

RESOLUTION # ____ (2019) - Approving Site Plan and Granting Special Use Permit for a Dog Daycare and Kennel at 1610 Dryden Road, Tax Parcel 44.-1-13.412

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

WHEREAS,

- A. Hannah Chase has applied for a Special Use Permit (SUP) to operate a dog daycare and kennel at 1610 Dryden Road, Tax Parcel 44.-1-13.412; and
- B. The proposed kennel will share access and parking with the existing Elemental Pet Vets veterinary clinic; and
- C. An application, sketch plan, short EAF, and Ground Disturbance Tally Form have been submitted, and
- D. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- E. A public hearing was held on November 21, 2019 with public comments registered in the meeting minutes and considered by this board, and
- F. The Tompkins County Planning Department has reviewed the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and
- G. In a letter dated October 31, 2019, the Tompkins County Planning Department recommended that the applicant document that they have considered the four energy elements for new construction projects outlined in the “Tompkins County Energy Recommendations for New Construction (2018)” and
- H. The Stormwater Management Officer reviewed the proposal and concluded that only a ‘Simple’ Stormwater Pollution Prevention Plan (SWPPP), consisting of erosion and sediment control practices, and prepared by the Stormwater Management Officer, is required, 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 November 21, 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 §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, submitted with the application dated August 21, 2019 as site plan for 1610 Dryden Road, conditioned on the following prior to issuance of a Certificate of Occupancy:
 - a. The subdivision of tax parcel #44.-1-13.412 as indicated on the site plan will need to be filed and easements will need to be exchanged between Hannah Chase and the owners of

this parcel in order to execute the shared driveway (labeled as “Future Entry/Exit” on the site plan).

b. Should the NYS Department of Transportation (NYSDOT) require the proposed entrance to be relocated, a new site plan, reflecting that change, shall be submitted to the Director of Planning. If significant changes (to be determined by the Director of Planning) to the site plan are necessary because of NYSDOT requirements, a new Site Plan Review shall be required.

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 purpose of this district as kennels are an allowed use in this district and this parcel is located along the Route 13 corridor with other commercial businesses;
- b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as this proposal is for a dog daycare and kennel that should complement the existing veterinary clinic on the adjoining lot .The property is adjacent to a vacant parcel to the east, and single-family dwellings to the south across Route 13. There is also a business located to the south and the Route 13 corridor has other businesses in the general area;
- c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. The requirement for sidewalks along the frontage is waived since there are no existing or planned pedestrian facilities along this busy stretch of Route 13;
- 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. Restrictions and/or conditions on design of structures or operation of the use necessary to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town have been incorporated into the site plan;
- 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 will be further screened by additional landscaping, the primary parking area is in front of the building so that it connects to the adjacent parking from the veterinary clinic, access is shared with the adjacent business,

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 dog daycare and kennel at 1610 Dryden Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2nd Cl _____

Roll Call Vote Cl Lavine
 Cl Green