



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: David Sprout, Code Enforcement Officer, Stormwater Management Officer

Subject: Self-storage SUP - Ideal Self Storage, Freeville Road Tax Parcel # 38.-1-30.15

Date: September 13, 2016

The Planning Department has received an application from Willis Hilker, owner of Ideal Self Storage. Mr. Hilker wishes to construct a 70' X 150' self-storage facility. The property, tax parcel 38.-1-30.15 is a currently undeveloped 1.98 +/- acre lot located on the corner of Freeville Road (State Route 38) and Enterprise Drive.

The parcel is in a Mixed Use Commercial Zoning District. Self-storage facilities are allowed uses in the Mixed Use district by Special Permit (Article V, Section 501 and Article XII, Section 1201 of the Town of Dryden Zoning Law).

This project is an unlisted action, subject to State Environmental Quality Review (SEQR). The applicant has provided Part 1 of the Short Environmental Assessment Form (SEAF). The Town Board shall serve as Lead Agency for the review.

In addition to an environmental review the project also requires Sketch Plan Review and County Planning Review (239-M). The application has been forwarded to County.

Sketch Plan Review

The Sketch Plan, as provided, shows the basic layout of the site, the size of the proposed building in relation to the overall site, proposed parking area, landscaping and signage.

The proposed building is 10,500 square feet and contains 121 climate and non-climate controlled units. As seen on the Sketch Plan, the units will be located towards the front of the property, minimizing the amount of developed green space. The landscaping will consist of a variety of native plants along the roadside which will help reduce visibility of the units.

This project requires a Special Use Permit, and Site Plan Review if required following Sketch Plan review. The Planning Department recommends, based upon the Sketch Plan provided, that the board waive Full Site Plan Review and accept the Sketch Plan with the following conditions:

- (1) The Fire Department approves the access road.

- (2) Landscaping or other screening should be extended to and along the east side of the property or east side of the developed area.
- (3) The types of trees, bushes and shrubs be identified and approved by the Planning Director.
- (4) The color of the proposed building and doors of each unit be earth tones/natural in color.
- (5) Sidewalks should be provided.
- (6) The gable end of the structure (on Freeville Road) be finished with Dryvit or other light weight stucco type finish or other building material.
- (7) A revised Sketch Plan should be provided, reflecting the recommended changes.

Special Use

In order to review the project, the requirements of Special Use Permit should be considered first based upon the Sketch Plan and letter of application for Special Use Permit, and understanding that any issues can be further addressed in conditions or by requiring Full Site Plan Review. The factors to consider for Special Use Permit, according to state and local law are stated in the table below.

SUP Standard	Planning Department Notes
Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance	The purpose of the district is to allow for a mix of retail & service businesses, office buildings and research & development businesses. Residential use is also permitted. The Freeville Road/Enterprise Drive area contains a mix of uses including retail & service businesses, and office buildings. The property is adjacent to the Village of Dryden’s Light Industrial/Business Park District. Warehousing and storage are permitted uses in that zone however, self-storage facilities are specifically not permitted In regard to compatibility of other uses, the applicant states that self-storage is an integral part of urban & suburban living.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	This site is adjacent to a vacant retail building to the east, a retail business to the west, a single-family residence directly to the south and a professional office to the southwest. The adjacent property to the north is vacant. Slightly more than one-half acre of the 1.98acre parcel will be developed (building, parking and drive). The developed area will be screened with landscaping on the south (Freeville Rd) and west (Enterprise Dr.) sides. There is currently no plan for further build-out. Applicant describes this as a ‘low impact’ business.
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	Six parking spaces are indicated on the Sketch Plan; six spaces are required. One of those spaces is oversized to accommodate a large truck. Access to the facility is proposed to be located on Enterprise Drive, eliminating the impact of vehicles entering and exiting State Route 38 (Freeville Road) from a road cut on that road. These spaces will be located at the north end of the building. Typically parking is not needed at storage units as cars/trucks often park at the units themselves. The 20’ wide driveway around the building complies with Fire Code requirements however, the turning radius at each corner needs to be verified and approved by the fire department Neptune Hose Company. No fencing or gates are proposed.
The overall impact on the site and its surroundings considering the environmental, social and economic	The business is described as low impact with an average 5-6 visits per day. No waste, dust or odors are generated and noise is minimal.

<p>impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisance. (Note: this standard should be considered carefully with the environmental assessment form)</p>	<p>Proposed lighting is night sky compliant. No dumpster or outside storage is proposed.</p>
<p>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.</p>	<p>See Site Plan recommendations above, and design guidelines below, for design restrictions. No restriction on operations are necessary.</p>
<p>Compliance with the requirements for site plan review, including conformity to the Town’s Residential and Commercial Design Guidelines (see below).</p>	<p>The Sketch Plan generally meets the requirements for Site Plan Review. A Notice of Ground Disturbance has been provided. The parcel is very flat with no streams or wetlands. Most runoff from the approximately 23000 square feet of impervious surface of developed area will sheet flow from north to south and infiltrate into the lawn area before it reaches a stormwater conveyance (roadside ditch). A Simple Stormwater Pollution Prevention Plan (Simple SWPPP) is required (a Simple SWPPP is a generalized erosion and sediment control plan, provided by the Stormwater Management Officer).</p>
<p>Commercial Development Design Guidelines</p>	<p>This property is not in a Commercial Corridor District therefore, only the town wide guidelines apply. Access/Circulation: One curb cut is proposed for the site on Enterprise Drive. No cuts are proposed on Freeville Road. No connections to adjacent lots are proposed. No automobile or pedestrian connections to adjacent properties are proposed (one property is a vacant lot, the other contains a vacant building). Sidewalks are not shown on the sketch but should be required for continuity and connectivity to adjacent Village sidewalks and to future businesses along the corridor. Service & Roof Screening: No dumpsters or other outside storage, loading docks, antennas or satellites are proposed. Building Materials: Plans call for a metal sided building with a metal roof. It is recommended that the use of metal siding be minimized. The applicant has indicated a willingness to side the south (gable end) of the structure (Freeville Rd side) with Dryvit, a light weight stucco. The applicant has noted that all the structures on the north side of Freeville Road and in the vicinity of his parcel are metal sided buildings. Signs: A 32 square foot monument sign, with landscaping, is proposed on Freeville Road. A façade sign, also on Freeville Road, is also proposed. Natural Site Design: Site is a flat, treeless parcel. Cut and fill will be minimum necessary for structure and drive. Stormwater management will utilize green techniques. Lighting & Utility Placement: Utilities (gas & electric) are proposed to be buried. Night sky compliant lighting is proposed on the building. A pole light is indicated on the corner of the property (contrary to the guidelines, this may be taller than the building). Landscaping: Mostly compliant (see sketch plan review). Access to Public Transit & Trails: Public transportation is available.</p>