



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: Bruce Baker - B+B Floor Coverings Inc. Zoning Permit # 046-01
 Address: 20 Elm Street, P.O. Box 576 Date of Appl. April 19, 2001
Dryden, NY 13053 Parcel # 47-1-1.31
 Phone # 607-844-4901

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.

1- Single story, stock built on concrete slab ~~for~~ building for retail use.

Project Site 2215 Dryden Road, Freeville, NY 13068
 Land Owner Bernard Corbelius Estimated Project Cost: \$ 125,000.00
 Project Owner Bruce Baker 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: _____

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 ().
 Project cost estimated at more than \$10,000 fee is \$75.00 (X).

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 _____
 Under Section 902.314 of the Zoning Ordinance; Date of Appeal April 19th
 Date of Hearing June 6th 2001; Date of Advertising _____

* Requires additional Special-1-Permit Consideration.
 See Article 9 section 902(3+4), warehousing & retail sales.

SITE PLAN which CLEARLY ILLUSTRATES
Zoning Compliance

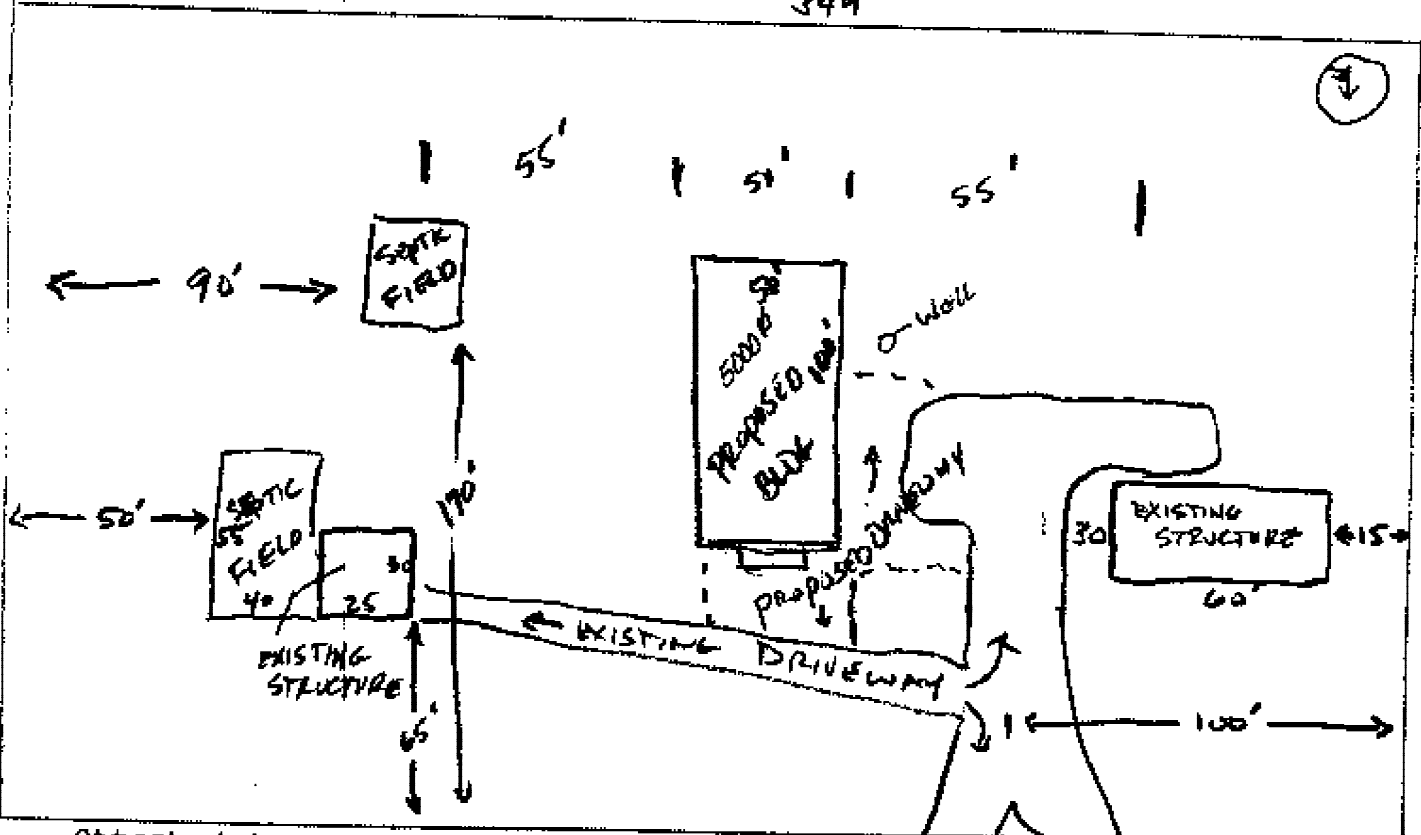
The Space below is provided for the applicant to draw a site plan which will show placement of and type of structure or structures FOR WHICH THIS ZONING PERMIT is being applied for.

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

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.

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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: _____ Date: 4-19-01



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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.



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CERTIFICATE OF ZONING COMPLIANCE

This is to certify Bruce Baker, the B & B Flooring Co. applied for a Dryden Town Zoning Permit for a proposed construction project described on the application for Zoning Permit No. (046-2001)

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 a 5000 square foot facility to house the relocation of the B & B Flooring Company daily business operations which were at the conclusion of a public hearing granted Special Permit Approval authority on June 6th 2001 for the proposed relocation and expansion project. (See attached Special Permit Approval number SP-03-2001.

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 25th, 2001

BY: Henry M. Slater

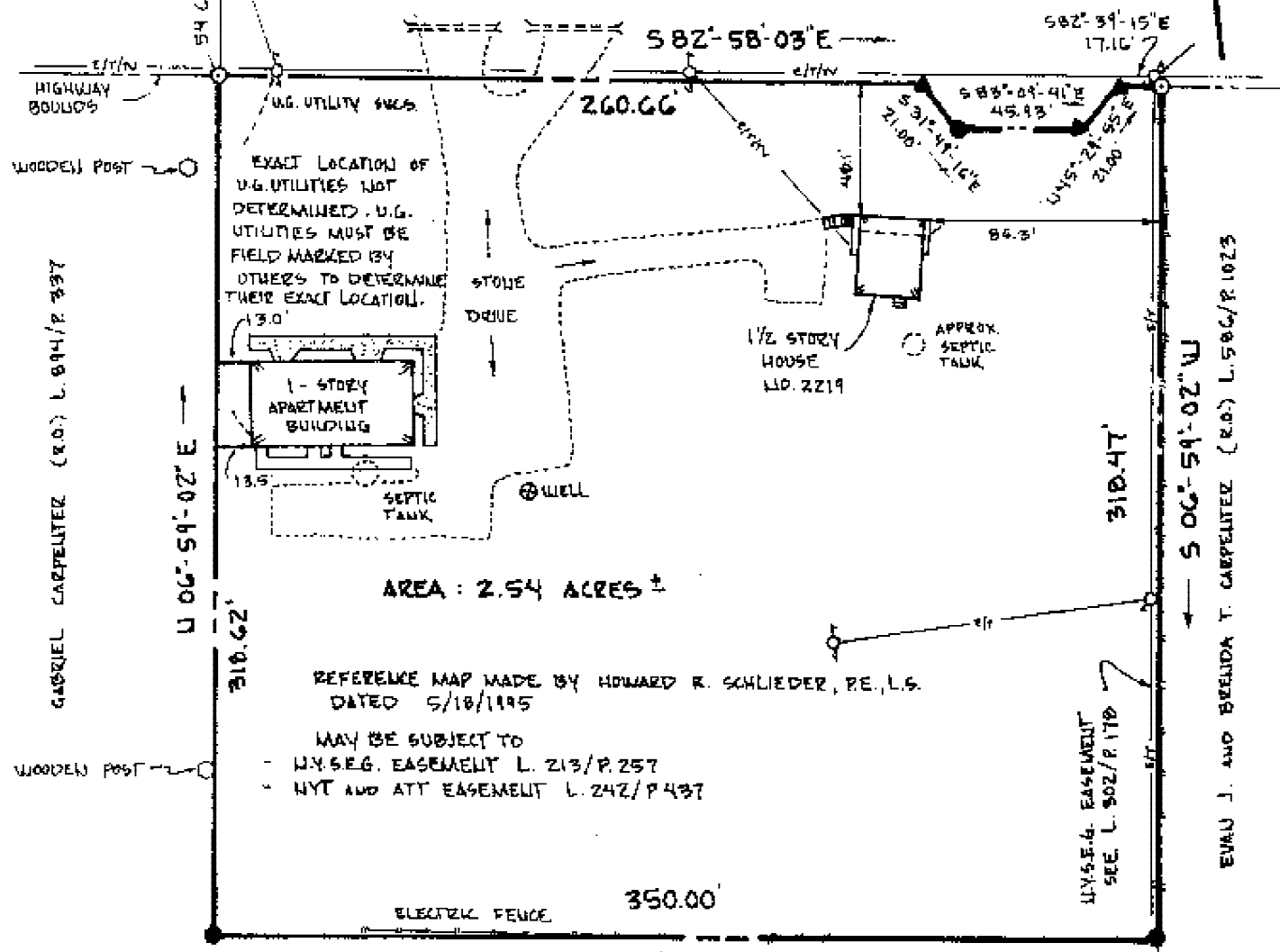
Henry M. Slater, Zoning Officer
Kevin W. Ezell, Permit Officer

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



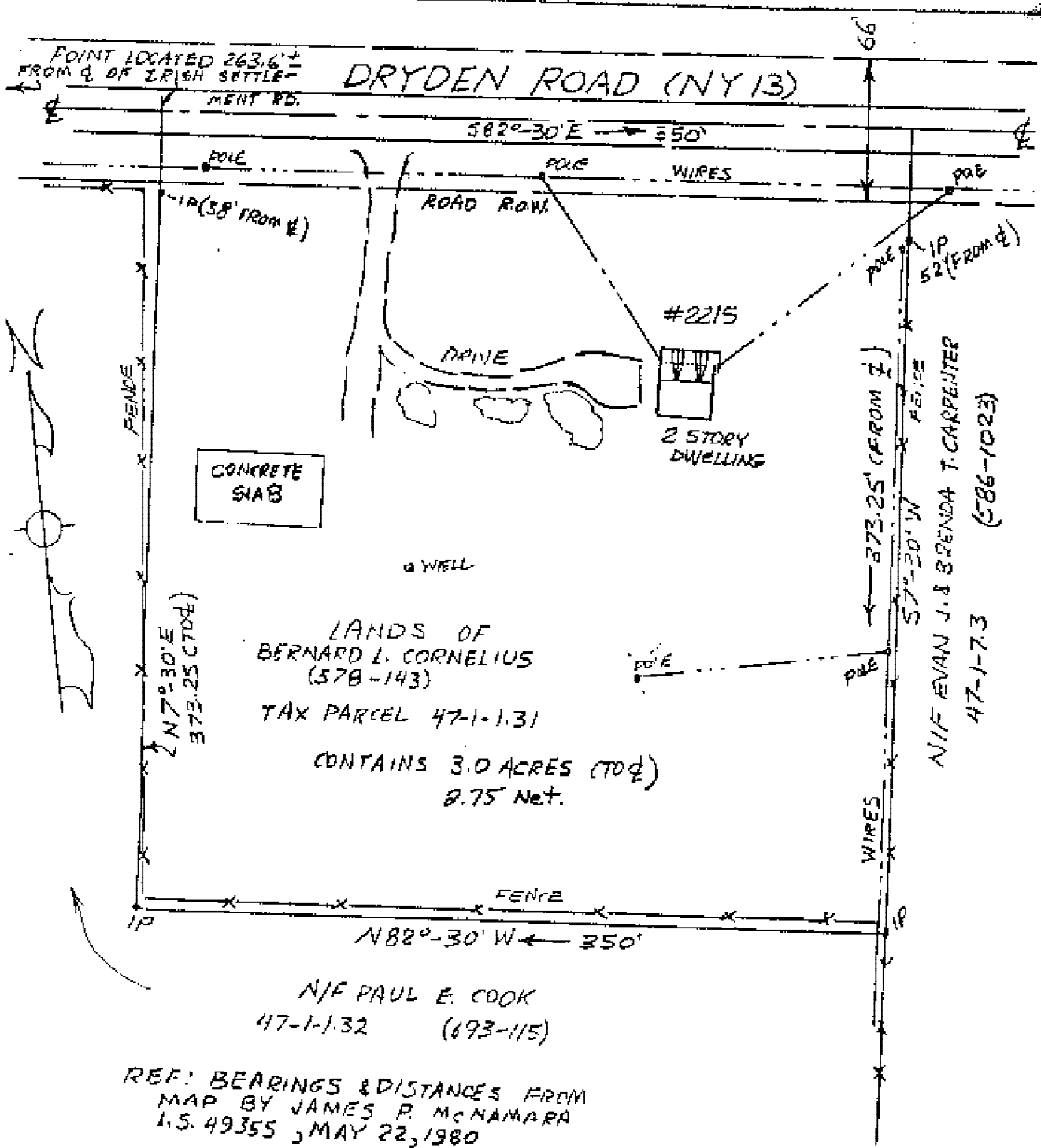
AREA: 2.54 ACRES ±

REFERENCE MAP MADE BY HOWARD R. SCHLIEDER, P.E., L.S.
 DATED 5/18/1995

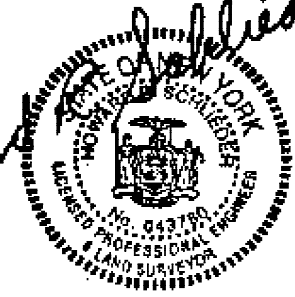
- MAY BE SUBJECT TO
- N.Y.S.E.G. EASEMENT L. 213/P. 257
 - NYT AND ATT EASEMENT L. 242/P. 437

- LEGEND
- EXISTING IRON PIN
 - ▲ EXISTING CONCRETE HIGHWAY MONUMENT
 - ⊙ SET IRON PIN AND CAP
 - FENCE
 - ⊕ UTILITY POLE

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



Howard J. Schlieder



SURVEY MAP
 OF LANDS AT
 2215 DRYDEN RD (NY 13)
 TOWN OF DRYDEN, TOMPKINS CO.
 NEW YORK

