

RESOLUTION #___ (2017) - Approving Site Plan and Granting Special Use Permit for the Dryden Baptist Church at 138 Virgil Road, Tax Parcel #48.-1-66.1

Cl _____ offered the following resolution and asked for its adoption:

WHEREAS,

- A. The Dryden Baptist Church has applied for a Special Use Permit (SUP) to expand its building with a fellowship hall and new main entrance at 138 Virgil Road in Dryden, New York, Tax parcel #48.-1-66.1, and
- B. The proposal is to construct a 4700 SF addition connected to the existing church by a 720 SF new main entrance on the 13.66 acre site, and
- C. The proposal includes adding 35 parking spaces, eliminating one point of ingress/egress and widening and reconfiguring a portion of the driveway, and
- D. An application, sketch plan, short EAF, and Ground Disturbance Tally Form have been submitted, and
- E. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- F. A public hearing was held on July 20, 2017 with public comments registered in the meeting minutes and considered by this board, and
- G. The Tompkins County Planning Department has reviewed (letter dated 6/28/17) this project as required by NYS Municipal Law §239 -l, -m, and -n and has determined that the project will have no negative inter-community, or county-wide impacts, and
- H. The Ground Disturbance Tally Form has been reviewed by the Town Stormwater Management Officer and it was determined that the project falls under the threshold necessitating a Simple Stormwater Pollution Prevention Plan (SWPPP) and that an Erosion and Sediment Controls (E&SC) plan would be adequate, and
- I. The Town Board has reviewed this application relative to the considerations and standards found in Town Zoning Law §1104 for site plan review and §1202 for Special Use Permit;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves the sketch plan as site plan for 138 Virgil Road dated June 8, 2017, conditioned on submission of the following prior to issuance of building permits:
 - i) a landscaping plan, satisfactory to the Director of Planning, indicating the types of plants to be utilized.

1. The Town Board hereby finds that the considerations for approval of the requested Special Use Permit listed in Section 1202 of the Town of Dryden Zoning Law have been met, specifically that:
 - A. No new use is proposed. The current use is compatible with the other permitted uses in the district and the purposes of the district set forth in the Zoning Law, as the project is an addition to a use that has existed at 138 Dryden Road, now in the Rural Residential Zoning District, for more than 30 years and is an allowed use in that district.
 - B. The use, as demonstrated for over 30 years, is compatible with adjoining properties and with the natural and manmade environment. This parcel has residential and agricultural uses adjacent to or in its immediate vicinity. The proposed addition is on the south side of the existing building, approximately two hundred feet from the closest residence to the west. An existing hedgerow, the existing church and existing out buildings on the residential property will screen that residence from the proposed addition. The residences to the north and east will be screened from the project by the existing church. The E&SC Plan will adequately address stormwater from the parcel during construction;

C. Parking, vehicular circulation, and infrastructure for the proposed use is adequate;
D. The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances has been considered and found to be negligible, based on the information and reasons in the Short Environmental Assessment Form;

E. As no new use of the property is proposed, no restrictions and/or conditions on design of structures or operation of the use (including hours of operation) are deemed necessary to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town

F. The project complies with the requirements for site plan review and conforms to the Town's Commercial Design Guidelines to the maximum extent practicable in that: the exterior of the proposed addition will match the existing structure, one road cut is being eliminated, and additional plantings are proposed, and

The Town Board, finding that the applicant is in compliance with all other provisions of the Town Zoning Law and other applicable ordinances, approves a Special Use Permit for the proposed addition/expansion of the Dryden Baptist Church, 138 Dryden Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2nd Cl

Roll Call Vote

Cl Lavine
Cl Cipolla-Dennis
Cl Servoss
Cl Lamb
Supv Leifer