

Draft RESOLUTION # ____ (2019) - Approving Special Use Permit for an Entrance Sign at 2141 Dryden Road, Tax Parcel 47.-1-1.38

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

WHEREAS,

A. Slaterville Springs Real Estate Company LLC (“Applicant”) has applied for a Special Use Permit (SUP) for an entrance sign for the medical office at 2141 Dryden Road, Tax Parcel 47.-1-1.38; and

B. The NYS Department of Transportation (DOT) right-of-way is of such width there that the entrance sign must be located in the ROW in order to be visible to oncoming traffic; and

C. DOT has given conceptual approval to this sign but has yet to issue the permit; and

D. A sign not located on the same lot as the business is defined as a billboard and Zoning Law §903 C. 7. applies, and

E. At its meeting on May 23, 2019 the Town Planning Board reviewed and approved the Site Plan for the medical office at this address with a recommendation to the Town Board that the applicant be granted a SUP for the entrance sign to be located on property owned by the State; and

F. A public hearing was held on July 18, 2019 with public comments registered in the meeting minutes and considered by this board, and

G. The Tompkins County Planning Department has reviewed the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and

H. In a letter dated May 1, 2019, the Tompkins County Planning Department concluded that the proposal will have no negative inter-community or county-wide impact, 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, acting as Lead Agency has, on July 18, 2019, 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

J. The Town Board has reviewed this application relative to the considerations and standards found in Town Zoning Law §903 for signs and §1202 for Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board hereby finds that the considerations for approval of the requested Special Use Permit listed in §903 and 1202 of the Town of Dryden Zoning Law have been met; and

2. The Town Board, finding that the sign as proposed in the application is in compliance with all other provisions of the Town Zoning Law and other applicable laws and ordinances, approves a Special Use Permit for the entrance sign at 2141 Dryden Road conditioned on (A) DOT issuing its sign permit and (B) compliance by Applicant 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