



Memorandum

To: ZBA members

Cc: Town Clerk, Town Attorney,

From: David Sprout, Planning Department

Subject: February 7, 2017 ZBA Agenda: Storage Squad, 1401 Dryden Road – front yard setback relief

Date: January 6, 2017

In March, 2016, Storage Squad, LLC was granted a Special Permit and Site Plan approval for the development of a self-storage facility at 1401 Dryden Road. The facility includes a small (10' X10') kiosk where customers obtain storage unit space and acquire pass codes to enter the facility. The approved site plan located the kiosk 40 feet from the RT 13 ROW, the required front yard setback in the Light Industrial/Office (LIO) zoning district. The kiosk footer was constructed with one corner of the footer 31' 3" from the highway line.

As you're likely aware, stormwater control practices often need tweaking when those practices prove inadequate. This was the case at the Storage Squad site. Sediment laden stormwater was not being captured and was running down the driveway into the roadside ditch. The solution to the runoff issue resulted in a pipe being located within the kiosk's proposed footprint. Pushing the structure northward was seen as the most practical solution and the footer was formed up 31' 9" from the highway line rather than the 40' required setback. The encroachment was discovered during the footer inspection. We discussed alternative locations for the shed, the variance process, and the consequences of moving forward without a variance. Knowing that it may be for naught, concrete was poured. No further work on the kiosk has occurred since then.

A Stop Work Order, regarding the kiosk only, was issued November 30, 2016 and is currently in place. In order to lift that order, Jim Huber, Storage Squad, LLC's Director of Development, is requesting relief of 8' 9" from the 40' front yard setback requirement as set forth in Article XI, Section 600 Area and Bulk Table.

SEQR, County Review, Ag & Markets

Granting of individual setback and lot line variances are Type II exempt actions (SEQR - 617.5c12). Because the property abuts Rt 13, this action is subject to Tompkins County Planning Department for 239 review. The project site is outside of an Agricultural District.

Department Comments/Recommendation

A hearing shall be scheduled to occur February 7, 2017 at 7PM. In addition to requesting a variance to relocate the kiosk, Storage Squad, LLC has also requested, from the Town Board, a site plan amendment regarding both the kiosk and the relocation of fencing proposed for the north side (Rt 13 side) of the property. The Planning Department anticipates full support from the Town Board. Tompkins County has commented favorably, though informally, about Storage Squad's request. We anticipate their formal response to be favorable as well. The Planning Department agrees with the applicant that there will be no negative impacts if the variance is granted.

As always, if you have questions or comments regarding this request, please contact the department.