



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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General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

02/20/2024 66.-1-18 & 66.-1-22 Conservation
Date: Tax Parcel #: Zoning District:
(Complete) Project
Address: Burger Compressor Station: 219 Ellis Hollow Creek Road, Ithaca, NY 14845

Project Description: Replace the existing chain link fence with a more robust high security fence. Two fence lines will be installed with anti-climb/cut resistant fence material.

Estimated project cost: \$4,900,000

Principal Use: Residential _____ Commercial: X Other: _____

Permit(s) Required: X Building ___ Zoning X Special Use X 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: Eastern Gas Transmission & Storage, Inc.

Owner Signature required & dated: _____

Address: 925 White Oaks Blvd. City: Bridgeport State: WV Zip Code: 26330

E-mail: [REDACTED] Telephone No: [REDACTED]

Emergency Contact: Corey Devericks Telephone No.: [REDACTED]

Agent / Applicant - Print: OWNER IS APPLICANT

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

E-mail: _____ Telephone No: _____

General Contractor: RDR Utility Service Group License # _____

Address: 1272 E Pike Street City: Clarksburg State: WV Zip Code: 26301

E-mail: [REDACTED] Telephone No: [REDACTED]

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.

[SEE PROJECT NARRATIVE](#)

- 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?

[SEE PROJECT NARRATIVE](#)

- 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.

[SEE PROJECT NARRATIVE](#)

- 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.

[SEE PROJECT NARRATIVE](#)

- 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.

[SEE PROJECT NARRATIVE](#)

- 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.

[SEE PROJECT NARRATIVE](#)

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

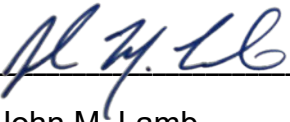
Large Scale Retail Development SUP: \$250

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: 2/22/2024
Print name: John M. Lamb



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<http://dryden.ny.us/planning-department>

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: N/A: PROJECT PARCELS ARE NOT IN AG DISTRICT AND ARE NOT WITHIN 500 FEET OF A FARM OPERATION IN AN AG DISTRICT
Address: _____
phone#: _____
Type of farm: _____

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.

Instructions for Notice of Ground Disturbance Form:

Prior to beginning any ground disturbance activity or finalizing your storm water plan, submit a completed 2 page Notice of Ground Disturbance Form to the Dryden **Stormwater Management Officer (SMO), David Sprout**.

Owner's Name: In some situations you may not be the owner of the parcel, but you may be the party most responsible for the land development activity. Please provide your contact information, in addition to the parcel owner's information.

Tax Parcel ID #: This number is on your tax bill. If you cannot locate your tax bill town staff can assist you.

Brief Description of the Project: If you are already including a project description and sketch with an application for a building permit, zoning permit, subdivision review, etc, you may attach a photocopy. However, if this form is the only paperwork you are submitting to the Town so far, please include a simple description and basic sketch to help Town staff understand your project.

1. A multiple phase project means that you plan to begin by building part of the project, and after some time you have plans to build more of the project, and so on, until completion. Even if you are not certain about the later phases of your project, it makes sense to begin by planning it as a whole unit, and to consider stormwater management for the whole project. Good planning from the beginning can result in more efficient implementation. The Town prefers to review phased projects as a whole. However you only need prepare a detailed plan for the first complete phase, and amend the plan for later phases.
2. The edge of a stream, pond, or lake means the edge of the normal annual high water point. Intermittent streams that flow part of the year are included. See the attached information on wetlands for more guidance on determining the edge of a wetland. A wetland delineation may not be necessary if the project will not come close to the wetland area, or if there is an existing wetland map which appears to match field conditions.
3. Refer to the attached wetland information.
4. If you have access to specific slope (or steepness) measurements for your site, you can include some details here, such as the maximum and minimum slope (please specify whether you are reporting slope in percent or degrees). Or you can give a narrative description, for example: "the whole site is gently sloping down to the road", or "the site where we plan to build is flat, but there is a gentle slope down to the road, and a steep uphill slope at the back of the parcel."
5. This question is included because the Town requires implementation of erosion and sediment control measures for linear disturbances on moderate slopes (5% slope or greater).
6. The Town also requires implementation of erosion and sediment control measures for projects that involve excavation or fill resulting in the movement of more than 250 cubic yards of soil, sand, or similar material. This is the equivalent of 25 "ten-yard" size truckloads.
7. Please notify us of any state or federal permit requirements that you are aware of as relevant to your project.
8. Connected Impervious Area is defined as: "the total area of impervious surface in a project (such as paved areas and rooftops) that will drain directly, via impervious conveyance (such as gutters, pipes, or paved or compacted channels or

ditches), to the municipal separate storm sewer system (whether a road ditch or storm sewer) or to a surface water body.”

Disconnected Impervious Area is defined as: “impervious area that is not directly connected to a stream or drainage system, but which directs runoff towards pervious areas where it can infiltrate, be filtered, and slowed down.”

If you choose to disconnect some of the impervious area in your project, then the number you put down for section 15 will be less than the number you put down for question 14. See DEC’s document “The Use and Implementation of Stormwater Credits”, for more detailed guidelines on how to disconnect impervious areas. You are not required to disconnect impervious areas, however doing so is recommended where feasible, and can help to meet the infiltration requirement and to reduce the size of stormwater management facilities for your project.

9. If your project requires a Full SWPPP (Stormwater Pollution Prevention Plan), you will need to meet the Town’s infiltration requirement, depending on the Hydrologic Soil Groups present within the area of disturbance and the surrounding 100 feet. Hydrologic Soil Groups can be A, B, C, or D, or a combination of these, depending on the drainage characteristics of the soil. Type A soils are well drained, while type D soils are poorly drained. You can find this information from the Tompkins County soil survey, or online at: <http://websoilsurvey.nrcs.usda.gov/app/>, or, town staff will determine this for you.

10. New York State has specific stormwater management guidelines for redevelopment projects. This is the state definition of Redevelopment: “Reconstruction or modification to any existing previously developed land such as residential, commercial, industrial, institutional or road/highway, which involves soil disturbance. Redevelopment is distinguished from development or new development in that new development refers to construction on previously undeveloped land. Redevelopment specifically applies to constructed areas with impervious surface.”

11. The area tally will help determine the actual expected area of disturbance for your project, which in turn is used to determine the type of SWPPP that may be required. If you already know that your project is subject to a Full SWPPP, you can skip this section. Estimate the expected area of disturbance for each of the project components listed (only the ones that are relevant to your project) and add them together. Depending on the size of the project, your estimates can be in acres or square feet. Make sure that you do not add together overlapping areas (for example, if you have included the septic system leach field area within the lawn area, don’t double count the same area). For a small subdivision, we suggest that you estimate the areas of disturbance for these features for a typical lot, and then multiply the total by the number of lots.

12. If you have completed the area tally, this is simply a duplicate of the total area of disturbance calculated above. If your project is subject to a Full SWPPP and you have not completed the area tally, fill in the total expected area of disturbance here.

13. This applies to redevelopment projects. It can be an approximation, in square feet or acres. It may be zero if your site has not been previously developed.

14. This can be an estimate in square feet or acres.

Determining Wetland Presence and Boundaries

When relevant in the context of the Town of Dryden's Stormwater law, or in accordance with Federal or New York State regulations, it may be necessary for the applicant to determine the presence and boundaries of wetland(s) on a project site. The Town of Dryden Stormwater Management Officer may request the applicant to obtain field wetland verification, either by a qualified Town staff member, by a United States Army Corps of Engineers wetlands officer, by the DEC, or a wetlands consultant. The following criteria shall be used to indicate the potential presence and location of a wetland, and the SMO shall exercise best judgment on when delineation is needed:

1. Map Indicators

- a) The boundaries indicated by the New York State Freshwater Wetlands Map, produced by the NYS Department of Environmental Conservation, as amended and updated. According to Section 24-0301, Environmental Conservation Law, these boundaries are "approximate", but as "accurate as practicable". A landowner or "another person or persons or an official body whose interests are shown to be affected" may send a written request to the Commissioner of the Department for a more precise delineation.
- b) The National Wetlands Inventory Maps, produced by the US Fish and Wildlife Service, 1979, or as amended or updated. Note that the metadata for these maps states: "Due to the scale, the primary intended use is for regional and watershed data display and analysis, rather than specific project data analysis."
- c) The Tompkins County Soil Survey, 1965, or as updated, and the Tompkins County Hydric Soils List, which together identify the approximate location of hydric soils, which are indicative of the presence of wetlands.
- d) The absence of a mapped wetland indicator does not rule out the potential presence of a wetland if field indicators are present. On the other hand, in the absence of any field indicators, a mapped indicator may be inaccurate.

2. Field Indicators

- a) The presence of wetland vegetation, according to the "National List of Vascular Plant Species that Occur in Wetlands" USFWS, 1988 or as updated or amended. Note that the New York State Wetland Definition, ECL 24-0107.1 provides a helpful list of wetland plants commonly encountered in various wetland types across New York State;
- b) Indicators of occasional inundation or saturation, such as presence or signs of shallow standing water, a high water table, or frequent flooding.
- c) Field indicators of hydric soil conditions.
- d) Proximity in location and elevation to areas of confirmed wetland or floodplain.

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: Eastern Gas Transmission & Storage, Inc. Date: 2/20/24

Phone # [REDACTED] Mailing Address: 925 White Oaks Blvd., Bridgeport, WV 26330

Project Site Address: 219 Ellis Hollow Creek Road, Ithaca, NY 14845 Tax Parcel # 66.-1-18 & 66.-1-22

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

Address: _____

Brief Description of the Project:

(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? 5 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.).
Gently sloped south, flat-graded development areas
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): SPDES

8. Do connected Impervious Areas exceed 1/2 acre. YES NO No new impervious area is proposed.
 (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 0
 Parking Area 0
 House / Main Building 0
 Other Buildings 0
 Septic System 0
 Other Grading / Clearing / Lawn 572,814 s.f permitted
 Wells and Ditches 0
 Drainage Structures 0
 Utility Laying 0
 Additional Area 0 (for construction access, stockpiling, etc.)

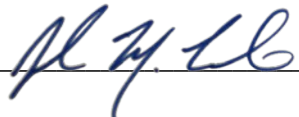
The proposed fencing replacement project will only disturb a portion of this total disturbance from the Borger Replacement Plan.

Total (do not total overlapping areas): 572,814 s.f.

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

9C) As estimated above, the total Area of Disturbance is: 572,814 s.f.

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: 85.38 ac. combined
13. Area of existing impervious surface prior to development: No Change
14. Total Impervious Area expected after project completion: No Change

Signature:  Date: 2/22/2024