



Planning Department

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

Ray Burger
David Sprout

Shelley Knickerbocker

Administrative

Joy Foster

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Dryden, NY 13053

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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

12.29.2023

50248927-1-27.2

WAREHOUSE

Rural Agriculture

Date:

Tax Parcel #:

Zoning District:

(Complete) Project

Address:

465 NORTH RD

FREEVILLE NY 13068

Project Description:

RENTAL OF PART OF EXISTING
WAREHOUSE TO USE AS RETAIL SPACE
* NO CONSTRUCTION/RENOVATION *

Estimated project cost:

0

Principal Use: Residential

Commercial: RETAIL

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

Driveway or Roadcut Compliance

Site Plan Review (See Fee Schedule)

Notices and Disclaimer Acknowledgement

Special Use Permit (See Fee Schedule)

Agricultural Data Statement

Notice of Ground Disturbance

County Review

Zoning Permit Fee: \$25

Minor Subdivision Fee: \$25

Varna Compliance Worksheet

Major Subdivision (See Fee Schedule)

Residential Design Guidelines Compliance

Demolition

Commercial Design Guidelines Compliance

Lot line Adjustment

Sign Compliance Worksheet

Notes:

Blank lines for notes.

Permit Application - Contact Information

Owner - Print name & complete mailing address: NANCY BELL

Owner Signature required & dated: [Signature] 11/5/24
Address: 2332 STATE RTE 221 City: MARATHON State: NY Zip Code: 13803

E-mail: [Redacted]

Emergency Contact: Scott Bell Telephone No: [Redacted]

Agent / Applicant - Print: SHANA KARN
Address: 366 VIRGIL RD City: DRYDEN State: NY Zip Code: 13853

E-mail: [Redacted]

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 _____

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.

I AM RENTING A PORTION OF THE EXISTING
WAREHOUSE FOR THE PURPOSE OF OPENING
A RETAIL SMALL BUSINESS

- 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?

NO CHANGES TO EXISTING PROPERTY
OR STRUCTURE WILL TAKE PLACE;
PROPERTY WAS FORMERLY USED FOR
STORAGE AND RETAIL (HOME NECESSITIES)
AND IN THE PAST WAS OWNED BY PEPSI-COLA.

- 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.

EXISTING DRIVEWAY & UTILITIES
A PORTA-POTTY WILL ACCOMMODATE
STAFF & CUSTOMERS UNTIL SUCH TIME
THAT RESTROOM IS ADDED BY PROPERTY
OWNER (WITHIN 6 MOS OF OPENING)

- 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.

NO ENVIRONMENTAL IMPACT

- 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 CHANGES TO EXISTING SITE/ BUILDING.

- 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.

AS A LIFETIME RESIDENT OF OUR TOWN AND A LONG-TIME SMALL BUSINESS OWNER, I INTEND TO FULLY COMPLY WITH REQUIREMENTS. AND, AGAIN, I WILL NOT BE MAKING ANY CHANGES TO SITE OR STRUCTURE.

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: SHANA L KARN Date: 12/3/2023

Print name: SHANA L KARN

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: NANCY BELL

Address: 465 NORTH RD FREEVILLE NY 13068

phone#: [REDACTED]

Type of farm: NONE

B. Name: LINDA S. AND STEVEN M. FOOTE

Address: 60.76 ACRES VACANT LAND ACROSS RD

phone#: [REDACTED]

TAX ID 502489 36-1-1.22

Type of farm: 288 GULF HILL RD FREEVILLE NY 13068

C. Name: THOMAS WOLF

Address: 344 MCLEAN RD CORTLAND NY 13045

phone#: UNKNOWN

TAX ID 502489 27-1-26.2

Type of farm: FARMLAND BORDERING PROPERTY ON WEST

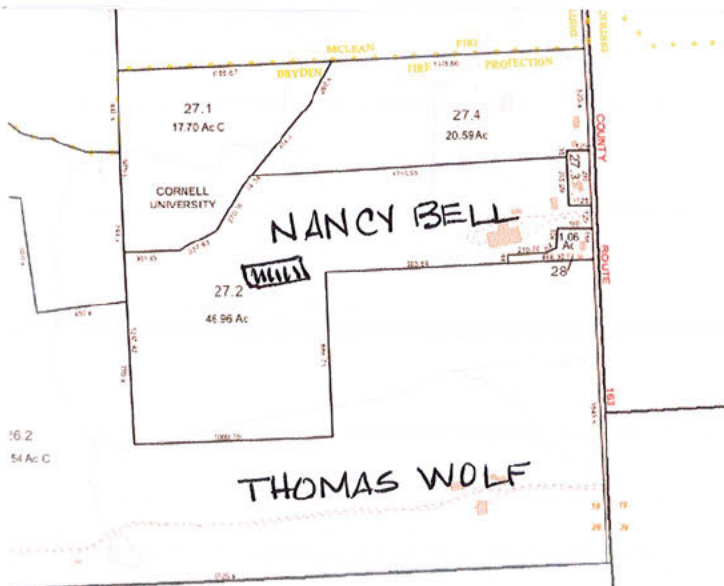
D. Name:

Address:

phone:

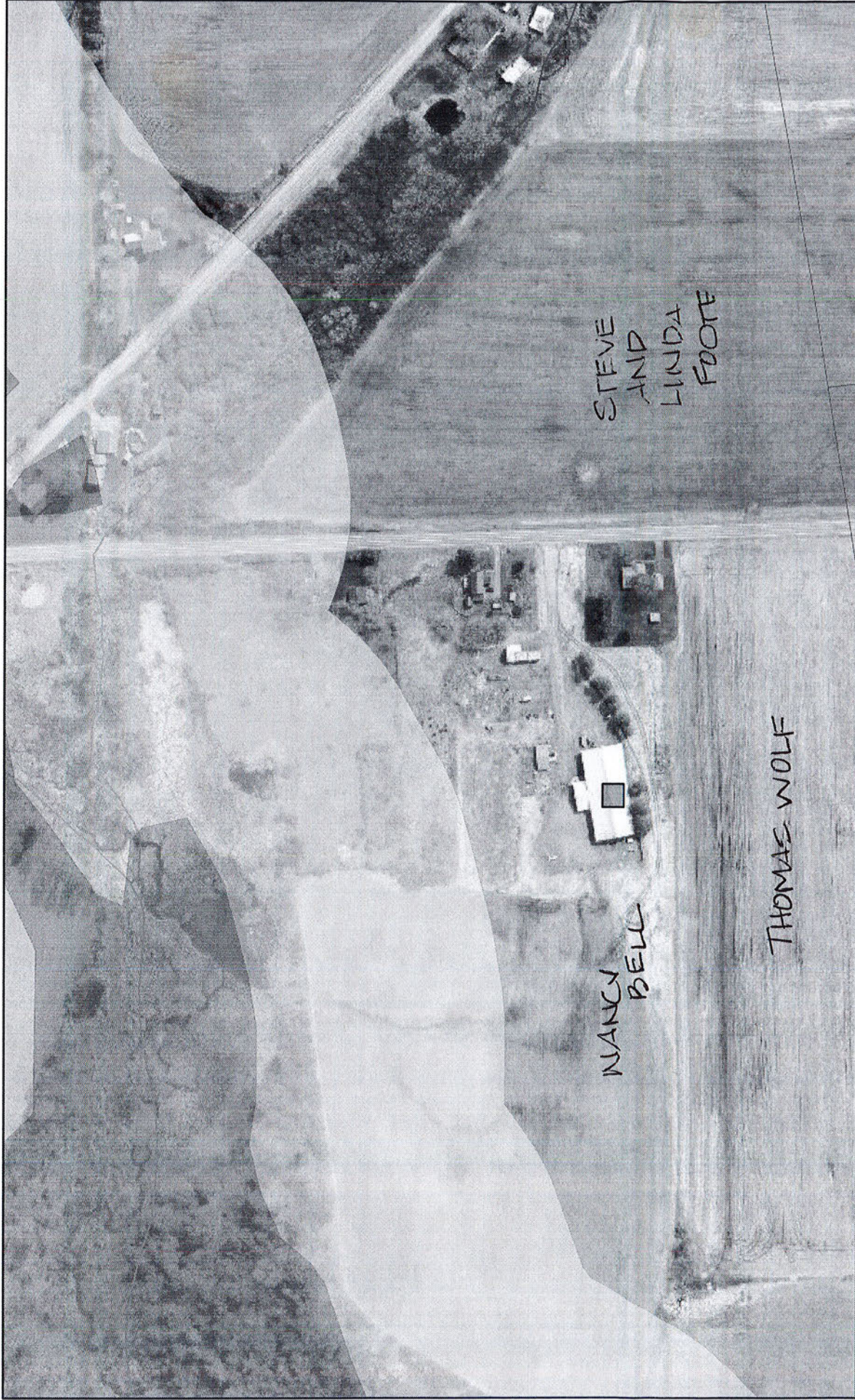
Type:

4. Site Plan Worksheet



LINDA S.
STEVEN M.
FOOTE

Environmental Resource Mapper



November 29, 2023

1:4,514
0 0.03 0.06 0.09 0.11 mi
0 0.04 0.09 0.18 km

New York State, Maxar

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: NANCY M. BELL Date: 12/23/2023
Phone # [REDACTED] Mailing Address: 2332 STATE RTE 221 MARATHON NY
Project Site Address: 465 NORTH RD FREEVILLE Tax Parcel # 502489-27.-1-27.2
Project Sponsor Name (If Different than Owner): APPLICANT SHANA KARN Phone: [REDACTED]
Address: 366 VIRGIL RD DRYDEN NY

Brief Description of the Project:

RENTAL OF PORTION OF EXISTING WAREHOUSE SPACE TO USE AS RETAIL SPACE (ANTIQUA/SECOND-HAND) * NO CONSTRUCTION/RENOVATION TAKING PLACE.
(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? NO DISTURBANCE feet. THERE IS A MAPPED WETLAND TO THE NORTH BUT NO DISTURBANCE
3. Does the site show any field or map indicators of potential wetland presence? YES NO
Check all that are applicable: POSSIBLE FIELD INDICATORS BUT NO DISTURBANCE WILL TAKE PLACE; INDICATORS ARE MORE THAN 100 FEET AWAY.
 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.).
AREA I WILL BE USING IS FLAT.
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)

NO PROPOSED IMPERVIOUS AREA

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 0
Parking Area 0
House / Main Building 0
Other Buildings 0
Septic System 0
Other Grading / Clearing / Lawn 0
Wells and Ditches 0
Drainage Structures 0
Utility Laying 0
Additional Area 0 (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 N/A "PROJECT SITE" IS ALREADY BUILT; EXISTING OVER EXISTING FILL

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

12. Total Parcel Acreage: 46.95 ACRES

13. Area of existing impervious surface prior to development: DRIVEWAY IS "PROJECT SITE" APPROX 1.5 ACRES; NO CHANGE

14. Total Impervious Area expected after project completion: SAME

Signature: [Signature] Date: 11/5/24

SHANAL KARN 5 11/5/2024

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			
SHANA L KARN			
Name of Action or Project: THE SECOND KNOB GIFTS & ANTIQUES, LLC			
Project Location (describe, and attach a location map): 465 NORTH RD FREEVILLE NY			
Brief Description of Proposed Action: OPEN RETAIL ANTIQUE/GIFT STORE			
Name of Applicant or Sponsor: SHANA L KARN		Telephone: [REDACTED]	E-Mail: [REDACTED]
Address: 366 VIRGIL RD			
City/PO: DRYDEN		State: NY	Zip Code: 13053
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?		NO	YES
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.		<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other government Agency?		NO	YES
If Yes, list agency(s) name and permit or approval:		<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. a. Total acreage of the site of the proposed action?		1.5 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?		1.5 acres	
4. Check all land uses that occur on, are adjoining or near the proposed action:			
5. <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input 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			

		NO	YES	N/A
5.	Is the proposed action,			
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 checked="" type="checkbox"/>	
7.	Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If Yes, identify: _____				
			DS. 1/8/23	
8.	a. Will the proposed action result in a substantial increase in traffic above present levels?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	
If the proposed action will exceed requirements, describe design features and technologies: <u>UNKNOWN</u>				
10.	Will the proposed action connect to an existing public/private water supply?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If No, describe method for providing potable water: <u>THERE IS EXISTING WATER SUPPLY WHICH OWNER WILL CONNECT WHEN SHE PUTS IN RESTROOM (W/I 6 MONTHS OF MY OPENING)</u>				
11.	Will the proposed action connect to existing wastewater utilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If No, describe method for providing wastewater treatment: <u>PLEASE SEE SITE PLAN NARRATIVE</u>				
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?	<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"/>	
			DS. 1/8/23	
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?	<input type="checkbox"/>	<input checked="" 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:

Shoreline Forest Agricultural/grasslands Early mid-successional
 Wetland Urban 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? *NYSDEC Mapper shows the project site is in the vicinity of plants listed by NYS as Endangered, threatened or rare. No proposed impacts to plant species.*

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan? *D.P. 1/8/23*

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?
If Yes,

a. Will storm water discharges flow to adjacent properties? NO YES

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? NO YES

If Yes, briefly describe:
NO CHANGE TO TOPOGRAPHY

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	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

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	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: SHANA L KARN Date: 12/23/2023

Signature: *Shana L Karn* Title: OWNER, THE SECOND KNOB

Permit Application Worksheet – Site Plan Sketch Worksheet

In the space below, or on an attached plan, please provide a simple site plan sketch showing the proposed and existing structures (building, garage, fence etc.) as well as any wells and septic systems, or water and sewer lines. You may show the information on a copy of a survey or tax map as long as it is accurate. You are encouraged to write a description of what you want to do in a letter to accompany the drawing, or on the drawing itself.

Please show the following as they apply to your project (see Zoning Section 1102):

- The lot, dimensions and features including road frontage.
- Location of proposed and existing structures, parking areas, stormwater management and other features as applicable.
- All existing and proposed driveway & road cuts.
- Topographical features (hills, ravines, etc.) and proposed changes.
- **Yard dimensions and setbacks** including nearby streets, buildings, rights of way and easements
- within 500 or so feet and names of adjoining property owners.
- Waterbodies and wetlands.
- Water and Sewer Facilities, and/or Well and Septic Facilities.
- Utilities (power lines, phone lines, gas lines etc.),
- Scale (estimate okay)
- North arrow

PLEASE SEE ATTACHED

LOT SIZE 46.95 ACRES

"PROJECT SITE" APPROX 1.5 ACRES

BUILDING SIZE 15,318 SQ FT

"PROJECT SITE" RENTAL APPROX 5052 SQ FT.

CURRENTLY, "PROJECT SITE" HAS 46 POSSIBLE PARKING SPACES, WITH ADDITIONAL PARKING STILL AVAILABLE!

commercial activity;

25. 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;
26. Landscaping plan and planting schedule; ,, NO CHANGE TO EXISTING
27. Estimated project construction schedule; N/A
28. Record of application for and approval status of all necessary permits from state and county agencies;
29. Identification of any state or county permits required for the project; N/A
30. Other elements integral to the proposed development as considered necessary by the Board;
31. Stormwater Management Plan as required by Local Law; NO CHANGE
32. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference.

4. Fees

The fees for Site Plan Review are:

Full Site Plan Review

Estimated Project Cost:

0-\$10,000.99	- \$300
\$10,001-\$25,000.99	- \$375
\$25,001-\$50,000.99	- \$425
\$50,001-\$100,000.99	- \$450
\$100,001-\$250,000.99	- \$600
\$250,001-\$500,000.99	- \$750
\$500,001-\$1,000,000.99	- \$1,125
\$1,000,001-\$2,500,000.99	- \$1,500
\$2,500,000-\$5,000,000.00	- \$2,750
\$5,000,001-\$10,000,000.99	- \$3,000
\$10,000,001-\$20,000,000.99	- \$3,750
Over \$20,000,000.99	- \$4,500

5. Other Forms

The Planning Department will alert you to other forms and permits required at the Pre-Application conference.

01/05/2023

Nancy M. Bell
2332 State Rte 221
Marathon NY 13803

To Whom It May Concern:

I, Nancy Bell, am the owner of 465 North Rd, Freeville NY.

I am giving permission for Shana Karn, The Second Knob Gits & Antiques, to submit the General Application, Site Plan, and all additional data required to open a retail space in a portion of the warehouse owned by me.

Thank you.

Sincerely,



Nancy M Bell

Site Plan Narrative

My name is Shana Karn and I am the owner of The Second Knob Gifts & Antiques, LLC. I have operated my retail and online business in Dryden since December 2010. I am currently seeking to open a retail location for the purpose in selling a large inventory of gifts, antiques and collectibles.

After having searched for the ideal location which would offer sufficient space and be affordable, I was certain I would be forced to move my business to another town/city/county. Thankfully, I discovered the warehouse located at 465 North Rd in Freeville (owned by Nancy Bell). I was able to temporarily lease storage space within the warehouse and then approached the owner with an offer to rent a portion of the warehouse space for retail.

It was agreed that I could rent a portion of the space for retail and storage (approx. 5052 sq feet). The warehouse offered sufficient space, parking, landscaping and accessibility – no structural changes would be needed to the site or building. There is sufficient overhead lighting currently installed in the warehouse and a motion sensitive outdoor light to illuminate the entry. There are also illuminated EXIT signs and fire extinguishers (meeting code requirements) installed within the area of the warehouse I am renting.

The only issue we've encountered is that the warehouse has no public restroom. A porta-potty service is currently contracted to provide a "restroom." As I began the application for a special use permit, I was advised that a restroom was required. Following discussion with the Town of Dryden and the owner of the warehouse, we agreed that a public restroom would be installed for customer and staff use within 6 months of opening. The restroom will include a toilet, sink (utility or otherwise) with hot and cold running water. In the meantime, the porta potty will remain on site.

It is my sincere hope that I can open my storefront again—with much more affordable space-- to move the large inventory of antiques and collectibles and to bring additional attention and interest to the Dryden area, which will be beneficial for the Town of Dryden and all local, small business owners.



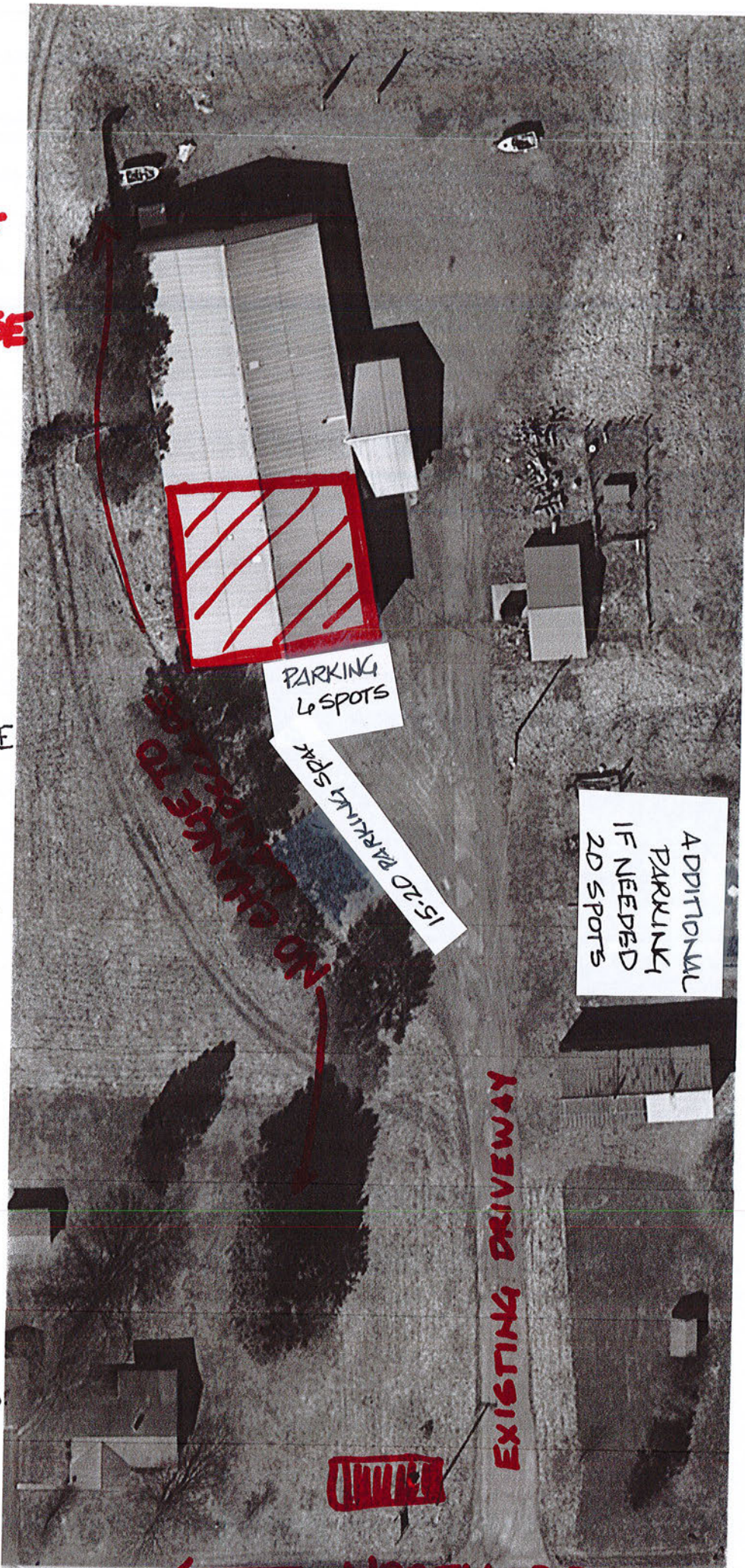
PORTION OF EXISTING WAREHOUSE BEING RENTED BY THE SECOND KNOB

NO CHANGE TO STRUCTURE

NO CHANGE TO ANY LANDSCAPE



PROPOSED GEN LOCATION FOR SIGN. 15' FROM ROAD; NO HIGHER THAN 15'



PARKING 6 SPOTS

15-20 PARKING SPOTS

ADDITIONAL PARKING IF NEEDED 20 SPOTS

EXISTING DRIVEWAY

NO CHANGE TO LANDSCAPE



0 250 500 ft



Contours = 10 feet



U.S. Fish and Wildlife Service

National Wetlands Inventory









Wetlands



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

November 29, 2023

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Other
-  Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

TOMPKINS COUNTY DEPARTMENT OF HEALTH

APPROVAL OF SEWAGE DISPOSAL SYSTEM

SUZANNE R. STOPEN, R.N., M.P.S.
Public Health Director

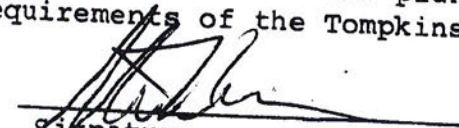
CERTIFICATE OF COMPLETION

Environmental Health Division
401 Harris B. Dates Drive
Ithaca, New York 14850-1388
807-273-7275

Date: 11/2/89
Owner's Name: Benicor Inc.
Property Location: North Rd.
(Town) (Village) (City): (T) Dryden
Tax Map Number: 3-27-1-27.2

DESIGN BASIS: Not to exceed 300 gallons sewage per day. For a dwelling, this is equivalent to 11 bedrooms.
employees

I hereby certify that the private sewage disposal facilities installed at the above noted premise have been constructed in general conformity with the regulations of the Tompkins County Department of Health and the plans on file in this office, thus fulfilling the requirements of the Tompkins County Sanitary Code.


Signature

To help extend the useful life of your disposal system, the septic tank should be cleaned every 2 to 4 years depending upon the amount of solids such as greases, soap scum, toilet wastes, and other solid materials discharged to the tank. If possible, the sludge and scum depth should be checked every year. When combined depth of sludge and scum equal 1/4 of the total liquid depth, cleaning is necessary. Septic tanks are best cleaned in the spring or summer as they become readjusted more readily in warm weather. Condition of the baffles in the tank should be checked at the time of cleaning.

A list of persons authorized to clean septic tanks in this County may be obtained from the Health Department. It will be to your advantage to insist on a fixed cost for cleaning or at least to obtain a definite maximum estimate before engaging a septic tank cleaner.

Normal use of household detergents and chemicals will not be harmful to your disposal system. Avoid use of so-called septic tank cleaners or conditioners as they have not been shown to be beneficial and they may result in actual harm to the system.

If repairs or replacement of the system become necessary, a new permit from this Department will be required.

