

RESOLUTION # ____ (2019) - Approving Site Plan and Granting Special Use Permit for a Heavy Equipment and Truck Repair Business at 51 Hall Road, Tax Parcel 52.-1-4.111

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

WHEREAS,

- A. Adam Delong has applied for a Special Use Permit (SUP) to operate a heavy equipment and truck repair business at 51 Hall Road, Tax Parcel 52.-1-4.111; and
- B. The proposed heavy equipment and truck repair business will be reusing an existing metal building; and
- C. An application, sketch plan, short EAF, and Ground Disturbance Tally Form have been submitted, and
- D. Since no land development activity is proposed, no stormwater plan is required, and
- E. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- F. A public hearing was held on November 21, 2019 with public comments registered in the meeting minutes and considered by this board, and
- G. The Tompkins County Planning Department was not required to review the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and
- H. 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
- I. 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 October 1, 2019 as site plan for 51 Hall Road, and waives further site plan review;
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 Light Industrial/ Office district and compatible with the purpose of this district which is light industrial, service and warehousing enterprises. A truck repair business is an allowed use in this district;
 - b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as this proposal is for a heavy equipment and truck repair business in an area dominated by industry. The property is surrounded by warehouses, contractor yards, and a cement plant;

- 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 road;
- 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, the primary parking area is to the side and rear of the building , 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 heavy equipment and truck repair business at 51 Hall Road 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