



Planning Department

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

Administrative

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 03/16/2022 Tax Parcel #: 48.-1-70.2 Zoning District: RR
(Complete) Project Address: 3166 Virgil Rd Dryden NY 13053

Project Description: WE ARE MOVING AN EXISTING BUSINESS TO OUR HOUSE.
WE ARE REQUESTING A VARIANCE FOR THIS PURPOSE.
SUP (for Home Occupation: Level 2 business)

Estimated project cost: 0

Principal Use: Residential currently ☒ 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:

DANIEL AND SHANA KARN

3160 VIRGIL RD DRYDEN NY 13053

Owner Signature required & dated:

12/1

SHANA KARN

Address: 3160 VIRGIL RD

City: DRYDEN

State: NY

Zip Code: 13053

E-mail:

Emergency:

Agent / Applicant - Print:

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 #
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.

This use is compatible w/ both ag + residential as it is an online business - with most items being shipped and minimal physical traffic for pick-up

- 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?

The building, parking area already exist

- 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.

Water & all utilities already exist/connected -
Phone is Mobile; Spectrum will provide
Internet - which already exists @ the property

- 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.

NONE Predicted -

- 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.

Hours of operation 9am-8pm but not open
to the public

- 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.

We will not be making any changes

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

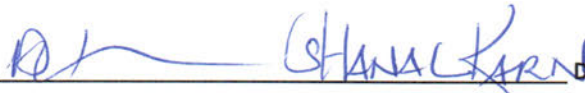
Large Scale Retail Development SUP: \$250

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.

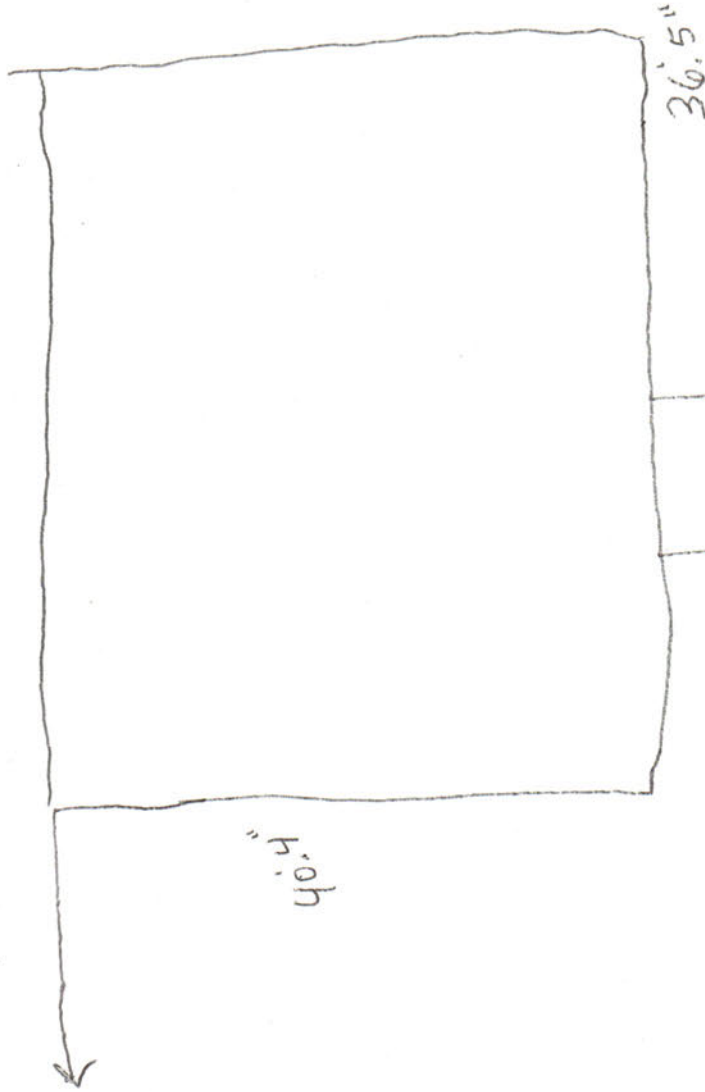
Signature required

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

Owner or responsible party signature:  Date: 03/22/2022
Print name: DAN & SHANA KARN



29' to ridge line



at
ridge line
76'

Parking lot	
8 foot	7 inches
17 foot	8 inches

My name is Shana Karn and my husband and I own 366 Virgil Road in the Town of Dryden. Our Tax Parcel # is 48.-1-70.2. Our property is zoned Single Family Residential. My husband, Daniel Karn and I are requesting a use variance for our property, in order to move my existing retail business, The Second Knob Gifts & Antiques, LLC (which also includes Shots by Shana Photography) from 129 North Street, Dryden to our property.

Our property has a 1500 sq foot detached, metal building, which can accommodate my business and parking space for approximately three vehicles. Following application and approval for this variance, we will request a permit to both do both interior renovation (insulation, sheetrock and addition of shelving to existing space) and exterior renovation including a small addition to the existing building, which will accommodate both an office and a photography studio. We will also request any necessary permits for signage, that the Town of Dryden requires.

In the past (between 1988-2011-12), former property owner operated his business from the same location for 20 years--- his name was Robert Fox and his business was Fox Small Engine Repair.

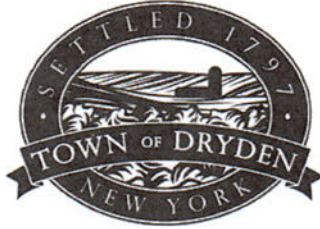
The Second Knob Gifts & Antiques, LLC (also dBa Shots by Shana Photography) is not only measurably quieter and cleaner than a small engine repair business, it requires that we keep the property more aesthetically pleasing, neat and clean than a small engine repair business would!

I have owned and operated The Second Knob and Shots by Shana Photography since 2011—and always in Dryden. First, from 2011-2013, at 128 West Main St in the Village and then, since 2014, at 129 North St. In the Town of Dryden. I spearheaded the food and clothing drive following the Poets Landing fire, hosted a blue food cupboard throughout year one of the pandemic, offered free "pandemic porch-traits" throughout the late spring and early summer of 2020, hosted multiple fundraisers at my shop and donated countless photography services to local events, schools and community members. I photograph, free of charge, the Dryden High School Graduation every year! I am a caring and responsible business owner and have every intention to remain as such.

As the retail gift and antique in-person sales slowed down (and stopped!) with the pandemic, and following the loss of my father (and business partner) in late 2020, owning and operating a costly storefront has become much more difficult and much less financially feasible. While our in-person shopping has slowed tremendously, we've seen tremendous growth in our online store(s). We have branched out into doing online auctions (conducted exclusively via the internet) to assist with estate clean outs and liquidation of personal property. Traffic at the new location would be minimal, as we intend to conduct most of our business online. Thankfully, the photography business has remained stable and even seen an increase since 2020.

Taking into consideration the direction of our business and sales trends since 2020, considering and exploring potential alternative locations within Dryden and neighboring communities, I've determined that moving the business to my personal [home] property will allow me to stay in business, stay in Dryden, and provide unique and affordable gifts and antiques to people in our community—which, for over ten years has been our primary objective. I hope that you will give me the opportunity to continue by granting me this variance.

Thank you.



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AGRICULTURAL DATA STATEMENT

(Pursuant to Section 305-a of the NYS Agriculture and Markets Law)

Application:

- Special Use Permit
- Site Plan Review
- Use Variance
- Subdivision approval

Applicants must submit an Agricultural Data Statement (ADS) if the proposed project occurs on a parcel within Tompkins County Agricultural District #1 or on a parcel the boundaries of which are within 500 feet of a farm operation located within an agricultural district.

Content of an Agricultural Data Statement requires:

- Name and address of applicant,
- Description of the proposed project and its location,
- Name and address of any owner of land within the agricultural district, which land contains farm operations and is located within 500 feet of the boundaries of the property upon which the project is proposed,
- A tax map or other map showing the site of the proposed project relative to the location of the farm operations identified in the ADS.

The Town of Dryden is required to mail a written notice containing a description of the proposed project and its location to owners of land identified in the Agricultural Data Statement.

The local reviewing board (Town, Planning, ZBA, Village etc.) must evaluate and consider the Agricultural Data Statement to determine the possible impacts the proposed project may have on the functioning of farm operations.

Procedure

A map of the town's agricultural district(s) is available in the Planning Department office, and on the town and county websites.

The board will review the project in relation to current and future farming conditions to ensure the proposed land use does not conflict with current or future farming activities.

The Tompkins County Agricultural and Farmland Protection Board may assist local boards in project evaluation. Members of the Board include the County Planning Director, a County Cooperative Extension Agent and the Chair of the County Soil and Water Conservation District's Board of Directors.

A copy of the completed ADS and action by the local reviewing board will be submitted to the County Agricultural and Farmland Protection Board for its records.

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: LINDA BRUNO
Address: McCLINTOCK Rd Dryden
phone#: [REDACTED]
Type of farm: Hobby Farm

B. Name: VAUGHN SHERMAN/VERRY DILL FARM
Address: CROP/Field Virgil Rd Dryden
phone#: [REDACTED]
Type of farm: Dairy Farm

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

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

4. Site Plan Worksheet showing relation to farm.

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: SHANA KARN / The Second Knob							
Project Location (describe, and attach a location map): 3666 Virgil Rd Dryden NY							
Brief Description of Proposed Action: We want to move our existing gift & antique business to our property @ 3666 Virgil Rd - where all business will be conducted online from our "garage" on McClintock rd.							
Name of Applicant or Sponsor: Shana Karn		Telephone:					
		E-Mail:					
Address: 3666 Virgil Rd							
City/PO: Dryden		State: ny	Zip Code: 13053				
1. Does the proposed action <u>only</u> involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval:			<table border="1" style="width: 100%; text-align: center;"> <tr> <td style="width: 50%;">NO</td> <td style="width: 50%;">YES</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
3. a. Total acreage of the site of the proposed action?		1/4 acres					
b. Total acreage to be physically disturbed?		0 acres					
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		1.25 acres					
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)							
<input type="checkbox"/> Forest <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify):							
<input type="checkbox"/> Parkland							

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations? <i>Seeking variance?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	NO	YES	
If Yes, identify: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements?	NO	YES	
If the proposed action will exceed requirements, describe design features and technologies: <i>NA ?</i>	<input type="checkbox"/>	<input type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply?	NO	YES	
If No, describe method for providing potable water: <i>Already connected to existing water</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities?	NO	YES	
If No, describe method for providing wastewater treatment: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____			

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
16. Is the project site located in the 100-year flood plan?	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes,	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe:	<input type="checkbox"/>	<input type="checkbox"/>
<hr/> <hr/>		
18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)? If Yes, explain the purpose and size of the impoundment:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe:	NO <input checked="" type="checkbox"/>	YES <input type="checkbox"/>
<hr/> <hr/>		
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE		
Applicant/sponsor/name: <u>SHANAL KARN</u> Date: <u>03/29/2022</u>		
Signature: <u>SHANAL KARN</u> Title: <u>owner</u>		