



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Planning Department

Subject: Contractor Yard, 1847 Hanshaw Road, Tax Parcel #42.-1-29

Date: July 13, 2020

The Planning Department is in receipt of a Special Use Permit (SUP) application for a Contractor Yard, from Terance Bailey of High Standard Construction, Inc.

Mr. Bailey wishes to construct a 4000 square foot building on his currently vacant property at 1847 Hanshaw Road for the purpose of storing construction materials, equipment, and supplies.

The proposed metal sided building will be sited approximately 350' from the road and be mostly screened by existing woods and brush. The property, zoned Rural Residential (RR), is adjacent to Light Industrial/Adult and Conservation zoning districts. Metal sided buildings, contrary to design guidelines, are typical in the industrial zone. No signage is proposed.

This project is subject to the following reviews and approvals:

- a) Sketch Plan Review (sketch conference) pursuant to Dryden Zoning Law Article XI
- b) A SUP to allow a contractor yard in the Rural Residential zoning district, pursuant to Dryden Zoning Law Article XII
- c) GML§ 239-m regional planning review

In considering State Environmental Quality Review (SEQR), this project is a Type II Action because the gross floor area of the proposed structure is less than 4000 square feet (6 CRR-NY617.5-C-9).

Sketch Plan Review

The Sketch material includes a survey map, tax map, and a brief business description.

If SPR is required, the following is a list of requirements for Site Plan Review for your consideration:

1. Title of drawing, including name and address of applicant and person responsible for

preparation of the drawing; **Complies**

2. Boundaries of the property, plotted to scale, and including north arrow, scale and date; **Complies**
3. Identification of public highways; **Complies**
4. Existing watercourses and wetlands; **No watercourses. Southeast corner of the parcel contains a national wetland. No setback required.**
5. Grading and drainage plan showing existing and proposed contours; **Not provided. The parcel drains north/northwest to south/southeast**
6. Location, design and type of construction, proposed use and exterior dimensions of all buildings; **Provided**
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway; **Eight parking spaces are proposed**
8. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all driveways; **No sidewalks are proposed. ADA parking is not required**
9. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather; **No bicycle parking is indicated. This is a private contractor's storage yard**
10. Location, type and screening details of waste disposal containers and outdoor storage areas; **Not provided.**
11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; **Complies – building and parking are only site improvements proposed**
12. Description of the method of sewage disposal and location; **None**
13. Description of the method of securing potable water and location, design and construction materials of such facilities; **None**
14. Location of fire and other emergency zones, including the location of fire hydrants; **The nearest hydrant is on Hanshaw Road, approximately 2000 feet south.**
15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy; **Not provided**
16. Location, height, size, materials, and design of all proposed signage; **No signage is proposed**

17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night; **Complies**
18. Location and proposed development of all buffer areas, including existing vegetation cover; **Complies**
19. Location and design of outdoor lighting facilities; **Not provided.**
20. Location, height, intensity, and bulb type of all external lighting fixtures; **Not provided. The building code requires illumination at four main doors. Must be night-sky compliant to comply with Section 910 of the Zoning Law .**
21. Direction of illumination and methods to eliminate glare onto adjoining properties; Identification of the location and amount of building area proposed for retail sales or similar commercial activity; **No retail or similar commercial activity is proposed**
22. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees; **Minimal, if any, clearing is necessary**
23. Landscaping plan and planting schedule; **Not provided, none proposed or necessary**
24. Estimated project construction schedule; **Not provided**
25. Record of application for and approval status of all necessary permits from state and county agencies; **Not provided**
26. Identification of any state or county permits required for the project; **Not Provided**
27. Other elements integral to the proposed development as considered necessary by the Board; **TBD by Board**
28. Stormwater Management Plan as required by Ordinance; **The Stormwater Management Officer will develop/require a Simple SWPPP**
29. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. **SEAF is adequate**

Special Permit

In order to review the project, the requirements of the Special Use Permit should be considered first based upon the Sketch Plan and letter of application for Special Use Permit, and understanding that any issues can be further addressed in conditions or by requiring Full Site Plan Review. The factors to consider for Special Use Permit, according to state and local law are stated in the table below.

SUP Standard	Planning Department Notes
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 purpose of the RR district is to define an area of primarily residential uses situated in rural settings without public sewer or water. In identifying a Contractor Yard as an allowed use in the Zoning Law, compatibility with other uses is assumed (North Shore Steak House Inc v Board of Appeals).
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	The property is surrounded on three sides by undeveloped Cornell land, The fourth side contains a rental property screened by trees and brush. Larger, far more visible, metal clad buildings are only 400' to the north and 500' to the south
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	The applicant proposes eight parking spots to the east of the building and there is ample room for emergency vehicle access.
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)	Applicant anticipates infrequent trips to and from the site. Hanshaw Road is a busy road. The occasional trips to/from the site will not cause a significant negative impact. The overall impact to the site and surrounding area will be minimal. Applicant emphasizes the remoteness of the building.
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	Compliance with Section 910 of the Zoning Law should be emphasized. Lighting shall be night-sky compliant.
Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.	Sketch Plan is mostly compliant (see above). Design guideline conformance: Parking is located behind the building. Sidewalks and Streetscapes: No street trees are proposed. No sidewalks are proposed.