

Resolution 2016-     Approving Site Plan and Granting Special Use Permit for Self-Storage Business at 1401 Dryden Road

WHEREAS,

- A. Storage Squad, LLC has applied for a Special Use Permit (SUP) to operate a self-storage business at 1401 Dryden Road in Dryden, New York, Tax parcel #52.-1-8.2, and
- B. The proposal is to construct three 2-story buildings with 46,800 SF of building footprint on the 5.56 acre site, and
- C. An application, site plan, engineering reports, and Storm Water Pollution Prevention Plan (SWPPP) have been submitted and subsequently revised, with final dates as follows: application (July 2015), site plan (March 2016), engineering reports (February 2016) and SWPPP (March 2016) and
- D. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- E. A public hearing was held on September 17, 2015 and has been held open until it was closed on March 17, 2016, with public comments registered in the meeting minutes and considered by this board, and
- F. The Tompkins County Planning Department has reviewed (letter dated 2/12/16) this project as required by NYS Municipal Law §239 –l, –m, and –n and the recommendations in its letter dated 2/12/16 were incorporated into the site plan, and
- G. A Class A stream, ONT-66-12-P296-74-9A, was reportedly located on the eastern boundary of the site, but the NYS Department of Environmental Conservation verified by its letter dated 10/28/15 that the stream is no longer located on the parcel. No development is proposed within 50 feet of a Class A stream located on the western boundary of the site, and
- H. The SWPPP has been reviewed by the Town Engineer and found to be substantially in compliance, with any final issues as outlined in letter from T.G. Miller dated March 14, 2016 to be addressed prior to issuance of a building permit, 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 site plan for 1401 Dryden Road dated March 2016, conditioned on the following occurring prior to issuance of building permits: a) submission of a revised site plan showing the addition of screening around the onsite dumpster, subject to the approval of the Director of Planning, and addressing the items specified in the letter from T.G. Miller dated March 14, 2016, under the headings “General Comments (non-SWPPP)” and “Drawings”, subject to the approval of the Town Engineer, b) the applicant’s submission of a landscaping plan showing visual screening along the eastern boundary to prevent vehicle lights from reaching the residence, satisfactory to the Director of Planning, This screening may be accomplished in part by retaining and maintaining existing vegetation, and c) submission of a revised SWPPP addressing the items specified in the letter from T.G. Miller dated March 14, 2016, under the heading “SWPPP Narrative”, subject to the approval of the Town Engineer.

2. 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. The proposed 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 located near the intersection of Routes 13 and 366 in the Light Industrial/Office District and is an allowed use in that district. The Town's Comprehensive Plan specifically points to this area for expanding commercial development;
  - B. The proposed use is compatible with adjoining properties and with the natural and manmade environment. This parcel has other commercial businesses to the north and west, and a residence to the east that will be screened from the project by vegetation. No development will occur within 50 feet of an on-site stream, and the SWPPP will adequately address stormwater from the parcel;
  - C. Parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police, and emergency vehicles 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 Full Environmental Assessment Form;
  - E. Restrictions and/or conditions on design of structures or operation of the use (including hours of operation) necessary either to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town have been incorporated into the site plan, and additional screening conditions are being imposed through the Town Board's site plan approval;
  - 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. Guidelines for sidewalks are waived since there are no existing nor anticipated sidewalks in this commercial corridor to connect to. Also this project does not meet the guideline to minimize metal facades, but the impact is mitigated by the fence and landscaping as well as the fact that much of the façade is composed of the large entry doors to each storage unit. To meet the guideline that dumpsters must be screened, screening will be made a condition of this permit, and
3. 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 self-storage business at 1401 Dryden Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.