

**RESOLUTION #\_\_\_ (2018) - Approving Site Plan and Granting Special Use Permit for a Hai Salon Business at 225 North Road, Tax Parcel #35.-1-23**

Cl \_\_\_\_\_ offered the following resolution and asked for its adoption:

WHEREAS,

- A. John Conway has applied for a Special Use Permit (SUP) to locate a hair salon to an existing one-story, 2664 square foot building on the 1.01 acre parcel located at 225 North Road, in Freeville, New York, Tax parcel #35.-1-23, and
- B. A separate dog grooming business, in a separate portion of the building, is no longer under consideration, and
- C. The proposal is for interior, non-structural changes to the existing structure on the 1.01 acre site, and
- D. The proposal includes a new message within the existing free-standing sign, a split rail fence along the south side of the existing parking area, and no other changes, to the exterior of the property, and
- E. An application, sketch plan, short EAF, and Ground Disturbance Tally Form have been submitted, and
- F. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- G. A public hearing was held on April 12, 2018 with public comments registered in the meeting minutes and considered by this board, and
- H. The Tompkins County Planning Department waived NYS Municipal Law 239-M review (email dated 2/27/18) of this project per §II-F of the Inter-governmental Agreement between the Town of Dryden and the Tompkins County Planning Department, and
- I. The Stormwater Management Officer reviewed the proposal and concluded that no Stormwater Pollution Prevention Plan (SWPPP) is required, and
- J. Pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 NYCRR Part 617, the Town Board of the Town of Dryden, , has, on April 12, 2018, made a negative determination of environmental significance, after having reviewed and accepted as adequate the Short Environmental Assessment Form Parts 1, 2 and 3, and
- K. 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 documents, dated January 30, 2018, as site plan for 225 North Road without conditions; and

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 Rural Residential district and compatible with the anticipated predominant form of development (one and two-family homes) of the district, as set forth in the Zoning Law, as it is a type of service business sometimes operated as a home occupation – a permitted use in the Rural Residential district;
- b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as no substantial changes to the site are proposed. The property is surrounded by agricultural uses with the nearest residence over 450 feet away. The proposed use is a permitted use on the property directly across the street. Existing trees and the expanse of agricultural land screen residential uses from the proposed business;
- 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. 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 site is screened from residential uses by the existing landscape and agricultural fields and no new road cuts are proposed, 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 use of the existing facility for a hair salon at 225 North Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2<sup>nd</sup> Cl \_\_\_\_\_

Roll Call Vote	Cl Lavine
	Cl Green
	Cl Servoss
	Cl Lamb
	Supv Leifer