

March 15, 2011

Mr. Daniel Kwasnowski  
Director of Planning  
Town of Dryden  
93 East Main Street  
Dryden, NY 13053

**Re: Submission of Permit Applications  
Monkey Run Townhouse Project  
Bellisario/Phillips Property (Tax Parcel No. 53.-1-3.4)  
5 Freese Road, Ithaca, NY**

Dear Mr. Kwasnowski:

The purpose of this correspondence is to request a review and approval of the Building and Zoning Permits for the proposed Monkey Run Townhouse project located at 5 Freese Road (Tax Parcel No. 53.-1-3.4) in the Town of Dryden, Tompkins County, New York. Enclosed herein please find the following items pertaining to your review of the Building and Zoning Permit applications:

- Completed "Application for Zoning Permit" form;
- Completed "Application for Building Permit" form;
- Completed Notice of Ground Disturbance/Area Tally Form;
- Completed SEQR Short Environmental Assessment Form;
- Location Map;
- Tax Map;
- A copy of a Simplex Industries, Inc. plan and rendering of the proposed townhouse units;
- A copy of the typical floor plan for the proposed townhouse units; and,
- Two (2) copies of the Site Plan for the project (one 11" x 17" and one 24" x 36").

Permit application fees will be provided separately.

This application is submitted by the undersigned licensed professional engineer on behalf of the applicants and property owners, Mr. Nickolas Bellisario and Mr. Otis Phillips. Mr. Bellisario and Mr. Phillips plan to construct a total of 20 townhouse units over the course of approximately four phases. The initial plan is to construct five (5) units in the southwest portion of the site and eventually having two sets of 10 units each on the property. Each two-story unit will be approximately 44 ft. x 14 ft. in size (616 SF footprint), with a total living area of around 1,200 SF/unit.

Additional clean filling of the northern portion of the site is anticipated in order to accommodate the second building of 10 units (i.e., units 11-20).

Each residential unit will be provided with at least 1.5 standard parking spaces for use by the occupants. The project will be provided with potable water from Bolton Point and will discharge wastewater into the City of Ithaca Municipal Wastewater Collection System. Connection points to the municipal services have not been finalized.

Access to the residences will be provided using a new entrance off of Dryden Road.

**Wayne C. Matteson, Jr., P.E., 3893 Eatonbrook Road, Erieville, NY 13061  
315-662-7146 (telephone) 607-423-4321 (cell)**

Mr. Daniel Kwasnowski  
March 15, 2011  
Pg. 2 of 2

The attached site plan indicates the proposed layout of the townhouse units along with the various proposed utilities. Storm water will be collected, treated and discharged in the northwest corner of the site.

It is anticipated that the project will require a full Storm Water Pollution Prevention Plan (SWPPP) with post-construction controls as well as a NYS Department of Transportation Highway Work Permit. The SWPPP and Highway Work Permit are currently being prepared for this project.

These items are submitted for review and approval by the Planning Department. Please let me know if you require additional information to complete your review of this project application.

Please don't hesitate to call if you have questions regarding the contents of this correspondence.

Sincerely,

A handwritten signature in cursive script, reading "Wayne C. Matteson, Jr. P.E.", with a stylized flourish at the end.

Wayne C. Matteson, Jr., P.E.  
Licensed Professional Engineer

attachments

cc: Mr. Otis Phillips  
Mr. Nickolas Bellisario



TOWN OF DRYDEN  
 DRYDEN, NEW YORK  
 93 EAST MAIN STREET, DRYDEN, NEW YORK 13053  
 (607) 844-8888 ext: 216 fax: 844-8008



**APPLICATION FOR ZONING PERMIT**

Date of Application 3/15/11 Tax Parcel # 53,-1-3.4  
 Name: Nickolar Bellisario / Otr Phillips  
 Address: 41 Oak Brook Drive, Ithaca, NY 14850  
 Phone # 607-327-2798 / 607-227-2213

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.

Description of project: Project proposes the phased construction of up to 20 townhouse units.

Project Site: 5 Freese Rd., Ithaca, NY (Town of Dryden)

Land Owner Bellisario/Phillips Estimated Project Cost: \$ 550,000

Project Owner Same Is this a Land Contract Sale? No

**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, a sample site plan, page (2) 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 described within this application.

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

**FOR OFFICE USE ONLY**

Zone R-C Residential



Zoning Permit Approved \_\_\_\_\_ Zoning Permit Denied: \_\_\_\_\_

Under Section \_\_\_\_\_ of the Zoning Ordinance; Date of Appeal: \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Date of Advertising \_\_\_\_\_

Zoning Permit # \_\_\_\_\_ Building Permit # \_\_\_\_\_

Signature of Zoning Officer: \_\_\_\_\_

## Notice of Ground Disturbance / Area Tally Form

Please complete this form and submit to the Town of Dryden Stormwater Management Officer. "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: Nickolas Bellisario / Otis Phillips Date: 3/15/11  
Phone # 607-327-2798 Mailing Address: 41 Oak Brook Drive, Ithaca, NY 14850  
Project Site Address: 5 Freese Rd Tax Parcel # 53. -1-3.4  
Project Sponsor Name (If Different than Owner): \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_

**Brief Description of the Project:** *Project proposes the phased construction of up to 20 townhouse units along with the clean filling of a portion of the subject property.*

(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? 4
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? 400 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, streambanks, gullies, bluffs etc.).  
*A majority of the site is flat; however, at the edge of the fill material the slopes are steep.*
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): NYS DOT Highway Work Permit
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 2,500 SF  
Parking Area 12,500 SF  
House / Main Building -  
Other Buildings 13,200 SF  
Septic System -  
Other Grading / Clearing / Lawn 32,700 SF  
Wells and Ditches -  
Drainage Structures 10,000 SF  
Utility Laying 1,000 SF  
Additional Area - (for construction access, stockpiling, etc.)

Total (do not total overlapping areas): 71,900 SF

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

9C) As estimated above, the total Area of Disturbance is: 1.65 acres

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: 2 acres

13. Area of existing impervious surface prior to development: 0

14. Total Impervious Area expected after project completion: 1 acre

Signature:  Date: 3-15-11

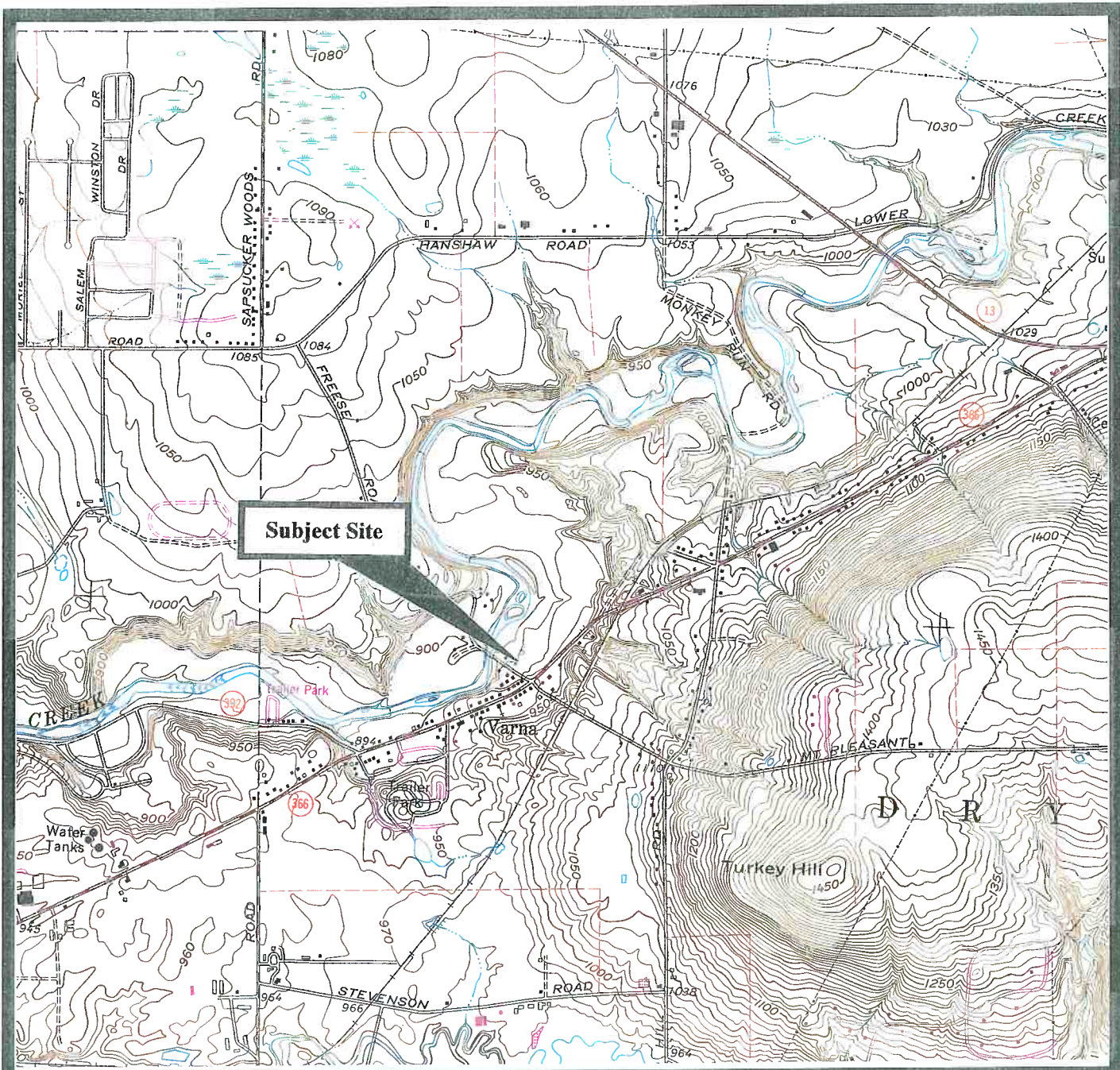
## Appendix C

**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I - PROJECT INFORMATION (To be completed by Applicant or Project Sponsor)**

1. APPLICANT/SPONSOR Mr. Nickolas Bellisario/ Mr. Otis Phillips	2. PROJECT NAME Monkey Run Townhouses
3. PROJECT LOCATION: Municipality <u>Town of Dryden</u> County <u>Tompkins</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) The project is located at 5 Freese Road, which is at the northeast intersection of Freese Road and Dryden Road (NYS Route 366) in the hamlet of Varna.	
5. PROPOSED ACTION IS: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: The project proposes the phased construction of up to 20 townhouse units on the subject site along with the clean filling of a portion of the property to accommodate later phase construction activities.	
7. AMOUNT OF LAND AFFECTED: Initially <u>2</u> acres    Ultimately <u>2</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input checked="" type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open Space <input type="checkbox"/> Other Describe: The property is adjoined by various residential properties as well as commercial properties (Laundromat, automotive repair, sports apparel store, etc.). Adjoining property north is owned by Cornell University and has traditionally been used for agricultural purposes (field crops).	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:  Town of Dryden/NYSDEC Storm Water Pollution Prevention Plan NYS Dept. of Transportation Highway Work Permit	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If Yes, list agency(s) name and permit/approvals:	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: _____	Date: <u>3-15-11</u>
Signature: <u><i>Nickolas Bellisario</i></u> <u><i>Otis Phillips</i></u>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**



**WAYNE C. MATTESON, JR., P.E.**  
 3893 Eatonbrook Road  
 Erieville, NY 13061

**Scale: 1" = 2000'**

**Figure No.: 1**

**Map Source:**  
 Ithaca East USGS

**Site Location Map**

**Project: Monkey Run Townhouses SWPPP**  
 5 Freese Road  
 Ithaca, NY

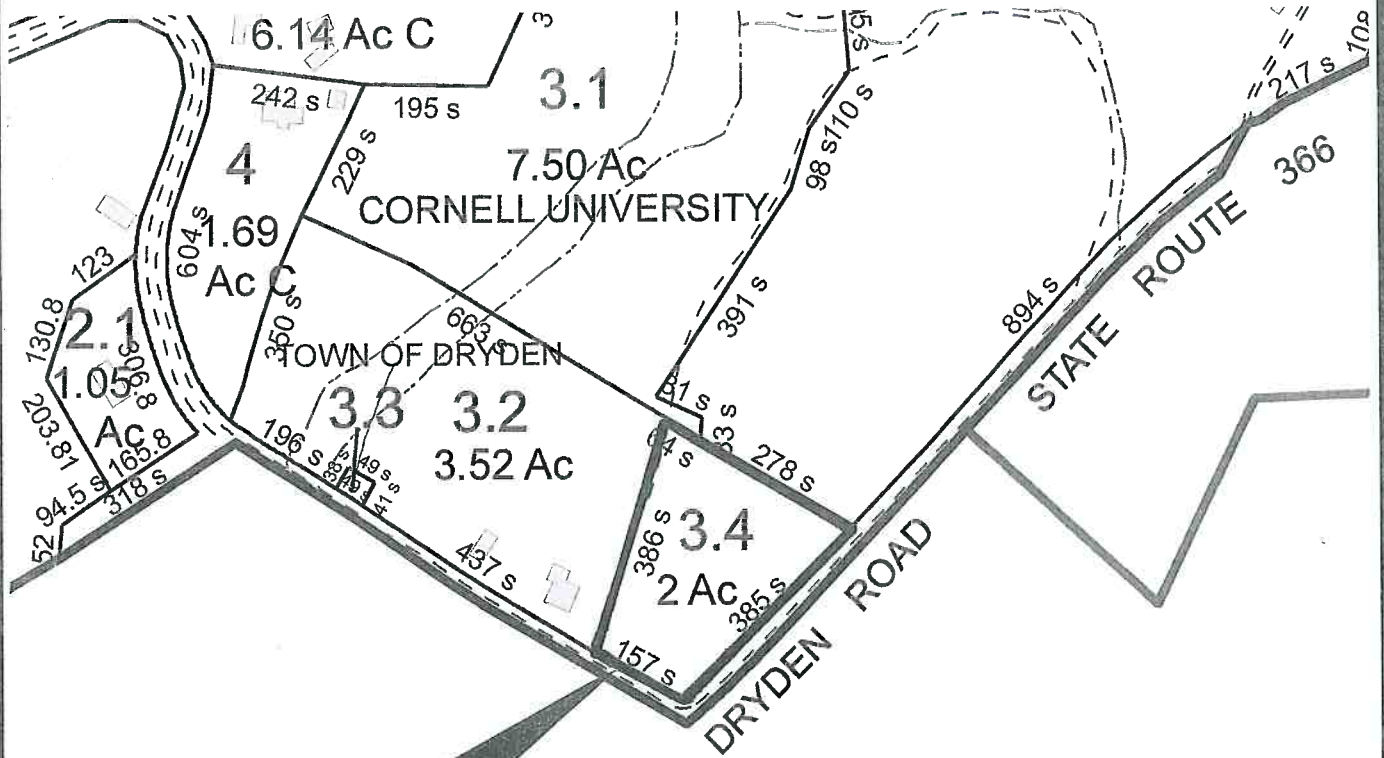
**Prepared By:**  
 WCM

**Storm Water Pollution  
 Prevention Plan**

**Client: Bellisario/Phillips**  
 41 Oak Brook Drive  
 Ithaca, NY

**Project Location:**  
 5 Freese Rd.,  
 Town of Dryden, NY

**Monkey Run Townhouses**  
 5 Freese Road  
 Ithaca, NY



**Subject Site**

**56**

**Wayne C. Matteson, Jr., P.E.**  
 3893 Eatonbrook Road  
 Erieville, NY 13061

**Scale: 1" = 300'**

**Figure No: 2**

**Tax Map No.:**  
 53.-1-3.4

**Project: Monkey Run Townhouses SWPPP**  
 5 Freese Road  
 Ithaca, New York

**Prepared By:**  
 WCM

**Client: Bellisario/Phillips**  
 41 Oak Brook Drive  
 Ithaca, NY

**Project Location:**  
 5 Freese Road,  
 Town of Dryden, NY

**TAX MAP**  
  
**Storm Water Pollution  
 Prevention Plan**  
  
 Monkey Run Townhouses  
 5 Freese Road  
 Ithaca, NY





**MULTI-FAMILY DIVISION**

**TOWNHOUSE PLAN  
2 STORY**



**ARTIST RENDERING OF THE MAYSVILLE TOWNHOUSE**

**THE MAYSVILLE**

The Maysville as pictured features various exterior elevation treatments. Each plan is available in a Cape or Two Story elevation. The Cape plan includes a shed dormer on the front and rear of the second floor. Please note entire porches, metal roofing and masonry products are site provided and installed.

**THE MAYSVILLE I  
TOWNHOUSE**

**13'-9" X 44'-0"**

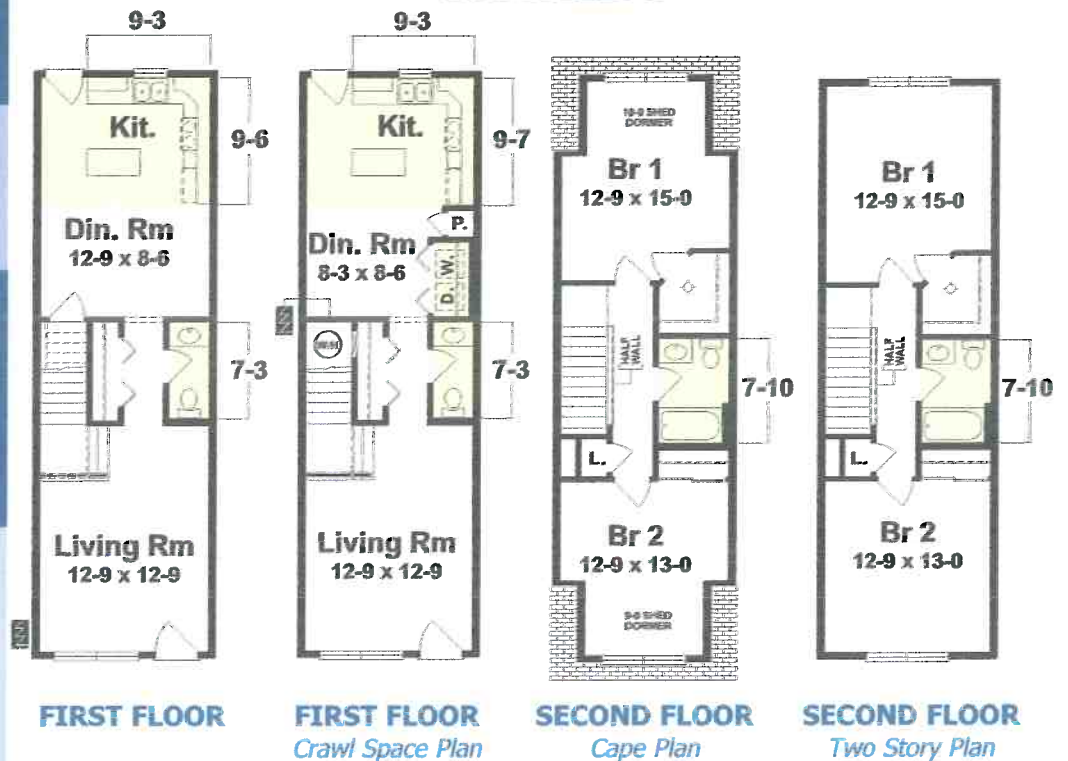
Cape Plan  
**1165 SQ. FT.**  
Two Story Plan  
**1210 SQ. FT.**

**2 BR - 1 1/2 BATHS**

DESIGNED FOR FULL  
BASEMENT OR CRAWL  
SPACE FOUNDATION

**SIMPLEX INDUSTRIES INC.**  
KEYSER VALLEY INDUSTRIAL PARK  
1 SIMPLEX DRIVE  
SCRANTON, PA 18504  
(570) 346.5113  
www.simplexhomes.com

**MAYSVILLE I**



PLEASE SEE THE REVERSE SIDE OF THIS SHEET FOR ADDITIONAL INFORMATION AND HOME PLANS.

462,000  
 Add 1 more  
 unit for  
 90,000  
 Foundation  
 site work  
 Plumbing under (sewer)  
 (water)

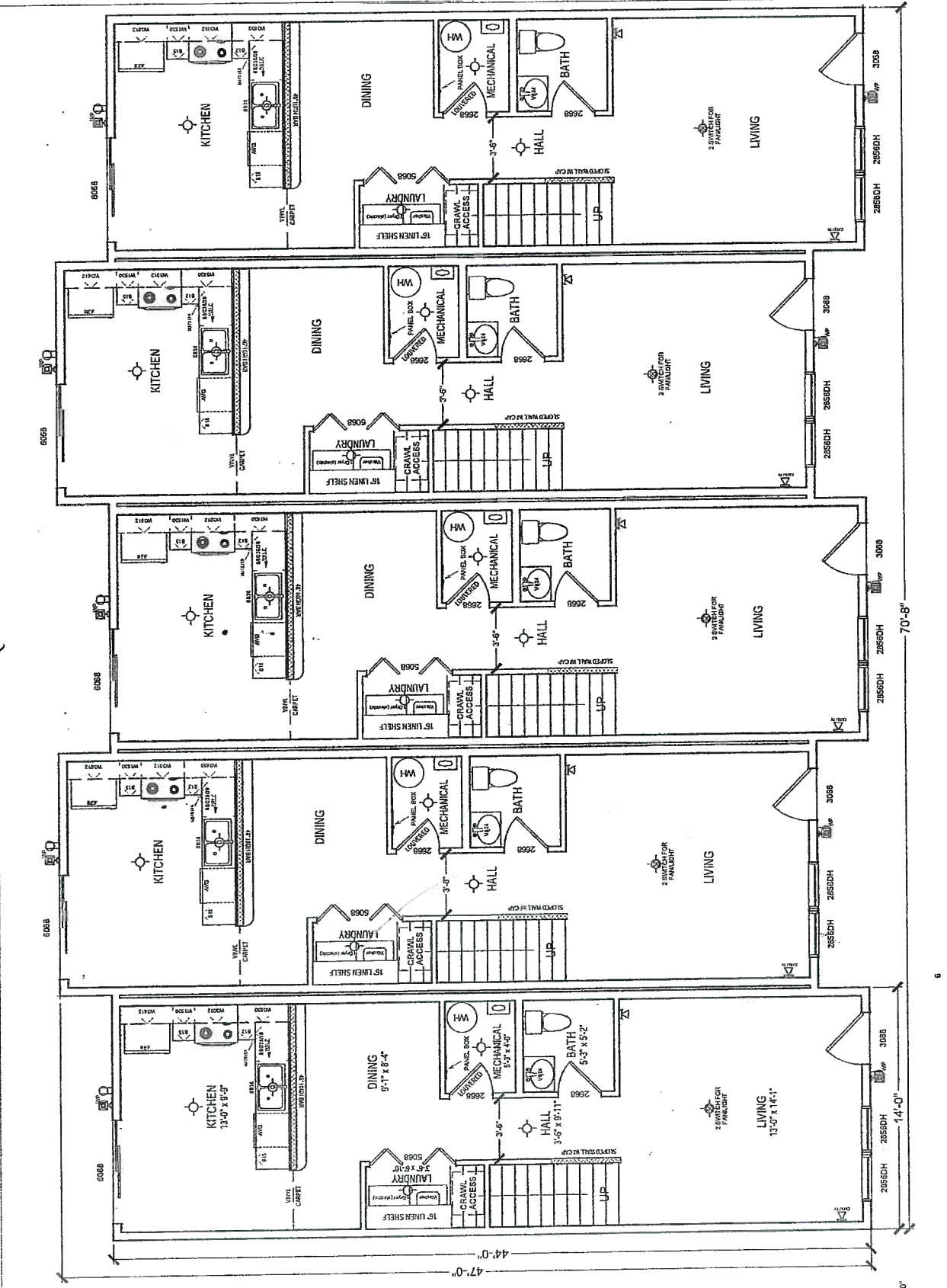
530,000

74 Per SR FT

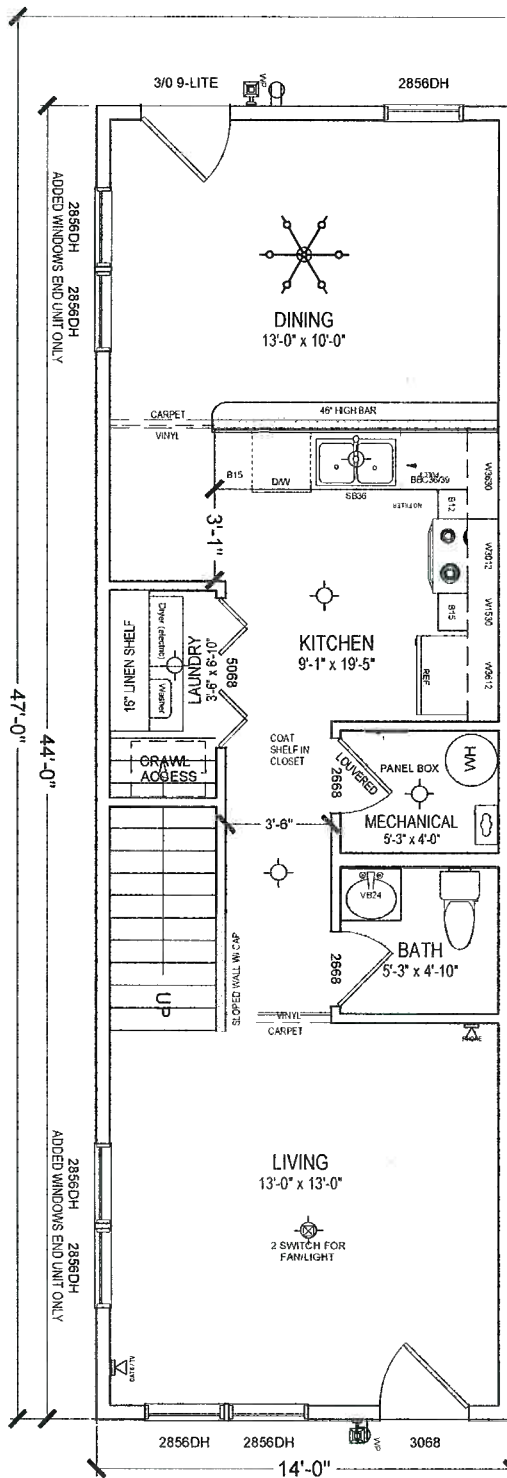
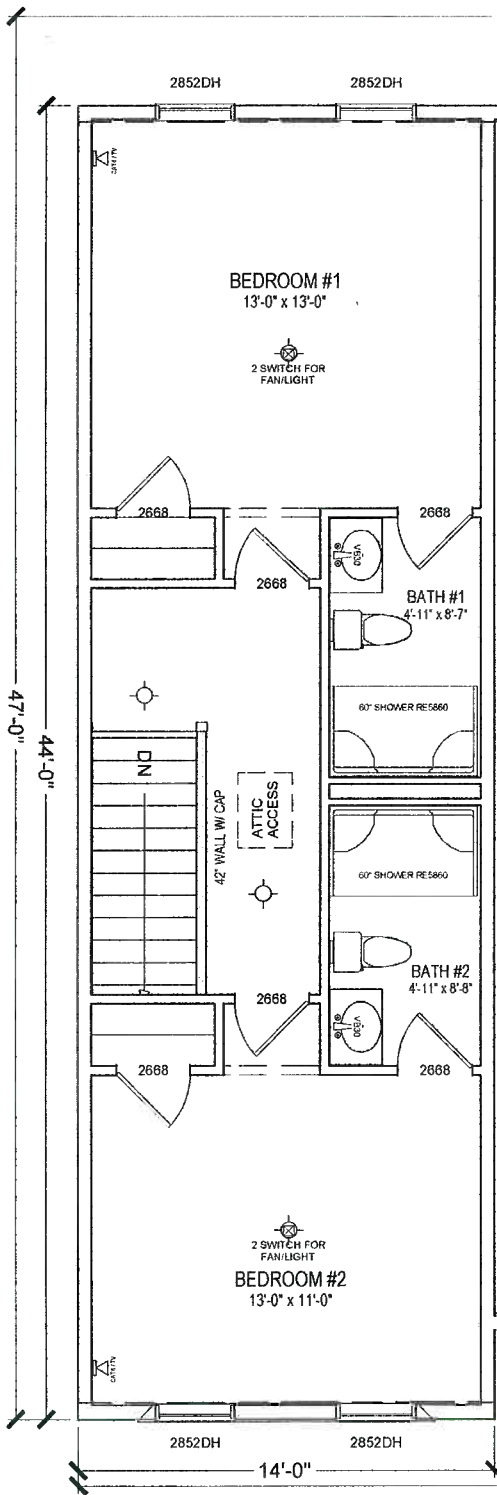
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CHECKED BY		CHECKED BY		CHECKED BY		CHECKED BY	
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**Design Homes**  
 The Start Of A New Design  
 11 Edwards Drive, Bloomburg, PA 17815  
 Phone # 1 (570) 752-1001  
 Fax # 1 (570) 752-1013

**T+K CONSTRUCTION**  
 287 N. GELBELL RD  
 CAMDEN NY 13743  
**BELLASARO**  
 57 MENARD  
 VARIAN RD  
 STATE NY



GENERAL NOTES:  
 - CEILING HEIGHT: 8'-0" / 8'-0"  
 - SNOWLOAD: 45#  
 - WIND SPEED: 100MPH  
 - EXPOSURE: B  
 - SEISMIC: B



SHEET

MOORE  
TOWNHOUSE  
DRAWING

T+K CONSTRUCTION  
287 NAGEL HILL RD  
CANDOR NY 13743  
BELLASARO  
5 FREESE RD  
VARNIA NY  
SALES PERSON DQ STATE NY

*Design Homes*

"The Start Of A New Design"  
11 Edwards Drive, Bloomsburg, PA 17815  
Phone # 1 (570) 752 - 1001  
Fax # 1 (570) 752 - 1013

DWG #	DATE	REVISIONS	BY
NO	DATE	REVISION DESCRIPTION	INI
DRAWN BY	DATE	SCALE	CHECKED BY
AF	3-7-11	3/32" & 1/4" = 1'-0"	BY

SERIAL #  
DRAWING # CA1262-C  
PRODUCTION BY  
PROO DRAWING DATE  
PRODUCTION CHECKER

ELEVATIONS  
DRAWING

TOWNHOUSE

ACTUAL

BUILDER CUSTOMER

PERSON

SALES

STATE NY

DQ

BELLASARO

287 ANGEL HILL RD  
CANNON AN 13243

5 FRESE RD  
WARA NY

11 EDWARDS DRIVE, BLOOMSBURG, PA 17815

Phone # 1 (570) 752 - 1001

Fax # 1 (570) 752 - 1013

*Design Homes*  
"The Start Of A New Design"

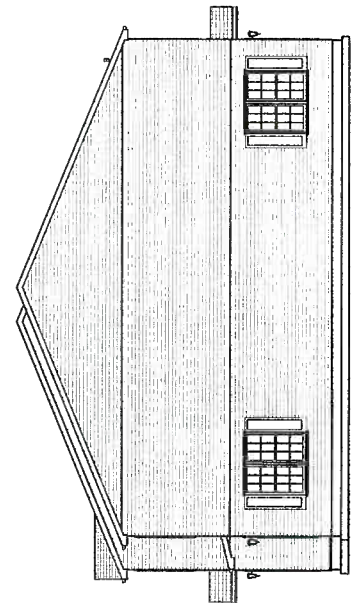
DWG #	NO	DATE	REVISION DESCRIPTION
AF	3-7-11	3/32	1/4" = 1'-0"

BY  
CHECKED BY  
BY

REVISIONS  
DATE  
REVISION DESCRIPTION

PRODUCTION BY  
PRODUCTION CHECKER

DRAWING # CA1262-C



5/12

