

**RESOLUTION # \_\_\_\_ (2019) - Approving Site Plan and Special Use Permit Amendment for an Additional Self-Storage Building at 16 Freeville Road, Tax Parcel 44.-1-13.412**

Cl \_\_\_\_\_ offered the following resolution and asked for its adoption:

WHEREAS,

- A. Willis Hilker has applied to amend his Special Use Permit (SUP) to add a 20 ft. x 170 ft. building to the existing self-storage business at 16 Freeville Road, Tax Parcel 38.-1-30.15; and
- B. The original SUP and site plan was approved by the Town Board on October 20, 2016; 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 30, 2019, the Tompkins County Planning Department concluded that the proposal will have no negative inter-community or county-wide impact, and
- H. The Stormwater Management Officer reviewed the proposal and concluded that only a Basic Stormwater Pollution Prevention Plan (SWPPP), consisting of erosion and sediment control practices, and that has been provided, 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 September 5, 2019 as site plan for 161 Freeville Road, conditioned on the following prior to issuance of a Certificate of Occupancy:
  - a. A landscaping plan to include intermittent screening along the Freeville Road and Enterprise Drive frontages shall be submitted to and approved by the Director of Planning.

- b. Sidewalks shall be installed along Freeville Road and connect to the pavement at Enterprise Drive.
  - c. The building front facing Freeville Road shall be a stucco type façade to match the existing building.
  - d. The sign color shall match the existing door color.
  - e. The Neptune Hose Company (Dryden Fire Department) shall approve the driveway dimensions and turning radii.
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 Mixed Use Commercial district and compatible with the purpose of this district as self-storage is an allowed use in this district and this parcel is located along the Route 38 (Freeville Road) corridor with other commercial businesses;
  - b. The proposed use is visually compatible with adjoining properties and with the natural and manmade environment, as this proposal is for expanding an existing allowed use in this commercial district. The property is bordered on the east and west by abandoned dollar stores and the village has zoned the land to the south for commercial use. A residential area lies to the southwest but this is across a signalized intersection and will have some landscaped screening on the south and west borders of the lot.
  - c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. There will be a sidewalk installed along Freeville Road, parking is adequate, the fire department will approve final driveway preparations and there is no demand for sewer and water;
  - 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, and additional screening is being imposed through the Town Board's site plan approval;
  - 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 side of the building facing Freeville Road will have a stucco-type finish and landscaping along the road frontages will break up the large expanse of building 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 amendment for the self-storage business at 16 Freeville Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.