



TOWN OF DRYDEN • DRYDEN, NEW YORK

65 EAST MAIN STREET, DRYDEN, NEW YORK 13053

867-844-8120

In the Heart of the Finger Lakes Region

ZONING & BUILDING CODE ENFORCEMENT

APPLICATION FOR DRYDEN TOWN ZONING PERMIT

Name: Susan Cornelius Zoning Permit # (102-962)
 Address: 2215 Dryden Road P.O. Box 985 Date of Appl. 9/8/96
Dryden, NY 13053-0985 Parcel # 47-1-3.1
 Phone # 607-347-4353

Application for a Zoning Permit is HEREBY made for the purpose of:
 () to Build; () to Extend; () to Convert; () to Place a Mobile Home; or () Other.

Please provide a brief description of proposed project including number of structures proposed and the proposed use of the resulting structures.

Existing project / Structure already built.
Converting 2 units to Efficiency apartments.

Project Site 2215 Dryden Road Dryden NY 13053
 Land Owner Susan Cornelius Estimated Project Cost: \$3,000.00
 Project Owner Susan Cornelius Is this a Land Contract Sale? NO

Has Land / Site been purchase within the past (5) Yrs? () Yes () No.
 If yes, please provide former owners name: Bernard Cornelius.
 Type of Structure Zoning Permit is for: Residential
 Please note, this is **NOT A CONSTRUCTION PERMIT**. If a Zoning Permit is GRANTED, you will then be required to submit all necessary applications for construction and copies of other required agency permits. Once those applications and permits are found acceptable, a CONSTRUCTION PERMIT may be ISSUED.

Attached is a copy of the ZONING PERMIT REGULATIONS. Page (3) is a sample site plan. Page (4) provides a space for you to provide your necessary site plan. A site plan of your own design may be submitted. It must contain the requested site plan details as prescribed within this application.

If you find you have questions, please feel free to call our office as necessary. See page (4) for phone number and office hours.

FEES for Zoning Permit:
 Project cost estimated at less than \$10,000 fee is \$25.00 ().
 Project cost estimated at more than \$10,000 fee is \$75.00 ().

Once this application is completed, bring or mail it, along with the appropriate fee to the Dryden Town Hall, 65 E. Main St, Dryden, NY.

Date Zoning Permit Approved H.M. Slater; Date Zoning Permit Denied _____
 Under Section _____ of the Zoning Ordinance; Date of Appeal _____
 Date of Hearing _____; Date of Advertising _____

1. No construction in any district shall be begun, enlarged or extended or any work commenced that will change the present use of any structure without a Zoning Permit issued by the person designated by the Town Board. No mobile home, replacement mobile home, or extension thereof, shall be placed on any lot without the required Zoning Permit.
2. Every applicant for a Zoning Permit shall state in writing the intended use of the building or mobile home and shall furnish a sketch, survey or other drawing in such scale and detail as may be required by the person charged with issuing the Zoning Permit which shall show the lot shape, dimensions and indicate the size, shape and location of the building, all easements, rights-of-way, significant topographical features and proposed and existing driveways and landscaping.
3. A Zoning Permit shall expire 12 months from the date of issuance unless there has been substantial progress for which the Permit was issued. Such Permit shall be posted or displayed in a conspicuous place and shall face the nearest public road.
4. No charge for a Zoning Permit shall be made for the erection, enlargement or extension of any auxiliary farm buildings, exclusive of farm residences.
5. No building or mobile home shall be occupied without first obtaining a Certificate of Occupancy from the person charged with enforcing this ordinance. This provision shall apply to any construction or work done or placement or replacement of any building or mobile home for which a Zoning Permit is required, whether or not a fee has been charged.
6. The fees for Zoning Permits, Certificate of Occupancy, Building Permits and fees for other permits shall be as provided herein or in such other local law, ordinance, rule or regulation as may be promulgated by the Town.
Section 1802. Certificate of Occupancy.

Each property owner shall be responsible for compliance with all terms of this ordinance affecting his property. Upon proper application and inspection the person charged with enforcing this ordinance shall issue a Certificate of Occupancy when satisfied that the proposed use complies with this ordinance and that the buildings have been erected and the site developed in accordance with the approved plans.
Section 1803. Health Department Requirements.

No Zoning Permit or Certificate of Occupancy issued under the terms of this Article shall become or remain valid unless the holder thereof complies with the rules and regulations of the Tompkins County Sanitary Code as they pertain to individual water supplies and on-site sewage disposal systems. No permit shall be issued unless the person charged with enforcing this ordinance has written proof of the prior approval of the Health Department for such water supply and sewage disposal system.

Article XXIV of the Zoning Ordinance is hereby repealed in its entirety and a Article XXIV is enacted to read as follows:

Article XXIV: FEES, COSTS AND REIMBURSABLE EXPENSES:

1. Except as where otherwise provided in this ordinance or any other ordinance or local law or rule or regulation of the Town of Dryden, the fees, costs and reimbursable expenses required by this Article shall be paid to the Town at the time an application is made or an appeal filed except reimbursable expenses shall be paid when billed and in any event before any permit is issued.
2. Zoning Permits and Certificate of Occupancy (Section 1801). When the cost of the proposed construction as determined by the person charged with enforcing this ordinance is under \$10,000.00 the fee is \$25.00. Where the cost of such construction is over \$10,000.00 the fee is \$75.00. No additional fee shall be charged for a Certificate of Occupancy where a fee was paid for a Zoning Permit.

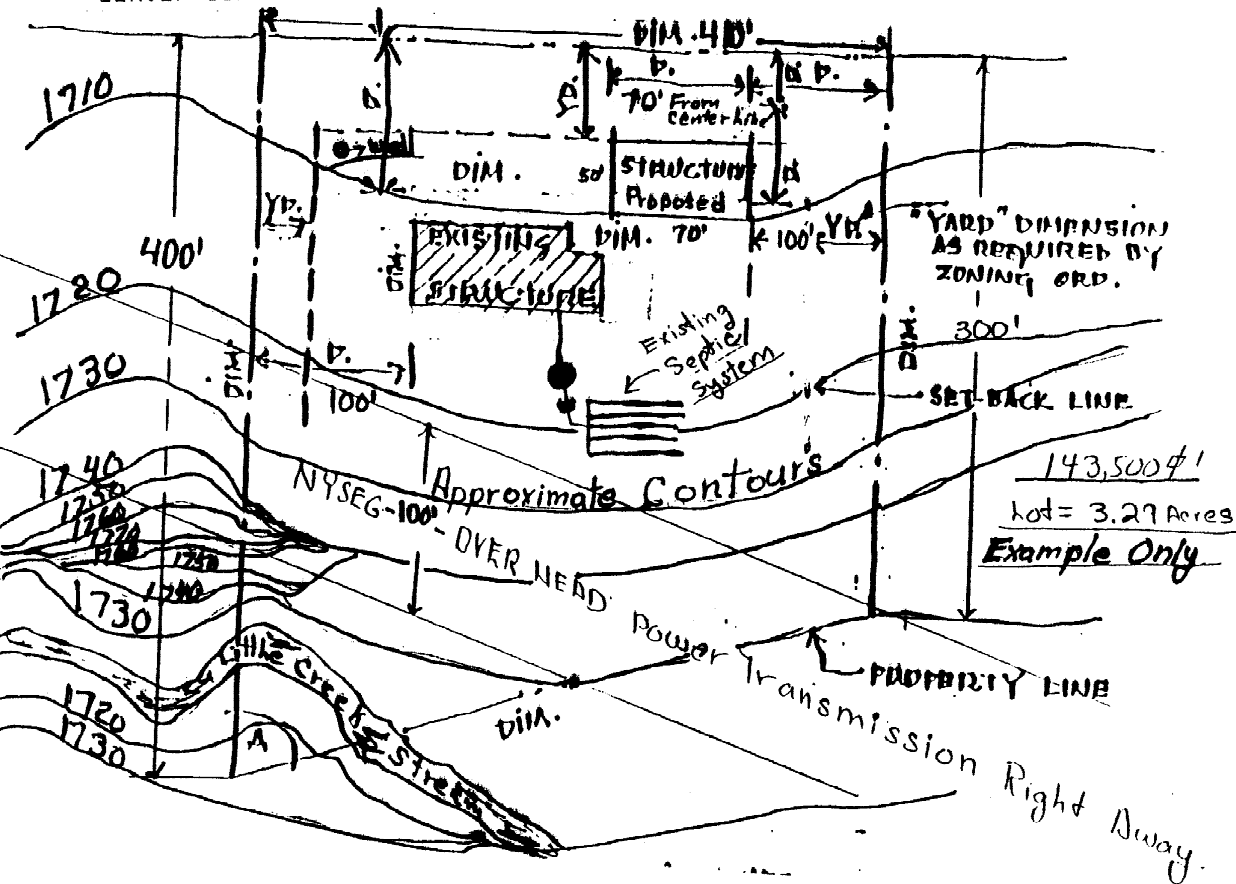
SUGGESTED SITE PLAN FOR DRYDEN TOWN ZONING PERMIT

SET BACKS: All Zones Except R.D. Zones on NYS Routes SHALL be: Front Yards 70 feet from center of Public Street or Road, Corner lots, (lot fronts on 2 Public Roads). Establish one as Front at 70 feet, the remaining road or street front shall be 52.5 feet; Side lot set backs, 15 feet; and Rear lot set backs, 25 feet.
 R.D. ZONES Front Lot on NYS Roads shall be 90 feet.

For all Dryden Town Zoning Requirements, WE urge you to purchase a DRYDEN TOWN ZONING ORDINANCE from either the BUILDING DEPT. or the DRYDEN TOWN CLERK. Cost \$5.00.



Center line Road & its relation to Property lines



- LEGEND: D. = Dimension in feet & inches
 YD. = Respective "Yards", from Zoning ordinance
 DIM. = Length of Property Lines & building Dimension

SITE PLAN which CLEARLY ILLUSTRATES
Zoning Compliance

The Space below is provided for the applicant to draw a site plan which will show placement of and type of structure or structures FOR WHICH THIS ZONING PERMIT is being applied for.

The following information SHALL be sufficiently detailed on this SITE PLAN so that the reviewer can verify Zoning Compliance.

- 1). Dimensions of the Lot in feet.
- 2). Names of adjoining property owners
- 3). Location of Proposed Structures.
- 4). Place all Driveway & Road Cuts.
- 5). Structure Dimensions & Separation
- 6). Location of all Existing Structures
- 7). Significant Topographical Features
- 8). Yard dimensions, set backs.
- 9). Road Frontage in feet only
- 10). Water Courses, contours
- 11). Sewer Facilities, Well
- 12). Utility and Utility Easements.
- 13). North Arrow

All lots within the Town of Dryden created after September, 1969 SHALL be at least 30,000 Square feet in area and have no less than 125 contiguous feet of Public Road Frontage. Where private septic systems and wells are necessary, Lot Sizes are determined by TOMPKINS COUNTY DEPT. of ENVIRONMENTAL HEALTH.

*See prior applications.
No Change in footprint.*

Attached is a sample site plan which would be acceptable if submitted. If there are questions, or compliance is not possible, please call 607-844-9190, or necessary 8:00 AM till 1:00 PM Monday through Friday.

APPLICANT SIGNATURE: Dwight M. Cranley Date: 8/8/96



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CERTIFICATE OF ZONING COMPLIANCE

This is to certify Susan Cornelius applied for a Dryden Town Zoning Permit for a proposed construction project described on the application for Zoning Permit No. (102-96Z)

at 2215 Dryden Road Dryden, new York 13053-0985 - within the Town of Dryden.

Tax Parcel # 47-1-3.1 as proposed has been reviewed and the same complies with all the applicable sections of the Town of Dryden Zoning Ordinance as they were in effect on the date of issue. It is issued to and on behalf of the owner of record as listed above and does not contain or imply any warranty to any third party. Furthermore, it is based on the application which was reviewed for purpose of Dryden Town Zoning Ordinance Compliance only.

The holder of this certificate is hereby advised, this certificate is not a permit for construction or for occupancy. This Certificate shall remain valid for a period of one year only expiring one year after the date of issue.

This Certificate is issued for the construction of A conversion of 2 C-1 / C-2 Spaces to an A-2 / C-1 or C-2 Mixed Occupancy. Resulting are (2) A-2 Dwelling Units and remaining are (2) C-1 / C-2 Mercantile of office use spaces.

This is not an OCCUPANCY PERMIT. Occupancy is obtained by meeting or exceeding the requirements of the appropriate attached INSPECTION SCHEDULE. This is an approval of submitted plans, and authorization to proceed with the construction phase of the project.

DATE OF ISSUE: September 9th, 1996 BY:

Henry M. Slater, Zoning Officer