _____ Other: Utility

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

Permit Application - Contact Information

Owner - Print name: Dominion Energy Transmission, Inc. (DETI) / Brian Wright, VP of Major Projects

Owner Signature required & dated: _____

COMPLETE MAILING address: 925 White Oaks Blvd., Bridgeport, WV 26330

E-mail: donald.e.houser@dominion.com Telephone No: 717.580.3915

Agent / Applicant - Print : C.T. Male Associates / Contact: John S. Munsey, P.G.

Address: 50 Century Hill Drive City: Latham State: NY Zip Code: 12110

E-mail: j.munsey@ctmale.com Telephone No: 518.786.7400

General Contractor: To be determined.

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

E-mail: _____ Telephone No: _____

Mason Contractor: To be determined

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Electrical Contractor: To be determined

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

HVAC Contractor: To be determined

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Plumbing Contractor: To be determined

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Surveyor: Tetra Tech utilized existing survey maps to prepare the Site Development Plans.

Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Note: The Town of Dryden will keep your contact information private.

To be completed by Planning Department personnel:

Worksheets / sections required:

Site Plan Sketch Fee : \$250

Site Plan Review (See Fee Schedule)

Special Use Permit (See Fee Schedule)

Notice of Ground Disturbance

Zoning Permit Fee : \$25

Varna Compliance Worksheet

Residential Design Guidelines Compliance

Commercial Design Guidelines Compliance

Sign Compliance Worksheet

Driveway or Roadcut Compliance

Notices and Disclaimer Acknowledgement

Major Subdivision (See Fee Schedule)

Demolition

Lot line Adjustment

Agricultural Data Statement

County Review

Minor Subdivision Fee : \$25

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;
- 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; **No pedestrian access is provided.**
- 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; **No provisions for bicycle parking.**
- 10. Location, type and screening details of waste disposal containers and outdoor storage areas;
Existing waste disposal containers and outdoor storage areas will continue to be used.
- 11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences;
- 12. Description of the method of sewage disposal and location;
Existing on site sewage disposal will continue to be used.
- 13. Description of the method of securing potable water and location, design and construction materials of such facilities;
Existing on site private water source will continue to be used.
- 14. Location of fire and other emergency zones, including the location of fire hydrants;
Existing fire and other emergency zones at the Station will continue to be used.
- 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;
No additional signage is proposed.

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;

[Existing identifications of street numbers will continue to be used.](#)

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;

[No tree clearing is proposed.](#)

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;

[Refer to Part 1 Full EAF which lists permits and approvals.](#)

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

[Visual renderings from the public right of way.](#)

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. [Part 1 Full EAF required for Special Use Permit Application.](#)

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

[None required.](#)

32. Compliance with “Dryden Comprehensive Plan” and in Varna the “Hamlet of Varna Community Development Plan”.