



## Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Planning Department

Subject: 51 Hall Road, Ithaca, NY Tax Parcel ID # 52.-1-4.111

Date: November 4, 2019

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Adam Delong has submitted a Special Use Permit application and sketch plan for a proposed heavy equipment and truck repair business, at 51 Hall Road. The property is in the Light Industrial/Office (LIO) zoning district. Pro Lawn Inc. owns the property.

In the past, the property was used as a storage facility/contractor yard. Most recently, it was home to a tiny homes manufacturing facility/contractor yard. Currently, 3Phase Power Company is using a portion of the site for its truck fleet. Mr. Delong will share the parcel with 3Phase.

A 15 square foot sign and new light, both on the existing building, and a trash container, behind the building, are the only proposed changes to the site. No outside material storage is planned.

This action is subject to the following approvals:

- a) A SUP for an automotive repair in a light industrial/office district pursuant to Article V, Section 501 and Article XII, Section 1201 of the Town of Dryden Zoning Ordinance.
- b) 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 outside the area bounds requiring regional 239 review. 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 SEAF, other application documents include the Sketch, General Permit application, SUP worksheet responses, Ground Disturbance Tally Form, a survey map, and a Tompkins County environmental map.

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 documents, as provided, shows the layout of the site, existing buildings, proposed highway access and parking areas. The Planning Department thinks enough information is provided on the sketch and other documents, that Full Site Plan Review is not necessary.

***Special Use***

The factors to consider for Special Use Permit, according to state and local law are stated in the table below.

| <b>SUP Standard</b>   | <b>Planning Department Notes</b>   |
|---|--|
| Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance  | The LIO district is intended for light industry, warehousing, office buildings, R&D, etc. Automotive (truck) repair requires a SUP. Heavy equipment repair (a service business) requires SPR only.   |
| Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.   | There are two contractor yards are on Hall Road. Duke Rentals repairs its equipment on site. Warehouses are immediately adjacent to 51 Hall.   |
| Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.   | Ten parking spaces are required. Twelve are indicated on the site plan Emergency vehicles have adequate room to access the lot and maneuver around the building.   |
| 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 carefully with the environmental assessment form) | NYS Dept. of Motor Vehicles regulates the business. All work will be inside the existing building. No outside storage is planned. Surrounding area includes a concrete plant, public utility facility, equipment rental business, and warehousing. Closest residential use is over 700’ from the site.   |
| 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.   | Stated hours of operation are 8AM-5PM.   |
| Compliance with the requirements for site plan review, including conformity to the Town’s Residential and Commercial Design Guidelines.   | Complies with sketch conference requirements. The scale and scope of the proposed project do not warrant full conformance with the commercial guidelines. To the extent practicable requirements are met in that: there is a single entrance to the site, circulation around the site is good, waste will be stored behind the building, the shielded lighting will match surrounding building lights. |