



To: Town Board  
C: Town Clerk, Town Attorney  
From: Planning Department  
Subject: SUP: 4-Season Self Storage 1400 Dryden Rd. Tax Parcel ID: 52.-1-8.5  
Date: November 5, 2020

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Michael & Kathleen Moore, owners of 4-Season Storage Tompkins LLC (4-Season), have submitted application materials for the expansion of their 1400 Dryden Road self-storage facility. In 2015, 4-Season was granted a Special Use Permit (SUP) for the operation of the facility which currently contains two 12,000 square foot buildings.

The Moore's wish to add a 17,000 square foot climate controlled building to the 3.07 acre site. We are treating the application as an amendment to the 2015 Special Use Permit and Site Plan. Since there is no Special Use Permit and Site Plan amendment provisions in the Town's Zoning Law, the procedures laid out in Articles XI and XII will be followed. The use of the property is unchanged and, with the construction of the Dollar General on the adjacent easterly property, the new 4-Season building will barely be visible from Route 13.

A Stormwater Pollution Prevention Plan (SWPPP) is required. TG Miller is currently reviewing the SWPPP provided by the applicant.

This project is subject to regional GML 239 review. Tompkins County Department of Planning and Sustainability had no recommendations or comments on this proposal.

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 sketch plan material, building plans, and SWPPP.

### ***Sketch Plan Review***

The Sketch Plan, as provided, shows the basic layout of the site, the size of the proposed building in relation to the overall site, proposed parking area and stormwater practices. We believe the Board can waive full Site Plan Review per Zoning Law Section 1102F. based on the adequacy of the sketch and materials.

### ***Special Use***

In order to review the project, the requirements of 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 district is to allow for a variety of commercial-related businesses. The NYSEG area in particular contains a mix of uses including retail, light industry, general office buildings, professional office, service businesses, and warehouses. The proposed self-storage units closely align with the nature of the district.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	This site is adjacent to a small Manufactured Home Park, a restaurant to the west, a future retail building to the east, and another self-storage facility to the south. Compatibility has been demonstrated over the last several years of operation. Expansion will not change that compatibility. Little traffic increase is expected.
Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police and emergency vehicles.	Zoning Law Section 902 allows for the reduction of up to 50% of required parking spaces. Nine spaces are required. Mr. Moore requests that six parking spaces be allowed. A six foot fence may be installed around three sides of the new building. Neptune Hose Co Chief Hall, via email, indicates the driveway extension will meet fire apparatus turnaround requirements. The site is within the Varna Volunteer Fire District. We are awaiting comments from Varna Chief Rizzo.
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)	The proposed expansion project will not increase traffic, dust, odors, solid waste disposal, or release harmful substances. There will be minimal, if any, noise from the building. Minimal traffic increase. With the additional building and driveway, site will be near maximum allowed Lot coverage.
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.	No restriction on operations are necessary. Building will be nearly invisible to public
Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines (see below).	The Sketch Plan and supporting documents generally meet the requirements for Site Plan Review.
Commercial Development Design Guidelines	<b>Access/Circulation:</b> No new curb cuts are proposed. <b>Service &amp; Roof Screening:</b> No dumpsters or other outside storage, loading docks, antennas or satellites are proposed. <b>Building Materials:</b> Building will match existing. <b>Signs:</b> No new signage is proposed <b>Lighting &amp; Utility Placement:</b> One light is required outside the entrance and should be night-sky compliant. <b>Landscaping:</b> Roadside landscaping is a mix of trees and tall grasses. <b>Access to Public Transit &amp; Trails:</b> Public transportation is available.