



Planning Department

Director of Planning, Zoning Officer
Code Enforcement Officer &
Stormwater Officer
Code Enforcement Officer

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Amended

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 08-12-2021 Tax Parcel #: 47-1-1.37*1.1 Zoning District: DRYDEN
(Complete) Project: ① 2171 DRYDEN RD. FREEVILLE NY 13068 47-1-1.1
Address: ② (NHN) DRYDEN RD LAND - FREEVILLE NY 13068 47-1-1.37

Project Description: Overflow parking for existing Auto repair in order to stop traffic view obstruction on Rt 13 gravel to be placed accordingly

Estimated project cost: 5000.00

Principal Use: Residential _____ Commercial: Other: _____

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

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
- Agricultural Data Statement
- County Review
- Minor Subdivision Fee: \$25
- Major Subdivision (See Fee Schedule)
- Demolition
- Lot line Adjustment

Notes:

Permit Application - Contact Information

Owner - Print name & complete mailing address: Scott P & Judith L. Adams 2165 DRYDEN Rd FREEVILLE NY 13068

Owner Signature required & dated: [Signature] [Signature]
Address: 2165 DRYDEN Rd. City: FREEVILLE State: NY Zip Code: 13068
E-mail: [Redacted]
Emerg: [Redacted]

Agent / Applicant - Print: We Plan on doing work ourselves
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

General Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Mason Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Electrical Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

HVAC Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Plumbing Contractor: _____ License # _____
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

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

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

** CUT: **

Application from _____	for _____	received on _____
Project Site _____		
Payment received \$ _____	Cash _____ Check # _____	Credit Card (circle one) _____
Signature of receiver _____		Date _____

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.

Compatible with existing zoning. We are in need of some extra parking spots due to excess work load. Due to repair shops closing in area and waiting for parts to repair vehicles due to parts shortage and pandemic

- 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?

We intend to keep vehicles orderly and plant trees and maintain grass to keep appearance pleasant. Adjoins proper legal entrance. Not for use by customers as the walk would be quite long - just using parking in adjacent field for waiting to bring in to work on. with no environmental impact. put in gravel for parking.

- 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 are not putting in utilities. ~~Just for~~
Just using for overflow of Vehicles waiting
for service and parts to be delivered and installed
No Customers will be using this lot.

- 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.

There will be no impact to the environment
it will be maintained without destruction of
Natural or scenic resources. Top soil removal
for gravel to be retained on site.

- 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.

The extra parking sites will stop congestion in
existing Scottie's Auto Parking Lot. We are
looking at a basic wait area for vehicles
that are waiting for parts/ Not for pickup
from Customers. To be brought to + from by
workers at Scotties.

- 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.

Project meets design guidelines and screening

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

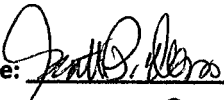

Large Scale Retail Development SUP: \$250

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: 8-16-2021
Print name: Scott P. Adams Judith L. Adams

Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden Stormwater Management Officer, David Sprout "Land Development Activity" resulting in Ground Disturbance is defined as all areas where soil will be disturbed as a result of clearing, grubbing, grading, excavating, stockpiling, placement of fill, paving, installation of utilities, and construction of buildings or structures. This form will enable Town of Dryden staff to assist applicants in meeting local stormwater standards, and it is helpful to submit this form prior to finalizing your SWPPP.

Owner's Name: SCOTT P + JUDITH L. ADAMS Date: 8-12-2021
Phone # [REDACTED] Mailing Address: 2165 DRYDEN RD. FREEVILLE, NY 13068
Project Site Address: DRYDEN RD. FREEVILLE Tax Parcel # 47-1-1.37
Project Sponsor Name (If Different than Owner): _____ Phone: _____
Address: _____

Brief Description of the Project: *To MAKE additional parking (Short term) for existing Scottie's Auto repair Business and separate Business from Home dwelling*

(Attach additional sheets of paper as necessary and include a project sketch)

Project and Site Characteristics (Check yes or no as appropriate)

1. Will the project involve multiple phases? YES NO If YES, how many phases? 2
2. What is the shortest distance from the project area of disturbance to the edge of any stream, pond, lake, or wetland in the vicinity of the project? 25 feet.
3. Does the site show any field or map indicators of potential wetland presence? YES NO
Check all that are applicable:
 Mapped NWI Wetlands Mapped DEC Wetlands Mapped Hydric Soils
 Field indicators of Hydric Soils Vegetation indicative of wetlands Wetland Delineation
4. Please describe the slope on site (e.g. steep or flat areas, stream banks, gullies, bluffs etc.).
gentle slope
5. Will the project include a linear excavation that is more than 500 feet long and 3 feet wide? YES NO
6. Will the project involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material? YES NO
7. Does the project require any state or federal environmental permits? YES NO
Permit(s): _____

8. Do connected Impervious Areas exceed 1/2 acre. YES NO
(If YES a Full SWPPP is required)

Town of Dryden Notice of Ground Disturbance / Area Tally Form

9. Area Tally

9A) Fill in the approximate area to be disturbed by the following, in square feet, as applicable. If it has been determined that a Full SWPPP is necessary from the Notice of Ground Disturbance, then please present this information when the final draft is complete.

Driveway 160
Parking Area 6760
House / Main Building —
Other Buildings —
Septic System —
Other Grading / Clearing / Lawn —
Wells and Ditches —
Drainage Structures —
Utility Laying —
Additional Area — (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): 6940

9B) For subdivisions only:
Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: _____

10. Is more than half of the project site area over soils in Hydrologic Soil Group A, B, or C according to the Tompkins County Soil Survey? YES NO

11. Is the project redevelopment, as defined by Chapter 9 of the DEC's design manual? YES NO

12. Total Parcel Acreage: 3.0

13. Area of existing impervious surface prior to development: 0

14. Total Impervious Area expected after project completion: 0 gravel parking

Signature: [Signature] Date: 8-16-2021
[Signature]

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: Carpenter farm - Gabriel or Evan?
Address: Dryden Rd. Dryden NY 13068
phone#: ?
Type of farm: Agriculture

B. Name: _____
Address: _____
phone#: _____
Type of farm: _____

C. Name: _____
Address: _____
phone#: _____
Type of farm: _____

D. Name: _____
Address: _____
phone#: _____
Type of farm: _____

4. Site Plan Worksheet showing relation to farm.

Scott P + Judith L. Adams -

2171 Dryden Rd. } Scotties Auto Repair
Freeville NY 13068 }
47.-1-1.1

(NHN) Dryden Rd. } Land
Freeville, NY 13068 }
47.-1-1.37

Trees to be determined
screening 15 ft.
Most Likely ⊖ Juniper or
Eastern Red Cedar

Garbage to be placed next to
Disposal
left side of Building or placed
back from street with fence around
to obstruct view. We are discussing
with Casella to determine best
location for safety purposes. We are
waiting for appointment date + time
for them to come and view area.