



Memorandum

To: Town Board

Cc: Town Clerk, Town Attorney,

From: David Sprout, Planning Department

Subject: Site Plan Amendment - Storage Squad, 1401 Dryden Road

Date: January 12, 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 approved Site Plan included perimeter fencing located along Rt. 13, near the toe of a proposed stormwater pond, and a small (10' X10') kiosk located adjacent to the proposed driveway and approximately 40' from the DOT right of way (ROW).

Jim Huber, Director of Development for Storage Squad, LLC, has requested an amendment to that site plan in order to relocate the fence to the top of the pond's berm and move the kiosk 8'9" closer to the ROW (a variance will be necessary for the kiosk relocation).

The new proposed location of the fence will help to screen and lessen the mass of the building currently under construction. Pushing the kiosk closer to the ROW is necessary because a stormwater control practice on the site needed to be altered. That change resulted in a drainage pipe being located within the footprint of the kiosk. The requested changes will have no negative impact to the site or to the neighborhood.

I discussed the project with Tompkins County Senior Planner Scott Doyle. Scott didn't think the County needed to weigh in on the amendment request, considering it a minor change. However, because 239 review is necessary for the variance, I also requested that the County opine about the fence relocation.

We have no formal application for a site plan revision and no set procedure. The Board has the option of holding a public hearing. Because this is a minor change to an approved plan, there will likely be very little public interest in the proposed changes to the site. I recommend that the Board waive a public hearing.

If you have any questions regarding the proposed changes to the site plan, don't hesitate to contact the Planning Department.

