



## 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 17, 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 was modified, resulting 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 amendment request with Tompkins County Senior Planner Scott Doyle. Scott did not think the County needed to weigh in on the amendment request, considering it a minor change. However, because 239 review is required for the variance and a change to the approved site plan is proposed, I requested that the County weigh in on amended plan.

The County has since responded but, unlike their March 2016 determination - that the proposed project would have no negative inter-community or county-wide impacts, they now believe there will be negative impacts if the Town does not require appropriate native deciduous trees. The County made no comments regarding the relocation of the kiosk. Both County letters (March 2016, January 2017) are included in this packet.

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, please do not hesitate to contact the Planning Department.

## Storage Squad, LLC

1401 Dryden Rd  
Freeville, NY 13068

January 4, 2017

Jason Leifer and Town Board,

We are requesting to amend the current site-plan with two amendments for relocation of two structures for the project at the address of 1401 Dryden Rd Freeville, NY 13068.

Amendment #1: We request to relocate the fence from the steep slope where it is currently located on the site-plan to the top of the retention pond. By relocating the fence from the steep slope, maintaining the steep slope and fence will be easier and more practical. This will also enhance the transition zone between the road and two-story building.

Amendment #2: We request to relocate the small 10 x 10 KIOSK building forward from the current location on the site-plan. The KIOSK 10 x 10 building was pushed forward to accommodate a stormwater drain connecting the West dry swale to the retention pond. This will not have any impact on the site line, and is no closer to State Rd 13 than the house was located on the property. Since this is a change closer to the road we are aware that a variance is necessary.

Thank you for your time and effort in this matter and we look forward to working with you to resolve this matter.

Best,

**Jim Huber Jr.**

Director of Development

**E-mail:** [jim@storagesquad.com](mailto:jim@storagesquad.com)

**Cell:** (765) 265-2798

**Storage Squad**

9776 Lorainne Rd.

Leopold IN 47551

[www.storagesquad.com](http://www.storagesquad.com)



**Tompkins County**  
**DEPARTMENT OF PLANNING**

121 East Court Street  
Ithaca, New York 14850

Edward C. Marx, AICP  
Commissioner of Planning

Telephone (607) 274-5560

March 17, 2016

Ray Burger, Planning Director  
Town of Dryden  
93 East Main Street  
Dryden, NY 13053

**Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law**  
**Action: Special Use Permit and Site Plan Review for proposed self-storage at 1401 Dryden Road, Town of Dryden Tax Parcel #52.-1-8.2, Light Industrial District, Modern Living Rentals, Owner/Applicant.**

Dear Mr. Burger:

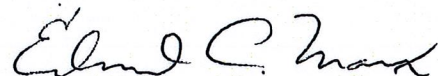
This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l and -m of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it has no negative inter-community, or county-wide impacts.

The Department offers the following comments regarding the proposal, which are not formal recommendations under General Municipal Law §239 -l and -m:

- It is unclear from the Town of Dryden's 2008 *Commercial Development Design Guidelines* which species and sizes of recommended landscaping treatments should be utilized to "convey the community's vision for how commercial development should fit into the landscape and contribute to the character and quality of life of the town." Providing additional guidance or standards for recommended vegetation size and type would be helpful in ensuring that landscape plans for future projects help achieve this vision. For example, some guidelines might specify a list of suitable deciduous street tree species and minimum trunk sizes for planting along a road or street and other types of species, such as evergreens or densely growing shrubs, for buffers between incompatible land uses.

Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP  
Commissioner of Planning



**Tompkins County**  
**DEPARTMENT OF PLANNING**

121 East Court Street  
Ithaca, New York 14850

Edward C. Marx, AICP  
Commissioner of Planning

Telephone (607) 274-5560

January 17, 2017

David Sprout, Zoning Officer  
Town of Dryden  
93 East Main Street  
Dryden, NY 13053

**Re: Review Pursuant to §239 -l, -m and -n of the New York State General Municipal Law**  
**Action: Special Use Permit, Area Variance and Amended Site Plan Review for proposed self-storage building at 1401 Dryden Road, Town of Dryden Tax Parcel #52.-1-8.2, Light Industrial District, Storage Squad, LLC, Owner/Applicant.**

Dear Mr. Sprout:

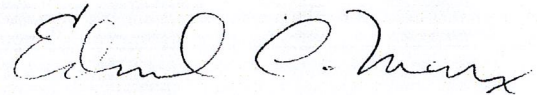
This letter acknowledges your referral of the proposal identified above for review and comment by the Tompkins County Planning Department pursuant to §239 -l and -m of the New York State General Municipal Law. The Department has reviewed the proposal, as submitted, and has determined that it may have negative inter-community, or county-wide impacts as described below. We recommend modification of the proposal. If the Board does not incorporate the recommendations, such approval will require a vote of a supermajority (meaning a majority plus one) of all members of the decision-making body.

**Recommended Modifications**

- We commend the modification of the proposal to adhere to the landscape standard noted in the 2008 *New York State Route 13/366 Corridor Management Study* to plant one tree for every 50 feet of perimeter outside the fence line on the lot for that portion of the lot facing Route 13 and the east end adjoining a neighboring residential use. We do however recommend that the Town further specify an appropriate native deciduous tree species of large enough size to plant so as to achieve the desirable affect in enhancing the landscaping of this section of the Route 13/366 corridor.

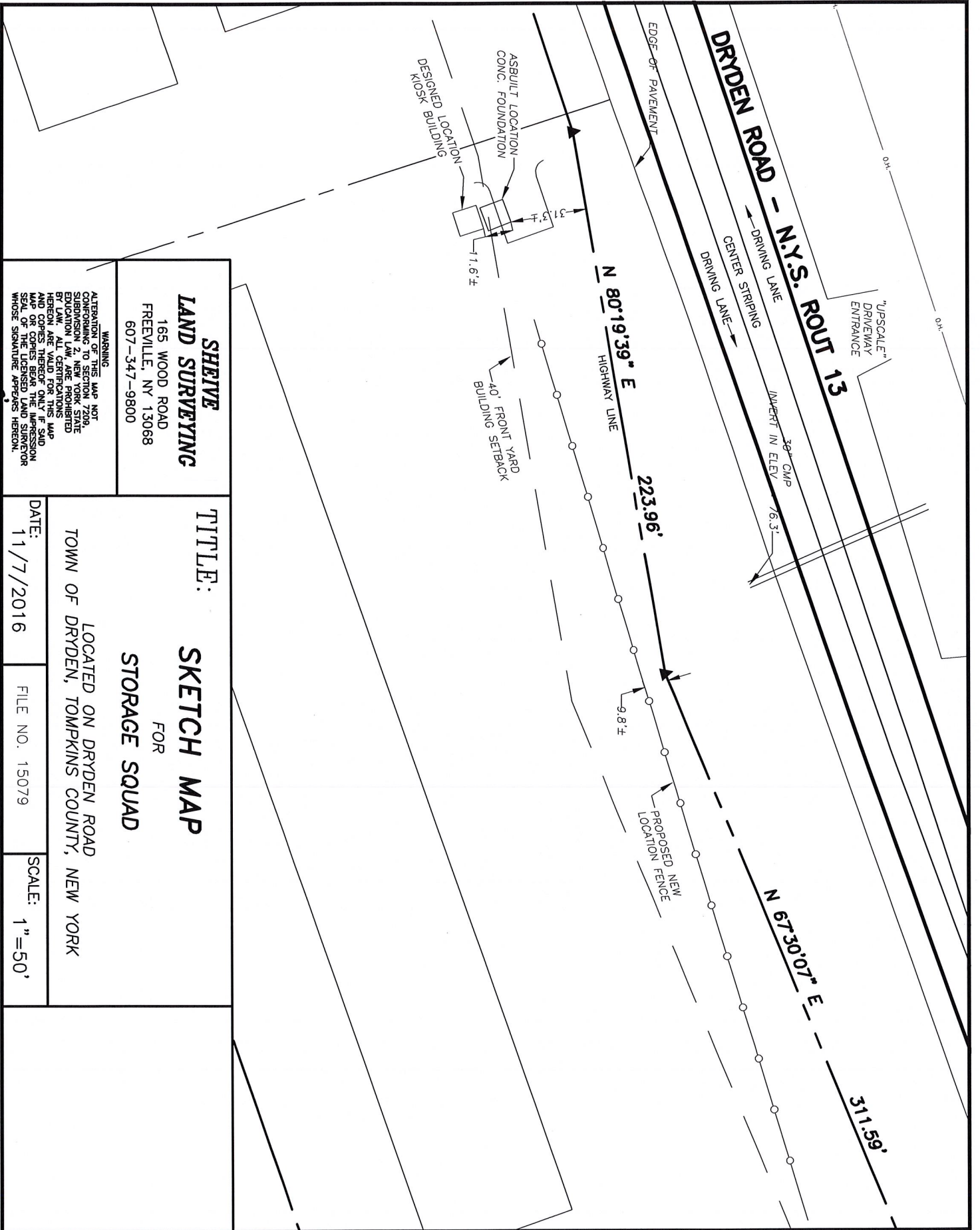
Please inform us of your decision so that we can make it a part of the record.

Sincerely,



Edward C. Marx, AICP  
Commissioner of Planning





**SHEIVE**  
**LAND SURVEYING**  
 165 WOOD ROAD  
 FREEVILLE, NY 13068  
 607-347-9800

**WARNING:**  
 ALTERATION OF THIS MAP NOT  
 CONFORMING TO SECTION 7208,  
 SUBDIVISION 2, NEW YORK STATE  
 SURVEYING LAW. ALL CERTIFICATIONS  
 HEREON ARE VALID FOR THIS MAP  
 AND COPIES THEREOF ONLY IF SAID  
 MAP OR COPIES BEAR THE IMPRESSION  
 SEAL OF THE LICENSED LAND SURVEYOR  
 WHOSE SIGNATURE APPEARS HEREON.

**TITLE:**  
**SKETCH MAP**  
 FOR  
**STORAGE SQUAD**  
 LOCATED ON DRYDEN ROAD  
 TOWN OF DRYDEN, TOMPKINS COUNTY, NEW YORK

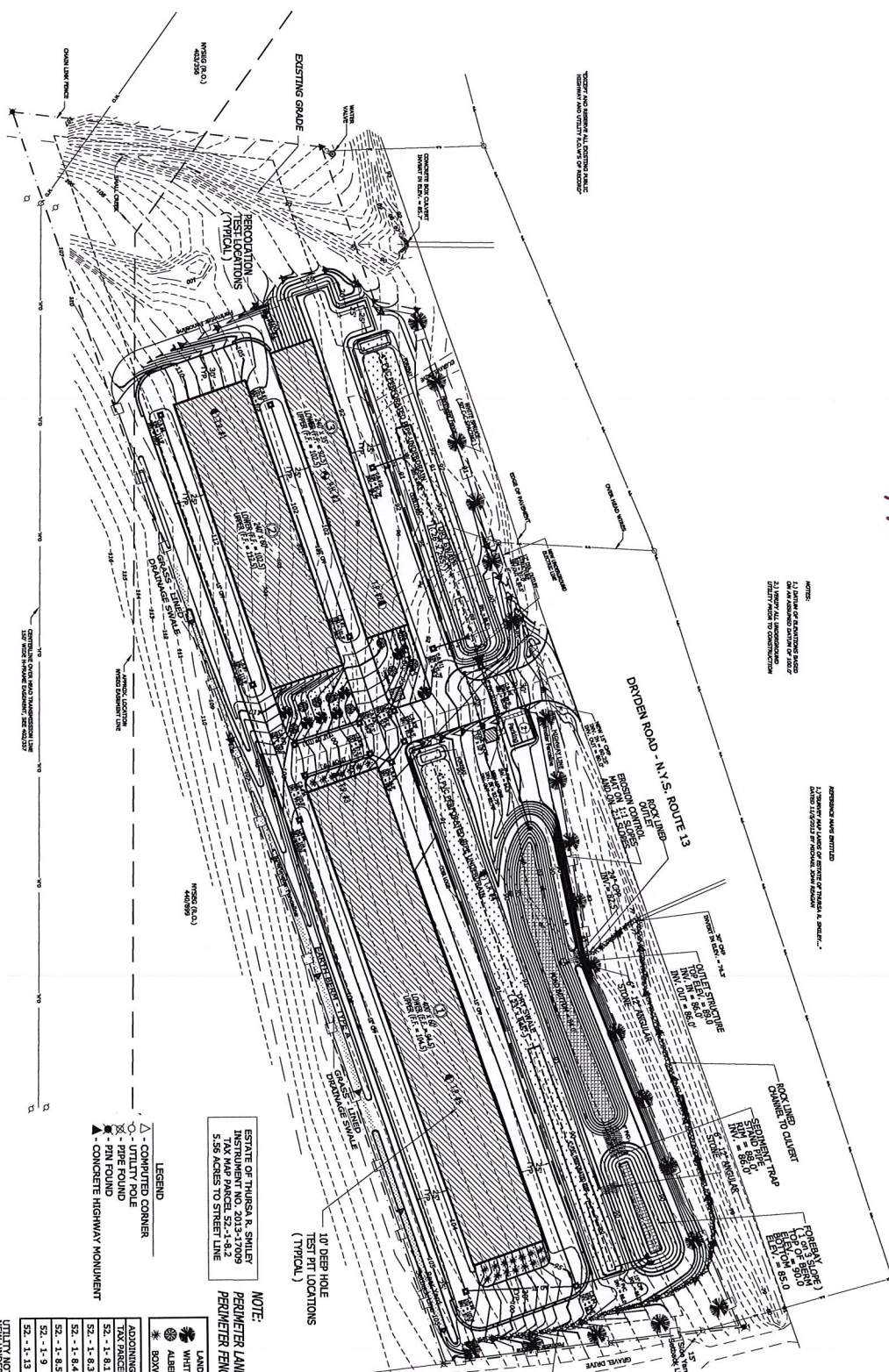
**DATE:**  
 11/7/2016

**FILE NO.** 15079

**SCALE:** 1" = 50'



Approved Site Plan



NOTES:  
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.  
 2. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN.  
 3. THE ENGINEER ASSUMES NO LIABILITY FOR THE DESIGN OF THE UTILITIES SHOWN.

REFERENCE MAPS DETAIL:  
 1. 2008 STATE OF NEW YORK MAP OF THE STATE OF NEW YORK.  
 2. 2008 STATE OF NEW YORK MAP OF THE STATE OF NEW YORK.  
 3. 2008 STATE OF NEW YORK MAP OF THE STATE OF NEW YORK.

ESTATE OF THURISA R. SMILEY  
 TAX MAP PARCEL 52-1-8.2  
 5.35 ACRES TO STREET LINE

- LEGEND
- △ - COMPUTED CORNER
  - - PIPE FOUND
  - - PIN FOUND
  - ▲ - CONCRETE HIGHWAY MONUMENT

NOTE:  
 PERIMETER LANDSCAPING TREES SHALL BE PLACED BETWEEN PERIMETER FENCE AND PROPERTY LINE.

LANDSCAPE SCHEDULE	LANDSCAPE PROPERTY OWNERS
1 - WHITE SPRUCE 5'-6"	ISILAN PROPERTIES, LLC
2 - ALBERTA SPRUCE 3'-4"	DOAK PETROLEUM CO., INC.
3 - BOXWOOD 18"-30"	DOAK PETROLEUM CO., INC.
4 - HAWK BIRCH	DOAK PETROLEUM CO., INC.
5 - FOUNTAIN SPRUCE 3'-4"	DOAK PETROLEUM CO., INC.
6 - THOMAS & LORRAINE FITZGERIBONS	DOAK PETROLEUM CO., INC.
7 - INVISIG CORP	DOAK PETROLEUM CO., INC.

UTILITY NOTES:  
 NEW UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY DATA.  
 THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL UTILITIES SHOWN.  
 THE ENGINEER ASSUMES NO LIABILITY FOR THE DESIGN OF THE UTILITIES SHOWN.

- NOTES:
- Trees greater than 12" dia. will be preserved if they are healthy and not located in areas planned for development.
  - Exterior building lighting will be provided at strategic locations around the new buildings. Exterior lighting will be provided in accordance with Section 910 (exterior lighting) of the Town of Dryden zoning ordinance. Bulbs will be 100 watts or less. Illumination & decorative light fixtures will be directed downward to minimize the effect on off-site properties.

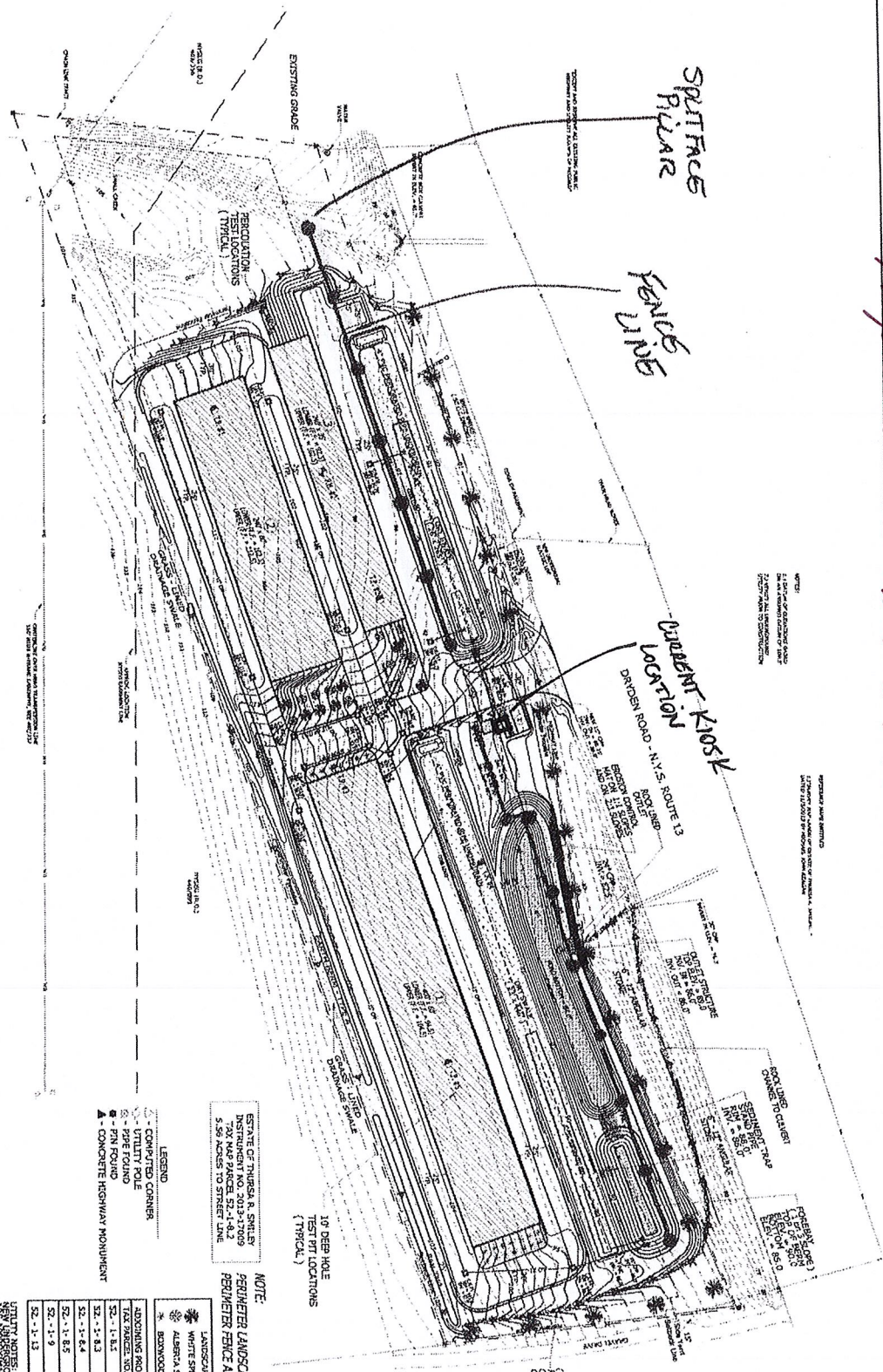
THIS SURVEY MAP IS SUBJECT TO ANY STATE OF RIGHTS IN ANY ADJACENT LANDS OR INTERESTS AS SHOWN ON THIS MAP.

DATE	DESCRIPTION
05/11/11	PRELIMINARY
06/15/11	REVISED
07/15/11	REVISED
08/15/11	REVISED
09/15/11	REVISED
10/15/11	REVISED
11/15/11	REVISED
12/15/11	REVISED
01/15/12	REVISED
02/15/12	REVISED
03/15/12	REVISED
04/15/12	REVISED
05/15/12	REVISED
06/15/12	REVISED
07/15/12	REVISED
08/15/12	REVISED
09/15/12	REVISED
10/15/12	REVISED
11/15/12	REVISED
12/15/12	REVISED
01/15/13	REVISED
02/15/13	REVISED
03/15/13	REVISED
04/15/13	REVISED
05/15/13	REVISED
06/15/13	REVISED
07/15/13	REVISED
08/15/13	REVISED
09/15/13	REVISED
10/15/13	REVISED
11/15/13	REVISED
12/15/13	REVISED
01/15/14	REVISED
02/15/14	REVISED
03/15/14	REVISED
04/15/14	REVISED
05/15/14	REVISED
06/15/14	REVISED
07/15/14	REVISED
08/15/14	REVISED
09/15/14	REVISED
10/15/14	REVISED
11/15/14	REVISED
12/15/14	REVISED
01/15/15	REVISED
02/15/15	REVISED
03/15/15	REVISED
04/15/15	REVISED
05/15/15	REVISED
06/15/15	REVISED
07/15/15	REVISED
08/15/15	REVISED
09/15/15	REVISED
10/15/15	REVISED
11/15/15	REVISED
12/15/15	REVISED
01/15/16	REVISED
02/15/16	REVISED
03/15/16	REVISED
04/15/16	REVISED
05/15/16	REVISED
06/15/16	REVISED
07/15/16	REVISED
08/15/16	REVISED
09/15/16	REVISED
10/15/16	REVISED
11/15/16	REVISED
12/15/16	REVISED
01/15/17	REVISED
02/15/17	REVISED
03/15/17	REVISED
04/15/17	REVISED
05/15/17	REVISED
06/15/17	REVISED
07/15/17	REVISED
08/15/17	REVISED
09/15/17	REVISED
10/15/17	REVISED
11/15/17	REVISED
12/15/17	REVISED
01/15/18	REVISED
02/15/18	REVISED
03/15/18	REVISED
04/15/18	REVISED
05/15/18	REVISED
06/15/18	REVISED
07/15/18	REVISED
08/15/18	REVISED
09/15/18	REVISED
10/15/18	REVISED
11/15/18	REVISED
12/15/18	REVISED
01/15/19	REVISED
02/15/19	REVISED
03/15/19	REVISED
04/15/19	REVISED
05/15/19	REVISED
06/15/19	REVISED
07/15/19	REVISED
08/15/19	REVISED
09/15/19	REVISED
10/15/19	REVISED
11/15/19	REVISED
12/15/19	REVISED
01/15/20	REVISED
02/15/20	REVISED
03/15/20	REVISED
04/15/20	REVISED
05/15/20	REVISED
06/15/20	REVISED
07/15/20	REVISED
08/15/20	REVISED
09/15/20	REVISED
10/15/20	REVISED
11/15/20	REVISED
12/15/20	REVISED
01/15/21	REVISED
02/15/21	REVISED
03/15/21	REVISED
04/15/21	REVISED
05/15/21	REVISED
06/15/21	REVISED
07/15/21	REVISED
08/15/21	REVISED
09/15/21	REVISED
10/15/21	REVISED
11/15/21	REVISED
12/15/21	REVISED
01/15/22	REVISED
02/15/22	REVISED
03/15/22	REVISED
04/15/22	REVISED
05/15/22	REVISED
06/15/22	REVISED
07/15/22	REVISED
08/15/22	REVISED
09/15/22	REVISED
10/15/22	REVISED
11/15/22	REVISED
12/15/22	REVISED
01/15/23	REVISED
02/15/23	REVISED
03/15/23	REVISED
04/15/23	REVISED
05/15/23	REVISED
06/15/23	REVISED
07/15/23	REVISED
08/15/23	REVISED
09/15/23	REVISED
10/15/23	REVISED
11/15/23	REVISED
12/15/23	REVISED
01/15/24	REVISED
02/15/24	REVISED
03/15/24	REVISED
04/15/24	REVISED
05/15/24	REVISED
06/15/24	REVISED
07/15/24	REVISED
08/15/24	REVISED
09/15/24	REVISED
10/15/24	REVISED
11/15/24	REVISED
12/15/24	REVISED
01/15/25	REVISED
02/15/25	REVISED
03/15/25	REVISED
04/15/25	REVISED
05/15/25	REVISED
06/15/25	REVISED
07/15/25	REVISED
08/15/25	REVISED
09/15/25	REVISED
10/15/25	REVISED
11/15/25	REVISED
12/15/25	REVISED
01/15/26	REVISED
02/15/26	REVISED
03/15/26	REVISED
04/15/26	REVISED
05/15/26	REVISED
06/15/26	REVISED
07/15/26	REVISED
08/15/26	REVISED
09/15/26	REVISED
10/15/26	REVISED
11/15/26	REVISED
12/15/26	REVISED
01/15/27	REVISED
02/15/27	REVISED
03/15/27	REVISED
04/15/27	REVISED
05/15/27	REVISED
06/15/27	REVISED
07/15/27	REVISED
08/15/27	REVISED
09/15/27	REVISED
10/15/27	REVISED
11/15/27	REVISED
12/15/27	REVISED
01/15/28	REVISED
02/15/28	REVISED
03/15/28	REVISED
04/15/28	REVISED
05/15/28	REVISED
06/15/28	REVISED
07/15/28	REVISED
08/15/28	REVISED
09/15/28	REVISED
10/15/28	REVISED
11/15/28	REVISED
12/15/28	REVISED
01/15/29	REVISED
02/15/29	REVISED
03/15/29	REVISED
04/15/29	REVISED
05/15/29	REVISED
06/15/29	REVISED
07/15/29	REVISED
08/15/29	REVISED
09/15/29	REVISED
10/15/29	REVISED
11/15/29	REVISED
12/15/29	REVISED
01/15/30	REVISED
02/15/30	REVISED
03/15/30	REVISED
04/15/30	REVISED
05/15/30	REVISED
06/15/30	REVISED
07/15/30	REVISED
08/15/30	REVISED
09/15/30	REVISED
10/15/30	REVISED
11/15/30	REVISED
12/15/30	REVISED
01/15/31	REVISED
02/15/31	REVISED
03/15/31	REVISED
04/15/31	REVISED
05/15/31	REVISED
06/15/31	REVISED
07/15/31	REVISED
08/15/31	REVISED
09/15/31	REVISED
10/15/31	REVISED
11/15/31	REVISED
12/15/31	REVISED
01/15/32	REVISED
02/15/32	REVISED
03/15/32	REVISED
04/15/32	REVISED
05/15/32	REVISED
06/15/32	REVISED
07/15/32	REVISED
08/15/32	REVISED
09/15/32	REVISED
10/15/32	REVISED
11/15/32	REVISED
12/15/32	REVISED
01/15/33	REVISED
02/15/33	REVISED
03/15/33	REVISED
04/15/33	REVISED
05/15/33	REVISED
06/15/33	REVISED
07/15/33	REVISED
08/15/33	REVISED
09/15/33	REVISED
10/15/33	REVISED
11/15/33	REVISED
12/15/33	REVISED
01/15/34	REVISED
02/15/34	REVISED
03/15/34	REVISED
04/15/34	REVISED
05/15/34	REVISED
06/15/34	REVISED
07/15/34	REVISED
08/15/34	REVISED
09/15/34	REVISED
10/15/34	REVISED
11/15/34	REVISED
12/15/34	REVISED
01/15/35	REVISED
02/15/35	REVISED
03/15/35	REVISED
04/15/35	REVISED
05/15/35	REVISED
06/15/35	REVISED
07/15/35	REVISED
08/15/35	REVISED
09/15/35	REVISED
10/15/35	REVISED
11/15/35	REVISED
12/15/35	REVISED
01/15/36	REVISED
02/15/36	REVISED
03/15/36	REVISED
04/15/36	REVISED
05/15/36	REVISED
06/15/36	REVISED
07/15/36	REVISED
08/15/36	REVISED
09/15/36	REVISED
10/15/36	REVISED
11/15/36	REVISED
12/15/36	REVISED
01/15/37	REVISED
02/15/37	REVISED
03/15/37	REVISED
04/15/37	REVISED
05/15/37	REVISED
06/15/37	REVISED
07/15/37	REVISED
08/15/37	REVISED
09/15/37	REVISED
10/15/37	REVISED
11/15/37	REVISED
12/15/37	REVISED
01/15/38	REVISED
02/15/38	REVISED
03/15/38	REVISED
04/15/38	REVISED
05/15/38	REVISED
06/15/38	REVISED
07/15/38	REVISED
08/15/38	REVISED
09/15/38	REVISED
10/15/38	REVISED
11/15/38	REVISED
12/15/38	REVISED
01/15/39	REVISED
02/15/39	REVISED
03/15/39	REVISED
04/15/39	REVISED
05/15/39	REVISED
06/15/39	REVISED
07/15/39	REVISED
08/15/39	REVISED
09/15/39	REVISED
10/15/39	REVISED
11/15/39	REVISED
12/15/39	REVISED
01/15/40	REVISED
02/15/40	REVISED
03/15/40	REVISED
04/15/40	REVISED
05/15/40	REVISED
06/15/40	REVISED
07/15/40	REVISED
08/15/40	REVISED
09/15/40	REVISED
10/15/40	REVISED
11/15/40	REVISED
12/15/40	REVISED
01/15/41	REVISED
02/15/41	REVISED
03/15/41	REVISED
04/15/41	REVISED
05/15/41	REVISED
06/15/41	REVISED
07/15/41	REVISED
08/15/41	REVISED
09/15/41	REVISED
10/15/41	REVISED
11/15/41	REVISED
12/15/41	REVISED
01/15/42	REVISED
02/15/42	REVISED
03/15/42	REVISED
04/15/42	REVISED
05/15/42	REVISED
06/15/42	REVISED
07/15/42	REVISED
08/15/42	REVISED
09/15/42	REVISED
1	



*Proposed Site Plan Amendment*

NORTH PER MAP REFERENCE NO. 1



NOTES:  
 1. LIST OF UTILITIES SHALL BE A MAJOR COMPONENT OF THE SITE PLAN TO BE SUBMITTED TO THE TOWN OF DRYDEN.  
 2. THE TOWN OF DRYDEN SHALL BE ADVISED OF ANY CHANGES TO THE UTILITIES DURING THE CONSTRUCTION PHASE.

PROPOSED SITE PLAN  
 IN THE TOWN OF DRYDEN, NEW YORK

- NOTES:
1. Trees greater than 12" dia. will be preserved if they are healthy and not located in areas planned for development.
  2. Extent of exterior lighting will be provided at strategic locations around the new buildings. Exterior lighting will be provided in accordance with Section 910 (exterior lighting) of the Town of Dryden zoning ordinance. Bulbs will be 100 watts or less. Illumination & decorative light fixtures will be directed downward to minimize the effect on off-site properties.

THIS SURVEY WAS PREPARED BY THE STATE OF NEW YORK  
 ACCORDING TO THE STATE ENGINEERING ACT AND THE  
 REGULATIONS THEREUNDER.

DATE	1/15/2015
PROJECT	1401 DRYDEN ROAD UNIT B
CLIENT	DRYDEN TOWN OF DRYDEN, N.Y.
SCALE	AS SHOWN
DRAWN BY	...
CHECKED BY	...
DATE	...

**NY**  
 STATE ENGINEERING  
 1593 Livingston Ave.  
 Albany, NY 12245  
 (518) 474-2300



STATE ENGINEERING  
 1401 DRYDEN ROAD UNIT B  
 CAMDEN, NY 12810  
 TOWN OF DRYDEN, N.Y.  
 SITE PLAN  
 5-1  
 12015

- LEGEND
- COMPLETED CORNER
  - UTILITY POLE
  - 8" PIN FOUND
  - CONCRETE HIGHWAY MONUMENT

SECTION OF TOWN & STATE  
 INSTRUMENT NO. 2013-17069  
 TAX MAP PARCELS 52-1-8.2  
 5.56 ACRES TO STREET LINE

10" DEEP HOLE  
 TEST PIT LOCATIONS  
 (THICK)

NOTE:  
 PERIMETER LANDSCAPING TREES SHALL BE PLACED BETWEEN  
 PERIMETER FENCE AND PROPERTY LINE.

LANDSCAPE SCHEDULE	LANDSCAPING CONTRACTOR
WHITE SPRUCE 5'-6"	ALBERTA SPRUCE 3'-4"
BOWWOOD 18" X 24"	

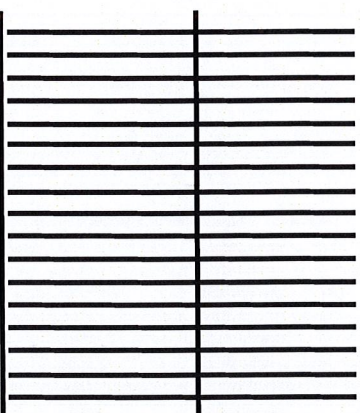
UTILITY NOTES:  
 NEW UTILITIES AND UTILITY LOCATIONS  
 SHALL BE SHOWN ON THIS PLAN. THE  
 FINAL LOCATION TO BE DETERMINED  
 BY OWNER AND DESIGN ENGINEER.  
 THE TOWN OF DRYDEN HAS 42.5 ACRES  
 PERCENT IMPERVIOUS = 41.5%

NOTE:  
 Boundary & Topographic information based on a map provided by  
 Shelve Land Surveying, Freeville, N.Y. dated 7/20/15



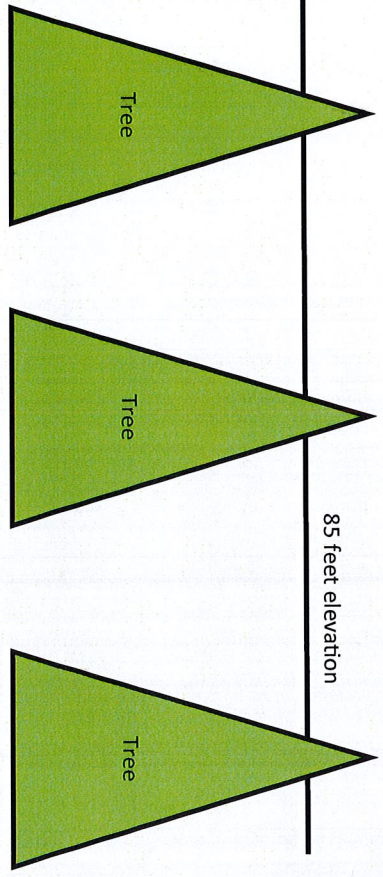
104.5 feet elevation — Upper Floor of Phase 1

Proposed fence location



90 feet elevation — Top of Pond

85 feet elevation



10x10 KIOSK Building

