



Memorandum

To: Planning Board
From: Planning Department
Subject: [REDACTED] Medical Office Building, 2141 Dryden Rd Tax ID 47.-1-1.38
Date: April 4, 2019

[REDACTED] seeks Site Plan approval for a 3676 square foot medical office, to be located at 2141 Dryden Road. The site, previously used as a fill site is located between Scotty's repair shop and the Integrated Pain Management property. The property is in the Mixed Use Commercial zoning district and the Rural Highway Corridor Character Area.

The proposed building will be modular, set on a full, walkout Superior Wall Foundation system. Plans call for a future tenant to occupy the lower level. The plans include a roof-mounted solar system, heat pumps, and an electric vehicle (EV) charging station in one of the three proposed parking areas. Forty-eight parking spaces are indicated, four of which are ADA compliant. A covered bicycle rack and dumpster enclosure are also provided.

Two signs are proposed. A 32 square foot sign is shown at the entrance and a 160 square foot sign is shown on the northeast slope of the property. Each office is permitted one (1) 80 square foot sign.

We believe, based on the materials provided for the sketch plan conference, that full Site Plan Review will not be necessary. If the Board agrees, approval of the Sketch, as the final Site Plan should include the following conditions: that an approved Stormwater Pollution Prevention Plan (SWPPP) is filed with the DEC and that all other required permits are secured, including a variance for the additional 32 square foot sign, or permission from NYSDOT for the second sign to encroach into its very deep ROW.

This is an Unlisted action; the Planning Board shall serve as Lead Agency. The application material has been forwarded to the Tompkins County Planning and Sustainability Department for 239 review.

Site Plan Review Checklist:

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing; **Complies**
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date; **Complies**
3. Identification of public highways; **Complies**
4. Existing watercourses and wetlands; **Complies**
5. Grading and drainage plan showing existing and proposed contours; **Drainage Plan-Sheet C3, existing contours-C5, proposed contours-C**
6. Location, design and type of construction, proposed use and exterior dimensions of all buildings; **Complies**
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway; **Complies**
8. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all

driveways; **Sidewalk wraps around entire building. A sidewalk along Rt. 13 is impractical. Four (4) ADA parking spaces are proposed.**

9. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather; **Covered rack indicated**
10. Location, type and screening details of waste disposal containers and outdoor storage areas; **Complies - enclosed dumpster**
11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; **Complies**
12. Description of the method of sewage disposal and location; **Complies (onsite wastewater treatment)**
13. Description of the method of securing potable water and location, design and construction materials of such facilities; **Complies (private well)**
14. Location of fire and other emergency zones, including the location of fire hydrants; **No fire hydrants are in the vicinity of the parcel**
15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy; **Complies**
16. Location, height, size, materials, and design of all proposed signage; **Complies (see above and Commercial Guidelines discussion). Rendering has been requested.**
17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night; **Complies**
18. Location and proposed development of all buffer areas, including existing vegetation cover; **Complies**
19. Location and design of outdoor lighting facilities; **Existing light pole bases are shown on sketch. Existing lights on building.**
20. Location, height, intensity, and bulb type of all external lighting fixtures; **Not provided**
21. Direction of illumination and methods to eliminate glare onto adjoining properties; **Building lights are typical porch lights.**
22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity; **Complies**
23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees; **No clearing, except for weeding the overgrown pavement, is proposed**
24. Landscaping plan and planting schedule; **Provided**
25. Estimated project construction schedule; **Not provided**
26. Record of application for and approval status of all necessary permits from state and county agencies; **Not provided**
27. Identification of any state or county permits required for the project; **NYS-DOT work permit, NYS-DEC**

stormwater permit, TCHD-onsite wastewater treatment system permit

28. Other elements integral to the proposed development as considered necessary by the Board; **TBD by Board**
29. Stormwater Management Plan as required by Ordinance; **Conceptual plan is provided**
30. Short or Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. **SEAF is provided**

Commercial Guideline requirements:

Access Management and Circulation – Front yard parking is limited to ten spaces (up to 15 spaces is acceptable per the commercial guidelines). Medical and dental offices and clinics require one parking space per 150 square feet of gross floor area. Twenty-seven parking spaces are required. Twenty-seven spaces have direct access to the sidewalk. There are 48 total spaces. Since this is more than 120% of the requirement, it would need express approval from the board. Renderings requested to show visual impact of parking in front.

Service and Roof Screening – A dumpster enclosure is indicated. Solar panels on roof will be visible to Scout Lane residents.

Building Materials – See Sheet C1

Signs – Monument style signs are preferred. The larger of the two proposed signs is shown to have a maximum height of 15’.

Natural Site Design – The natural features of the site were altered from years of fill activity.

Lighting and Utility Placement – Night sky compliant lights are indicated

Landscaping – See Sheet C-1

Access to Public Transit and Trails – Route 13 has regular bus service; site has no contiguous trails.