



**Planning Department**

Director of Planning Ray Burger  
 Code Enforcement Officer David Sprout  
 Code Enforcement Officer Shelley Knickerbocker  
 Zoning Officer Ray Burger  
 Stormwater Manager David Sprout  
 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](http://www.dryden.ny.us)

**General Permit Application – Sheet 1 General Information**

DO NOT FILL IN SHADED SECTIONS

3/26/24 47-1-1.31 Commercial  
 Date: Tax Parcel #: Zoning District:  
 (COMPLETE) Project  
 Address: 2217 DRYDEN RD

Project Description: UNHEATED STORAGE WAREHOUSE

Estimated project cost: 26,000

Principal Use: Residential \_\_\_\_\_ Commercial: X Other: \_\_\_\_\_

Permit(s) Required:  Building  Zoning  Special Use  Site Plan Review  Subdivision  Pool  
 Heating  Demolition  Pre-built Shed

**Permit Application - Contact Information**

Owner - Print name: BRUCE BAKER - BEB Flooring  
 Owner Signature required & dated: (Signature)  
 COMPLETE MAILING address: 2217 DRYDEN RD, DRYDEN, NY, 13053

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

Agent / Applicant - Print: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

General Contractor: DCS CONTRACTING  
 Address: 5959 Melody Lane RD City: Willet State: NY Zip Code: 13053  
 E-mail: [Redacted] Telephone No: [Redacted]

Electrical Contractor: N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

Plumbing Contractor: N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

Surveyor: N/A

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

E-mail: \_\_\_\_\_ Telephone No: \_\_\_\_\_

**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**

**Major Subdivision (See Fee Schedule)**

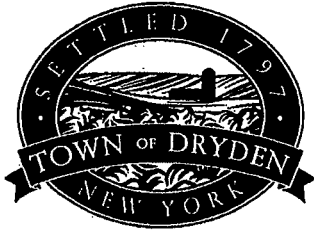
**Demolition**

**Lot line Adjustment**

**Agricultural Data Statement**

**County Review**

**Minor Subdivision Fee: \$25**



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## **General Permit Application Site Plan Review**

Please follow these instructions and guidance when submitting an application for Site Plan Review. Site Plan Review consists of only three steps:

### **Pre-application - Sketch Plan Review - and Site Plan Review.**

These steps may need to be repeated before they are deemed completed by the Planning Department or the board reviewing your application.

#### **1. Pre-Application**

You must schedule a Pre-Application meeting with the Planning Department as a first step. For this meeting you should have a fair idea of what your project will involve. Please find and review the town's applicable Design Guidelines (Residential, Commercial, Varna Hamlet) as these will apply to your project as well as Article XI Site Plan Review of the Zoning Ordinance before scheduling a Pre-Application meeting. A Sketch Plan (#2) should be prepared before the meeting.

Drawings, pictures, a business plan etc. are all useful to bring to a Pre-Application meeting, and depending upon your project you may have to meet with the department more than once. The good news is that this will help you to prepare for your appearance before the board.

#### **2. Sketch Plan**

Before or during the Pre-Application meeting, you must fill out the "Permit Application Site Plan Worksheet." This will be your sketch plan.

When the Planning Department has determined you are ready, you are required to conduct a Sketch Plan conference with the board. The board will either be the Town Board if you are also required to apply for a Special Use Permit, or the Planning Board if your project only requires Site Plan Review. Note, once the Planning Department has deemed that your application is complete and ready for the board, it will be posted on the town's website, and the property will be posted with a placard.

The Sketch Plan requirements are found in Article XI of the Zoning Ordinance and are:

1. Provide a brief narrative and preliminary concept showing the locations and dimensions of principal and accessory Structures, parking areas, and other planned features and any anticipated changes in the existing topography and natural features.
  2. Provide a sketch or map of the area which clearly shows the location of the site with respect to nearby streets, rights-of-way, properties, easements and other pertinent features within 500 feet.
  3. Provide a topographic or contour map to adequate scale and detail to show site topography and natural features such as streams or wetlands.
  - ✓ 4. Provide a conceptual stormwater management plan consistent with Ordinance that outlines the approach to manage runoff and its post construction treatment on the site. A Stormwater Pollution Prevention Plan does not have to be submitted at this time, but a Notice of Ground Disturbance form is required.
- ~~5.~~ If not the owner of the land under consideration, provide written approval from the owner to submit the sketch plan.

#### *Compliance with Design Guidelines and Current Standards*

Even if your site is an existing site, you may be required to make improvements that bring the site into compliance with current design guidelines. Also, the town may have a record of an issue or complaint about the property that you will be required to address. These things often involve lighting, signage, traffic management, and landscaping. This is all very site dependent, and will also be affected by the type of proposed use. Please try to consider items that will enhance the site on your own initiative by reading the Design Guidelines. By including these types of things in the Sketch Plan, you may avoid going through Site Plan Review.

The board will review and evaluate the Sketch Plan with you and consider comments and recommendations from the Planning Department and other agencies. The goal of Sketch Plan review is to determine what the Site Plan Review will involve, and whether or not further Site Plan Review is necessary.

If the applicant feels that Site Plan Review is not necessary for the project because it is a minor change to the site, this can be requested with specific reasoning as to why Site Plan Review should be waived by the Board (Zoning: Section 1102.F). The Board may require a Public Hearing in order to fully determine that the waiver is justified. This can only happen following a Sketch Plan review, and only if the site is determined to be generally consistent with the town's design guidelines.

### 3. Site Plan Review

If as a result of the Sketch Plan conference the board has determined that Site Plan Review is necessary, they will indicate in writing within 10 days the requirements for the Site Plan. The board may elect to vary from the list found in Article XI based upon the Sketch Plan or Site Plan Review and Planning Department recommendations. The list found in Article XI for Site Plan is:

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing; *SEE ATTACHED*
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date; *YES - ATTACHED*
3. Identification of public highways; *YES ATTACHED*
4. Existing watercourses and wetlands; *NONE*
5. Grading and drainage plan showing existing and proposed contours; *TOPO MAP ATTACHED MINIMAL GRADING*
6. Location, design and type of construction, proposed use and exterior dimensions of all buildings; *FOR BRON CONST.*
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway; *NO PARKING REQUIRED*
8. Provisions for pedestrian access including sidewalks along public highways. *N/A*
9. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. *N/A*
10. Sidewalks must be constructed continuously across all driveways; *N/A*
11. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals *N/A*  
(APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather; *N/A*
12. Location, type and screening details of waste disposal containers and outdoor storage areas; *EXIST DUMPSTER ON SITE*
13. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; *SEE ATTACHED*
14. Description of the method of sewage disposal and location; *NONE REQUIRED*
15. Description of the method of securing potable water and location, design and construction materials of such facilities; *NONE REQUIRED*
16. Location of fire and other emergency zones, including the location of fire hydrants; *ADEQUATE ACCESS EXISTING*
17. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy; *N/A*
18. Location, height, size, materials, and design of all proposed signage; *N/A*
19. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night; *EXISTING 911 SIGNAGE*
20. Location and proposed development of all buffer areas, including existing vegetation cover; *EXIST VEGETATION*
21. Location and design of outdoor lighting facilities; *WILL STAY AND BLDG WILL BE PRACTICALLY SCREENED BY EXIST BUSINESS.*
22. Location, height, intensity, and bulb type of all external lighting fixtures; *NONE*
23. Direction of illumination and methods to eliminate glare onto adjoining properties; *EXIST ONLY TO PARKING LOT*
24. Identification of the location and amount of building area proposed for retail sales or similar *SEE ATTACHED STORAGE ONLY*

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; *N/A MINIMAL CLEARING REQUIRED*
26. Landscaping plan and planting schedule; *N/A*
27. Estimated project construction schedule; *MAY 1ST START*
28. Record of application for and approval status of all necessary permits from state and county agencies; *N/A*
29. Identification of any state or county permits required for the project; *NO ADDITIONAL*
30. Other elements integral to the proposed development as considered necessary by the Board;
31. Stormwater Management Plan as required by Local Law; *SUBMITTED GROUND DISTURBANCE*
32. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. *N/A*

#### 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.

WE CURRENTLY HAVE INSUFFICIENT STORAGE SPACE.  
WE WOULD LIKE TO ERECT AN UNHEATED POLE BARN STYLE  
STORAGE BLDG WHICH WOULD BE 46' X 70' AND IT WOULD  
BE PLACED BEHIND EXIST WAREHOUSE. THE BLDG WOULD  
BE STORAGE ONLY AND WOULD NOT HAVE ANY SEPTIC  
OR WATER REQUIREMENTS. THERE WOULD BE NO ADDITIONAL  
PARKING SPACE REQUIRED AS EXISTING DRIVEWAY WOULD  
BE SUFFICIENT.







Contours = 10 feet

## Jim Wood

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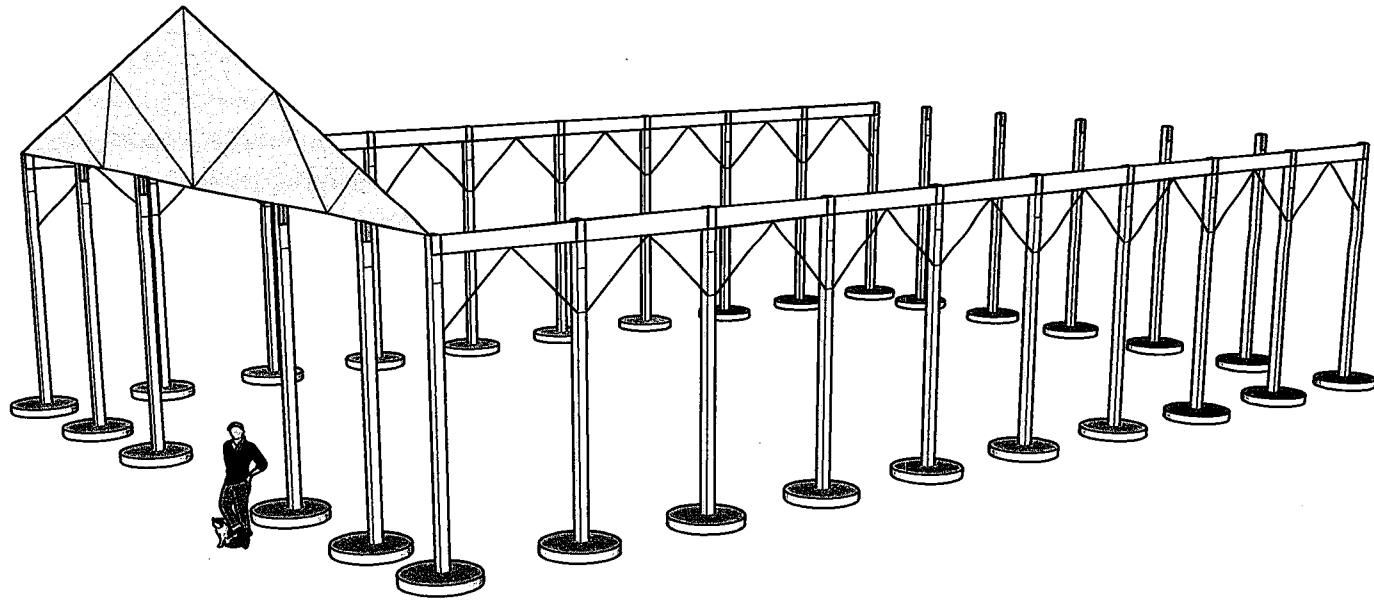
**From:** B & B Floor Coverings  
**Sent:** Tuesday, March 26, 2024 12:09 PM  
**To:** Jim Wood  
**Subject:** Fwd: pole barn  
**Attachments:** b and b pole barn.skp

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**From:** dalton sudbrink <sudbrinkdalton@yahoo.com>  
**Sent:** Tuesday, March 26, 2024 10:50:43 AM  
**To:** Jim Wood <jim@bbfloor.com>  
**Subject:** pole barn

2'x6" concrete footers  
16' 3 ply 2x6 glulam posts 48" deep  
posts 8' on center  
2x12 headers with blocking underneath  
2x6 y bracing for sway and header span  
4' OC engineered trusses 4/12 pitch with hurricane strapping  
purlins 2' OC for walls and roof  
metal walls and metal roof



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: 2265 Dryden Rd, Dryden, NY  
phone#: \_\_\_\_\_  
Type of farm: Dairy

B. Name: \_\_\_\_\_  
Address: 36 South St. Dryden, NY  
phone#: \_\_\_\_\_  
Type of farm: Field Crops

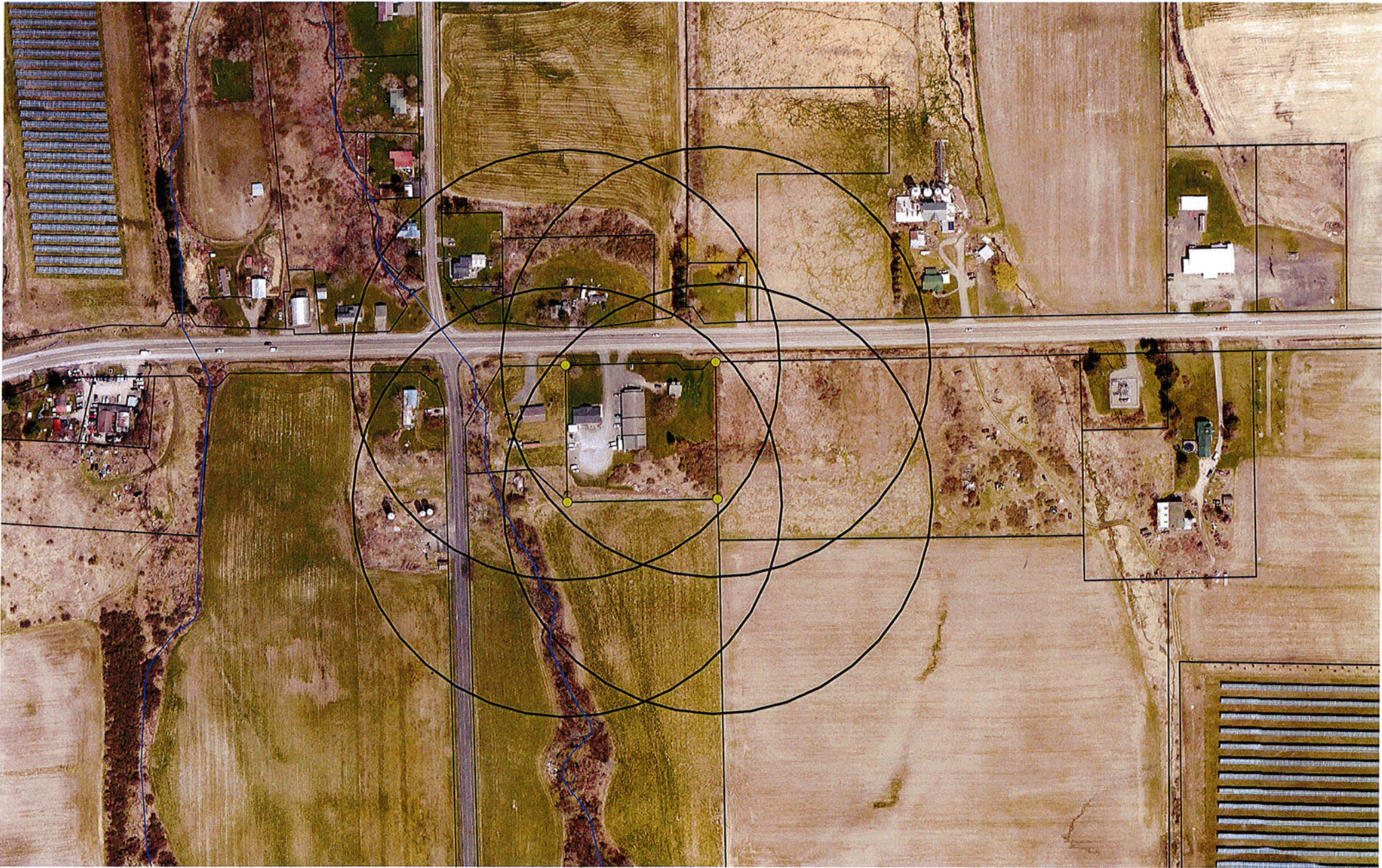
C. Name: \_\_\_\_\_  
Address: 2242 Dryden Rd, Dryden, NY  
phone#: \_\_\_\_\_  
Type of farm: Dairy

D. Name: \_\_\_\_\_  
Address: 375 George Rd, Dryden, NY  
phone#: \_\_\_\_\_

Type of farm: Land Class, according to County Records, is Community Services, however appears to have agricultural uses.

4. Site Plan Worksheet showing relation to farm.

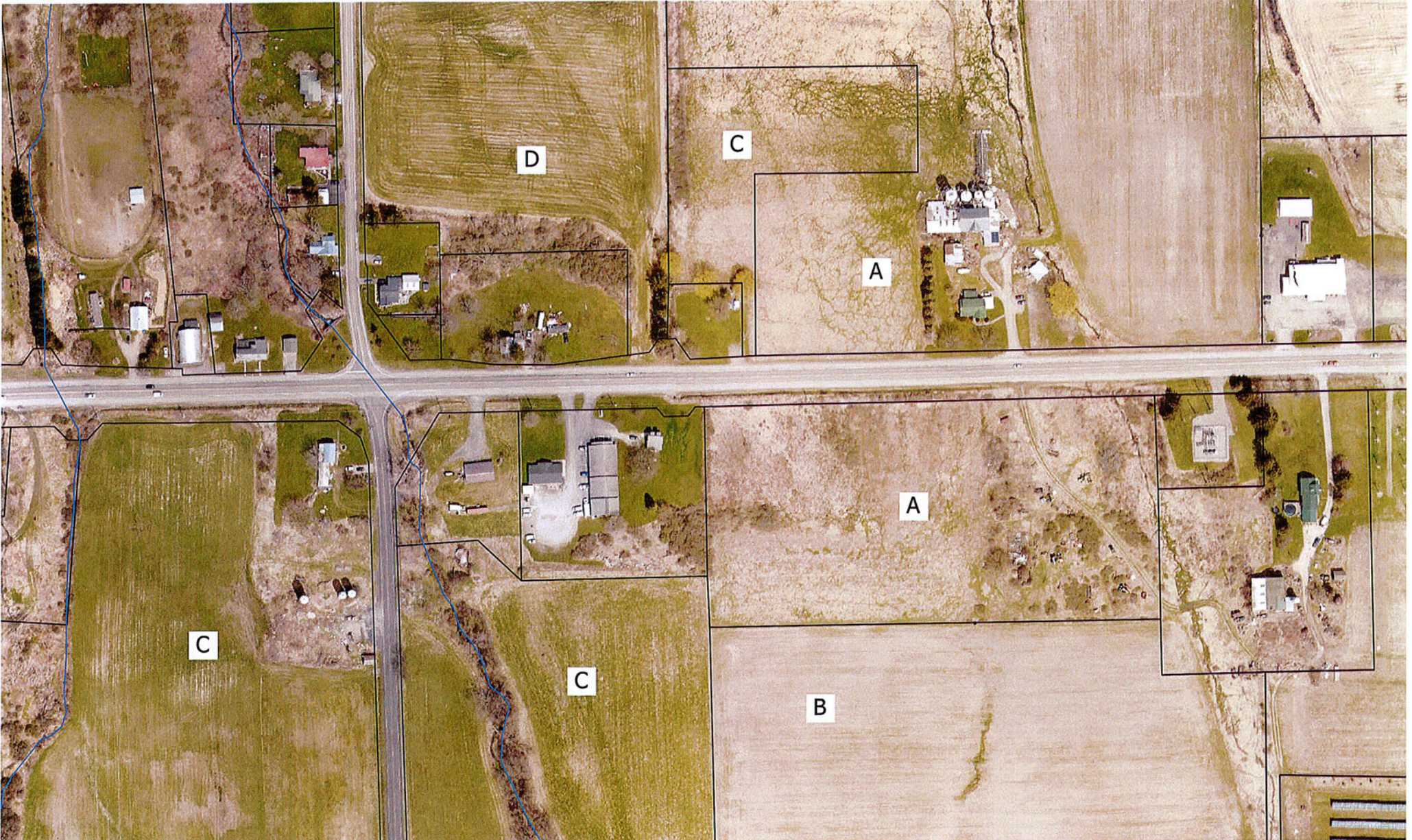
Attached



0 250 500 ft



500' from property boundary



0 250 500 ft



## 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: Bruce Baker - B & B Flooring Date: 3/26/24  
Phone # [REDACTED] Mailing Address: 2217 Dryden Rd Dryden, NY 13053  
Project Site Address: 2217 Dryden Rd Tax Parcel # \_\_\_\_\_  
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? 800 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 99.67 Cubic Yards
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 0  
Parking Area 0  
House / Main Building 0  
Other Buildings 0  
Septic System 0  
Other Grading / Clearing / Lawn 3,220 SF  
Wells and Ditches 0  
Drainage Structures 0  
Utility Laying 0  
Additional Area 0 (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): \_\_\_\_\_

9B) For subdivisions only:

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

9C) As estimated above, the total Area of Disturbance is: 3,220 SF

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: 3.0

13. Area of existing impervious surface prior to development: .50 ACRE

14. Total Impervious Area expected after project completion: .65 ACRE

Signature: (Signature) Date: 3/26/24