



Planning Department

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

Ray Burger
David Sprout

Shelley Knickerbocker

Administrative

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

Date: 11/13/23 Tax Parcel #: 44-1-13.416 Zoning District: RR
(Complete) Project
Address: 1622 DRYDEN RD HANCO N.Y. 14850

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

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: NICKOLAS BELLISARIO
41 OAK BROOK DR HARCA N.Y. 14850

Owner Signature required & dated: [Signature] 11/13/23

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

E-mail: _____ Telephone No: _____

Emergency Contact: _____ Telephone No.: _____

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.

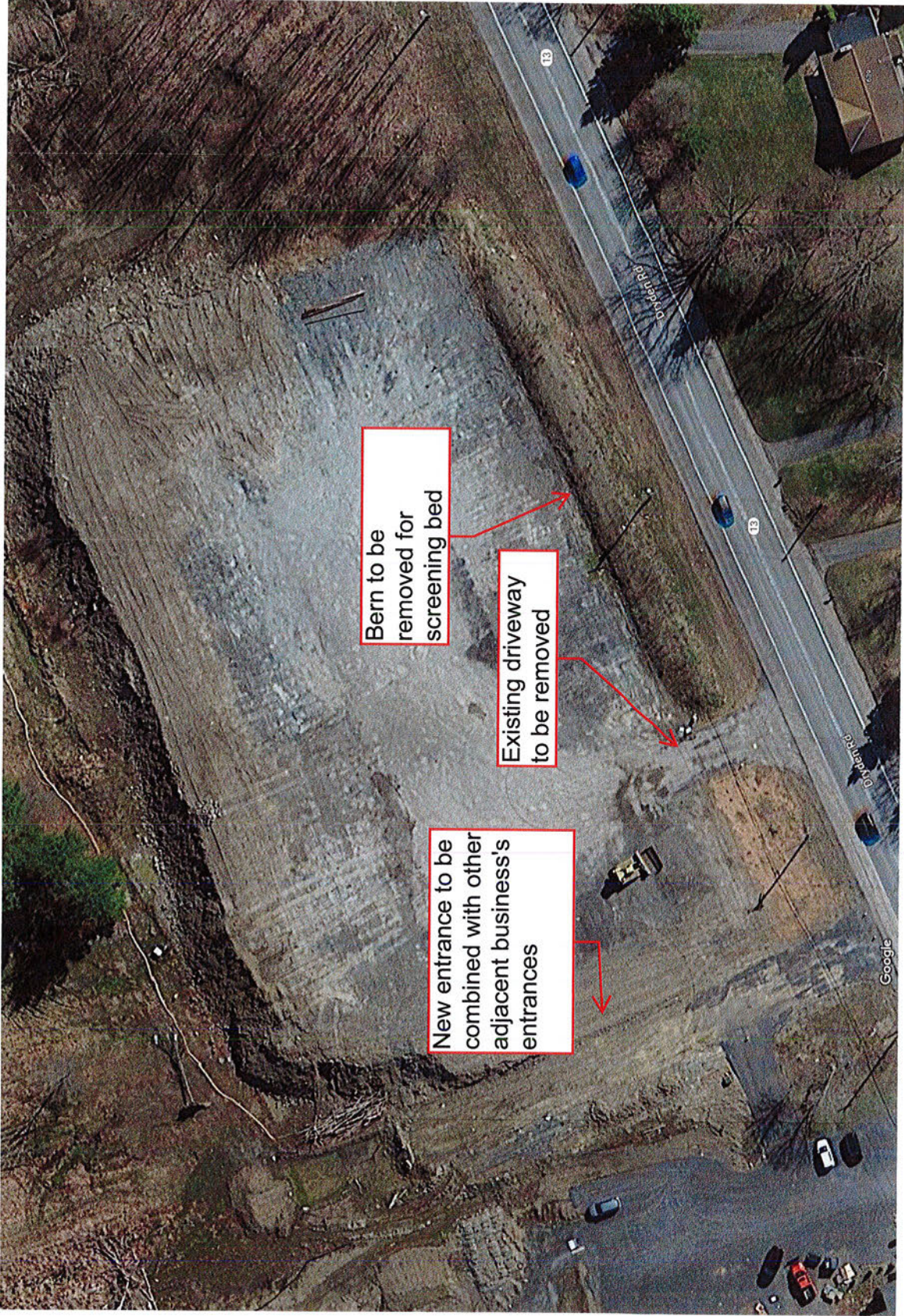
**CUT: _____ **

Application from _____ for _____

Project Site _____ received on _____

Payment received \$ _____ Cash _____ Check # _____ Credit Card (circle one)

Signature of receiver _____ Date _____



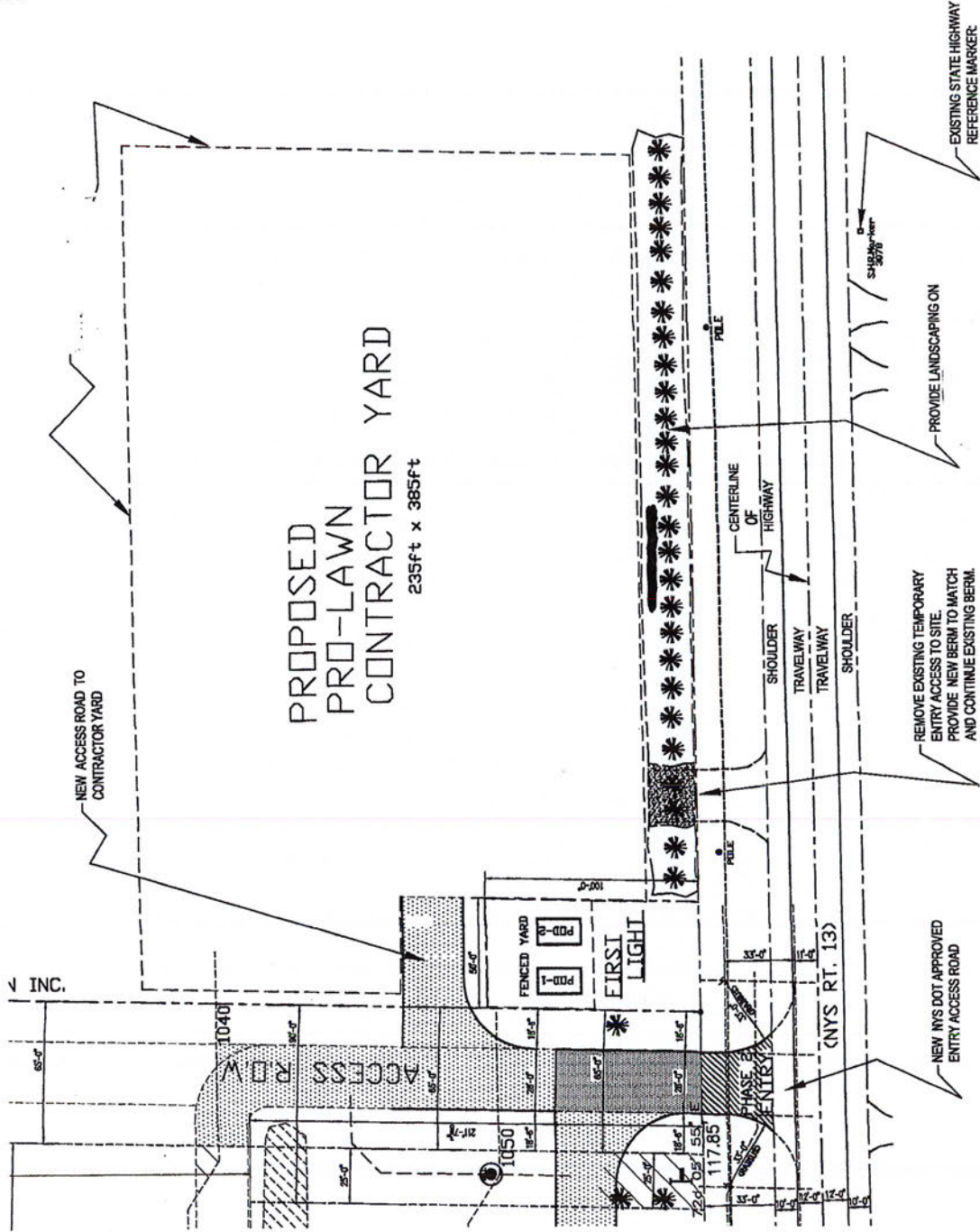
Bern to be removed for screening bed

Existing driveway to be removed

New entrance to be combined with other adjacent business's entrances

GENE

REFE
DRAWIN
INFORM



EXISTING STATE HIGHWAY
REFERENCE MARKER
13
3603
3078

REMOVE EXISTING TEMPORARY
ENTRY ACCESS TO SITE.
PROVIDE NEW BERM TO MATCH
AND CONTINUE EXISTING BERM.

NEW NYS DOT APPROVED
ENTRY ACCESS ROAD

PROVIDE LANDSCAPING ON

PROPOSED
PRO-LAWN
CONTRACTOR YARD
235ft x 385ft

NEW ACCESS ROAD TO
CONTRACTOR YARD

4 INC.

(NYS RT. 13)

FENCED YARD
PD-1
PD-2

FIRST LIGHT

PHASE 2 ENTRY

SHADY TREE

PILE

SHOULDER

TRAVELWAY

TRAVELWAY

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CENTERLINE OF HIGHWAY

PILE

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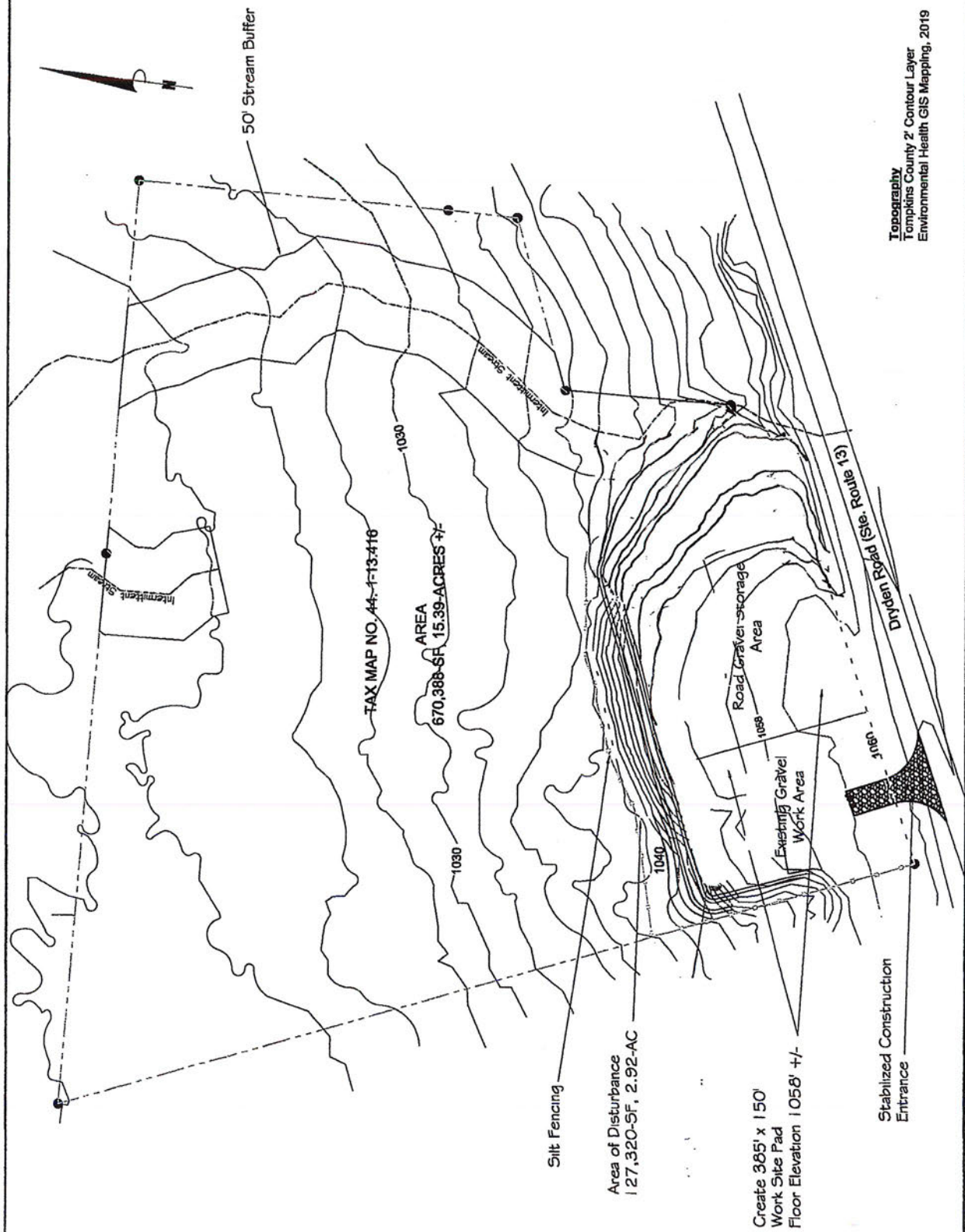
SHADY TREE

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |



DEPARTMENT OF ENVIRONMENTAL CONSERVATION
 DIVISION OF EROSION PREVENTION AND CONTROL
PROPOSED GRADING AND EROSION CONTROL PLAN
 TOWN OF DRYDEN, FRESAILE, NEW YORK

| | |
|-------------|----------|
| PROJECT NO. | 19-115 |
| DATE | 12-20-18 |
| SCALE | 1" = 50' |
| DRAWN BY | SM-4 |



Topography
 Tompkins County 2' Contour Layer
 Environmental Health GIS Mapping, 2019



**Landscape Planting
for Screening**

- minimum width 30'
- to include main planting of 12' Evergreens, spaced out every 20'
- shrubs planted in offset pattern from Evergreens, with a matured height of 8'

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.

ZONING IS RR, A CONTRACTOR YARD IS AN
ALLOW USE WITH SUP. AREA AROUND
THIS SITE IS MOSTLY COMMERCIAL

- 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?

THIS SITE IS LOCATED ON RT 13 VERY BUSY ROAD,
LAND AROUND THIS SITE IS MOSTLY COMMERCIAL,
ACROSS RT 13 IS RESIDENTIAL AND TO THE EAST
HAS ONE HOUSE.

- 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.

NO INFRASTRUCTURE NEEDED, LARGE OPEN 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.

TRAFFIC WILL BE MINIMAL, RT 13 IS A VERY BUSY RD.
ANYWAY. SOME SMALL AMOUNTS OF DUST POSSIBLE.
NO LIGHTING, NO AFTER DARK WORK

- 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.

SCREENING ALONG RT 13, HOURS OF OPERATION
WILL BE IN DAY LIGHT ONLY

- 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.

SCREENING ALONG ROAD RT13. SCREENING ON
EAST END IS EXISTING

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: 11/13/23

Print name: _____

NICKOLAS BELUSAZIO

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: _____
Address: _____
phone#: _____
Type of farm: _____

N/A

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.

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: _____ Date: _____

Phone # _____ Mailing Address: _____

Project Site Address: _____ Tax Parcel # _____

Project Sponsor Name (If Different than Owner): _____ Phone: _____

Address: _____

Brief Description of the Project:

SEE ATTACHED

(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. 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? 1000 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.).

FLAT AREA

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

Total (do not total overlapping areas): 0

9B) For subdivisions only:

Total from Above: _____ x _____ (# of lots) + _____ (road area) = _____

9C) As estimated above, the total Area of Disturbance is: 0

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: 0

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

14. Total Impervious Area expected after project completion: 0

Signature: John Bellario

Date: 11/13/23

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: CONTRACTOR YARD | | | | | | | |
| Project Location (describe, and attach a location map): 1622 DRYDEN RD | | | | | | | |
| Brief Description of Proposed Action: UTILIZE EXISTING AREA FOR STOCK PILING OF STONE, TOPSOIL, MILLINGS AND MULCH, PARKING OF EQUIPMENT, ROLLOFF CONTAINERS ETC. | | | | | | | |
| Name of Applicant or Sponsor: NICKOLAS BELLISARIO | | Telephone: [REDACTED] | | | | | |
| Address: 41 OAK BROOK DR | | E-Mail: [REDACTED] | | | | | |
| City/PO: ITHACA NY | | State: NY | Zip Code: 14850 | | | | |
| 1. Does the proposed action only 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%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><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? | | 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? | | 0 acres | | | | | |
| 4. Check all land uses that occur on, are adjoining or near the proposed action: | | | | | | | |
| 5. <input checked="" type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban) | | | | | | | |
| <input type="checkbox"/> Forest <input 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? | <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? | <input type="checkbox"/> | <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? If Yes, identify: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action? | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ <i>N/A</i> _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ | <input checked="" type="checkbox"/> | <input 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? 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 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? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____ | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

