



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Planning Department

Subject: 1610 Dryden Road, Freeville Tax Parcel ID# 44.-1-13.412

Date: November 4, 2019

Hannah Chase has submitted a Special Use Permit application and sketch plan for Second Home, a proposed dog daycare and kennel business, at 1610 Dryden Road. Ms. Chase is purchasing a flag lot from Elemental Pet Vets. The proposed facility will be behind and adjacent to Elemental Pet Vets. The facility includes a 2400 square foot building and 1000 square foot fenced yard. The two businesses will share a common driveway. The property is in a Rural Residential zoning district and within the Town Commercial Guidelines' Rural Highway Corridor.

This action is subject to the following approvals:

- a) Minor subdivision approval by the Planning Department.
- b) A SUP for a kennel in a Rural Residential zoning district pursuant to Article V, Section 501, Article XII, Section 1201, and Article XIII, Section 1308 of the Town of Dryden Zoning Law.
- c) Sketch Plan Review followed by Full Site Plan Review, if required, pursuant to Article XI, Section 1101 of the Town's Zoning Law.

This project is subject to regional 239 review. The Tomkins County Department of Planning and Sustainability recommends documentation, by the applicant, that she has considered the County's four energy elements for new construction.

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

In addition to the EAF, other application documents include: the sketch, a site plan summary, the General Permit application, SUP worksheet responses, a drawing of the proposed sign, and a Ground Disturbance Tally Form. A 'Simple' stormwater pollution prevention plan (SWPPP), will be prepared by the Stormwater Management Officer after Board approvals.

In order to review the project, the requirements for a Special Use Permit should be considered first based upon the Sketch Plan and letter of application for a Special Use Permit, and understanding that any issues or concerns can be further addressed in conditions of approval or by requiring Full Site Plan Review.

Sketch Plan Review

The Sketch Plan shows the layout of the site, proposed and existing buildings, fenced area, sign location, and proposed highway access and parking areas. A 64 gallon waste receptacle will be used rather than a dumpster, location is not shown on the plan. The Planning Department believes the sketch is adequate to inform the Board; that further site plan review is unnecessary provided the applicant provide, to the Planning Director:

- 1.) A landscape plan and planting schedule which includes at least four trees within the 25’ ‘flag pole’ portion of the lot.
- 2.) Provides a copy/proof of NYDOT’s driveway approval.

Special Use

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	One and two-family dwellings are the anticipated form of development in a Rural Residential (RR) zoning district. The property has been used commercially for many years. A kennel is compatible with a veterinary office.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	The nearest residence is across Route 13 and over 240’ away from the proposed building. Vacant, undeveloped land surrounds the building on the north and east sides. A residence to the west is approximately 300’ away. Siding of the proposed structure will match the Elemental Pets’ building.
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	The minimum number of parking spaces required for a kennel is not articulated in Article IX, Section 902 of the zoning law. Five spaces are shown on the plan. The applicant believes that is an adequate number. Elemental Pet Vet’s approved entrance and parking plan is significantly better than the existing arrangement. The approved plan is slightly modified to accommodate Almost Home and possible future development. The Neptune Hose Company approved an earlier version of Second Home’s site plan. The fire department and NYSDOT must approve the revised plan. The Board should anticipate minor changes to the driveway layout, reflecting NYSSDOT and fire code requirements.
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 nuisance. (Note: this standard should be considered	For vehicles turning left into the facility, some vehicle stacking may occur during morning drop off hours. That should not be significantly impactful since northbound traffic during those hours is relatively light during those hours. Dogs will be on leash or supervised within the proposed fenced area. There will be no outdoor runs, which tend to cause more barking

carefully with the environmental assessment form)	
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.	No restrictions are necessary. See applicant's SUP worksheet responses.
Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.	Only three outdoor lights are proposed. One light, in back of the building, is a flood light. The proposed sign posts appear to be approximately ten feet tall. The sign is approximately 12 square feet with a flower planter beneath it. Access is via a shared driveway. Front yard parking is limited to five spaces. Building material to match Elemental Pet's board and batten siding. No pedestrian linkage between buildings.