

Landscape Requirements Narrative

In an effort to account for the landscaping requirements in the Zoning Laws for the Town of Dryden as well as the recommendations in the Commercial Development Design Guidelines, we have provided a median at the shared access entry to both ours and our neighbors businesses. Per the Commercial Development Design Guidelines and the zoning law, this has been done in an effort “to create safe and comfortable circulation for both pedestrians and drivers and minimize the interaction between cars and people as well as add a landscaped island to the property.

In our proposed development, we have provided sidewalks along (3) sides of the building to offer direct access from the majority of our parking stalls into our building.

We are providing a (6) ft. treated pine fence around the facility’s dumpster, located behind the building for additional screening. We will provide chain link doors with opaque screening to match the upgraded façade of the building to fully enclose the dumpsters.

In addition to our landscaped median as you enter our development, we have added a landscaped island at the intersection of our front and side parking isles. We have also created a bed around our signage out in front of the store and a bed of shrubs along the parking isle running parallel to NYS 13. Finally, the front signage area of the development will contain a bike rack to meet the needs of those using bikes as a mode of transportation.

We are unable to add a landscaped island on the backside of our (14) stall parking isle because of the turn maneuvers that our delivery truck needs to make. Furthermore, the size of our beds is limited by the traffic flow necessary throughout the parking lot.

As we are requesting a parking variance for this site of 35 stalls, we have shown (6) trees on the property, (3) in the landscaped median and (3) along the parking isle in the back of the property. We are limited in our

placement of these trees due to easements that run along the road frontage of the property. Please see the list of easements below. All of these easements present challenges to planting along the front of this parcel. Furthermore, our development requires a retaining wall behind the building, along our western property boundary. This keeps us from doing trees along that side of our property and limits us in our ability to provide perimeter plantings.

Currently, the shrubs along the front parking, along NYS 13, area are in an easement area and could be removed at any time. However, because they are low growing, we feel that the both the telephone company and the power company should be able to work with them.

Existing Easements on the property that are causing constraints to our ability to meet ordinance requirements:

1. B-2 #2 Utility Easement Granted to NYSEG
 Blanket Easement, Location Unknown
 Allows them to construct and maintain as well as the right to trim or cut down now and from time to time, without further payment, any trees or brush along said line to a width of _____ feet on both sides of the line

2. B-2 #3 Utility Easement granted to New York Telephone Company and American Telephone and Telegraph Company (Frontier Communications)
 Blanket Easement, Location Unknown
 Allows them to construct, maintain and repair...under, through and across the property...with the right to remove all trees, limbs of trees, brush and structures along said lines that may interfere with or endanger the construction or maintenance of the same...no building or other structure will be erected or permitted within 10 feet of said line

3. B-2 #4 Utility Easement Granted to NYSEG(gas line)
 Blanket Easement
 Allows them to construct, reconstruct, extend, operate inspect, maintain and remove...

4. B-2 #5 Utility Easement granted to Dryden Telephone Corporation
Blanket Easement
Allows them to construct, reconstruct, relocate, operate, repair and maintain upon, across over and/ or under and through ...with the right to trim any trees along said line to maintain a clearance of 36 inches and to attach guy wires to trees which may now or hereafter be upon said property

5. B-2 # 6 Utility Easement granted to New York Telephone (Citizen's Telephone)
Blanket Easement
Allows them to construct, maintain, repair, replace, and operate...under, through, over and across the property... with the right to remove all trees, limbs of trees, brush and structures along said lines that may interfere with or endanger the construction or maintenance of the same... no building or other structure will be erected or permitted within 10 feet of said line

6. B-2 # 10. Utility Easement granted to NYSEG
Plotted
Allows them to construct, reconstruct, relocate, extend, operate, inspect, maintain, repair, replace... in, upon, over, and across said land...20 feet in width throughout its extent, situate, lying and being as follows (see survey)...trim, cut , burn, treat, and/or remove by manual, mechanical or chemical means trees, brush, structures, and other obstructions...and shall not disturb the grade of said ground as it now exists, and provided that no structure shall be erected, no trees shall be grown, cultivated or harvested and no excavating, mining or blasting shall be undertaken within the limits of the easement...in said use of said ground Grantor shall maintain a clearance of 10 feet or more...

7. B-2 # 11 Utility Easement granted to GTE, NY (assigned to Citizens Telephone)
Plotted
...55 feet from the center of State Route 13...100 feet to where the State ROW starts...
Allows them to construct, reconstruct, extend, operate, inspect, maintain...under, on over, in, through and across the said land...with the right to trim, cut, spray and remove trees and brush to the extent necessary to clear said wires, cables, buried cables, and pole lines by at least 4 feet

