

TOWN OF DRYDEN • DRYDEN, NEW YORK

65 EAST MAIN STREET, DRYDEN, NEW YORK 13053

607-844-9120

In the Heart of the Finger Lakes Region

ZONING & BUILDING CODE ENFORCEMENT

APPLICATION FOR DRYDEN TOWN ZONING PERMIT

Name: Susan Cornelius Zoning Permit # 2091-2001
 Address: C/O Philip S. Wain Date of Appl. 6/27/01
80 North St, P.O. Box 622, Dryden NY Parcel # 47-1-1.31
 Phone # (607) 844-8271

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

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

Project Site 2215 Dryden Road, Dryden
 Land Owner Susan Cornelius Estimated Project Cost: \$ _____
 Project Owner _____ Is this a Land Contract Sale? No
Property to be conveyed to Bruce Baker

Has Land / Site been purchase within the past (5) Yrs? () Yes (x) No.
 If yes, please provide former owners name: _____

Type of Structure Zoning Permit is for: _____
 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 (x).
 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 _____; Date Zoning Permit Denied 6-27-01
 Under Section 905.2(a) of the Zoning Ordinance; Date of Appeal 6-27-01
 Date of Hearing 7-3-2001; Date of Advertising 8-2-01

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 attached map by Michael Reagan.

Attached is a sample site plan which would be acceptable if submitted. If there are questions, or compliance is not possible, please call 607-844-9120 as necessary 8:00 AM till 1:00 PM Monday through Friday.

APPLICANT SIGNATURE:

[Handwritten Signature]
for Susan Cornelius

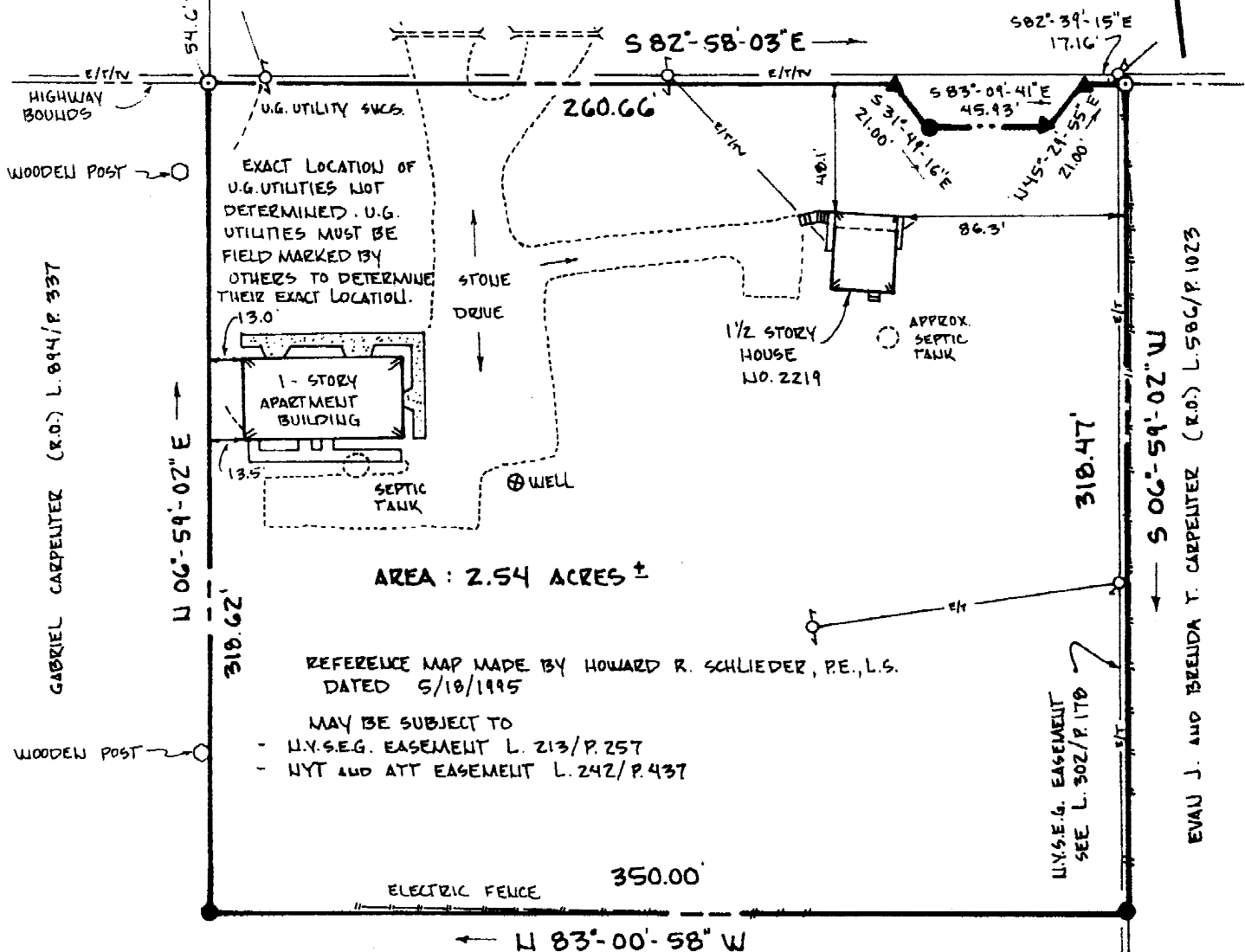
Date: 6/27/01

TIE: 285' ± AS MEASURED ALONG THE C OF
 N.Y.S. RT. 13 TO ITS INTERSECTION WITH THE
 RECONSTRUCTED C OF IRISH SETTLEMENT ROAD.

MAGNETIC
 PER OUR FILES

PRESENT CENTERLINE OF PAVEMENT

N.Y.S. ROUTE 13 ITHACA - DRYDEN, PART 2, S.H. NO. 682
 SEE MAP NO. 113, PARCEL NO. 13B, T.C.C.O. FILE NO. 1565



EXACT LOCATION OF
 U.G. UTILITIES NOT
 DETERMINED. U.G.
 UTILITIES MUST BE
 FIELD MARKED BY
 OTHERS TO DETERMINE
 THEIR EXACT LOCATION.

AREA : 2.54 ACRES ±

REFERENCE MAP MADE BY HOWARD R. SCHLIEDER, P.E., L.S.
 DATED 5/10/1995

- MAY BE SUBJECT TO
- N.Y.S.E.G. EASEMENT L. 213/P. 257
 - NYT AND ATT EASEMENT L. 242/P. 437

LEGEND

- EXISTING IRON PIN
- ▲ EXISTING CONCRETE HIGHWAY MONUMENT
- SET IRON PIN AND CAP
- FEENCE
- ⊕ UTILITY POLE

GABRIEL CARPENTER (R.O.) L. 894/P. 337

SURVEY MAP LANDS OF SUSAN M. CORNELIUS

LOT 47, TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

TAX MAP NO. : 47-1-1.31

REFERENCE DEED : L. 749 / P. 264



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CERTIFICATE OF ZONING COMPLIANCE

This is to certify Susan M. Cornelius applied for a Dryden Town Zoning Permit for a proposed construction project described on the application for Zoning Permit No. (Z091-2001))

At 2215 Dryden Road Dryden, New York 13053 - within the Town of Dryden, ~~Tompkins~~ County. Tax Parcel # 47-1-1.31 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~~ granted variance of an existing structure which fails to conform to the required side yard set back of 15 feet for the west property boundary, a violation of Dryden Town Zoning Ordinance Article 9 section 905.2. The Dryden Town (ZBA) conducted a public hearing on July 11th, 2001 at which hearing, the ZBA concluded the requested 2 foot discrepancy offered no negative impacts to subject Article 9 section 905.2 requirement and granted the requested variance. (See attached July 11th 2001 Notice of Decision). Please note, this is a SEQR *-1, exempt action under the provisions of 6 NYCRR 617 part 617 section 617.5 c 12.

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: July 18th, 2001

BY: Henry M. Slater

Henry M. Slater, Zoning Officer
Kevin W. Ezell, Permit Officer

*-1: State Environmental Quality Review.