

RESOLUTION # ____ (2018) - Approving Site Plan and Granting Special Use Permit for a Campground and Retreat Center at an existing facility at 63 and 129 Hammond Hill Road, Tax Parcels 63.-1-15.52 and 63.-1-15.3

Cl _____ offered the following resolution and asked for its adoption:

WHEREAS,

A. Susan Rausch has applied for a Special Use Permit (SUP) to expand her operation of a campground and retreat center at an existing facility at 63 and 129 Hammond Hill Road, Tax Parcels 63.-1-15.52 and 63.-1-15.3, and

B. These two parcels have been in use as a campground and retreat center since the 1970s, and

C. The proposal is to add 9 cabins and a small lodge to the site over the next 10 years, and

D. An application, sketch plan, short Environmental Assessment Form (EAF), and Ground Disturbance Tally Form have been submitted, and

E. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and

F. A public hearing was held on May 17, 2018 with public comments registered in the meeting minutes and considered by this board, and

G. 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

H. The Stormwater Management Officer reviewed the proposal and concluded that a simple Stormwater Pollution Prevention Plan (SWPPP) is required and this will be implemented when each building permit is issued, and

I. 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 May 17, 2018, made a negative determination of environmental significance, after having reviewed and accepted as adequate the Short EAF Parts 1, 2 and 3, and

J. 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 April 6, 2018, as site plan for 63 and 129 Hammond Hill 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 Conservation district and compatible with the purpose of this district as it is protective of ecological and open space assets;
- b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as this proposal is for a moderate expansion of a use that has existed on the property without conflict for several decades. The property is surrounded by state forest with the nearest residence being located over 500 feet away. Existing trees and the expanse of 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 (if any) 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 EAF;
- 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. With the addition of some vegetative screening between Hammond Hill Road and the northern cluster of cabins on Site A, 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 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 expansion of the use of the existing facility for a campground and retreat center at 63 and 129 Hammond Hill Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2nd Cl _____

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