

Michael Moore & Kathleen Moore (Owners).
4-Season Storage Tompkins LLC
PO Box 3904 Ithaca NY 14852

October 13, 2020

Town of Dryden Planning Board
Attn: Ray Burger, Director of Planning & David Sprout, Zoning Officer & Stormwater Officer.
93 East Main Street Dryden NY 13053

Re: Proposal to build a third storage building at the current site of 4-Season Storage, located at 1400 Dryden Road in the town of Dryden (Tax map number 52.-1-8.5).

Michael & Kathleen Moore (4-Season Storage Tompkins LLC) are proposing to construct a third storage building at the current 4-Season Storage facility located at 1400 Dryden Road in the Town of Dryden.

The new building will consist of One Hundred and Twenty-Three climate controlled storage units contained in a One Hundred and Two by One Hundred and Sixty-Seven foot building. The building will be built behind the second storage building as outlined in the site plan attached. There will be one entrance door and an additional three fire exit doors. The entranceway will be covered by a gable roof for safety and convenience for our customers. The color and style of the building will be consistent with the other two storage buildings that are currently on site, (there will be no "orange" Roll up doors on the new building). The driveway leading to the building will be gravel. Exterior lighting will be similar to the current lighting on the other two buildings (see building plan enclosed).

We are requesting that the planning board consider reducing the number of parking spaces required to 50%, as we will not need many parking spaces as our customers are only there to unload or load their personal belongings through one entrance doorway. Additionally there will be no office in the new building, eliminating the need for any staff parking.

A Stormwater management plan has been submitted to David Sprout. I have enclosed a few of the pages of the plan for your reference.

I have discussed the site plan and new building location with Michael Hall, the Dryden Fire Chief and have enclosed an email from him indicating that the site plan covers all of his code access requirements for the new building.

Thank you for your consideration of our request.

Sincerely,



Michael Moore



Kathleen Moore



Planning Department

Director of Planning
Code Enforcement Officer
Code Enforcement Officer
Zoning Officer
Stormwater Officer
Administrative Coordinator

Ray Burger
Kevin Ezell
David Sprout
David Sprout
David Sprout
Joy Foster

93 East Main Street
Dryden, NY 13053
T 607 844-8888 Ext. 210
F 607 844-8008
Joy@dryden.ny.us
www.dryden.ny.us

General Permit Application – Sheet 1 General Information

DO NOT FILL IN SHADED SECTIONS

Date: 9/16/2020 Tax Parcel #: 52-1-8.5

Zoning District: Highway Comm.

(Complete) Project

Address: 4-SEASON STORAGE 1400 DRYDEN ROAD

Project Description: CONSTRUCT THREE STORAGE BUILDING ON SITE. 147 FEET LONG BY 103 FEET WIDE.

Principal Use: Residential _____ Commercial: Other: _____

Permit(s) Required: Building Zoning Special Use Site Plan Review Subdivision Pool
 Heating Demolition Pre-built Shed

To be completed by Planning Department personnel:

Worksheets / sections required:

- Site Plan Sketch
- Site Plan Review
- Special Use Permit
- Notice of Ground Disturbance
- Zoning Permit
- Varna Compliance Worksheet
- Residential Design Guidelines Compliance
- Commercial Design Guidelines Compliance
- Sign Compliance Worksheet
- Driveway or Roadcut Compliance
- Notices and Disclaimer Acknowledgement
- Agricultural Data Statement
- County Review
- Minor Subdivision
- Major Subdivision
- Demolition
- Lot Line Adjustment

Notes:

[Shaded area for notes]

Permit Application - Contact Information

Owner - Print name: 4-SEASON STORAGE TOMPKINS LLC MICHAEL MOORE
Owner Signature required & dated: Michael Moore 5/18/2020
Address: PO Box 3904 City: ITHACA State: NY Zip Code: 14852
E-mail: MC MOORE @ WARREN HOMES. COM Telephone No: 607-327-2526
Emergency Contact: KATHLEEN MOORE Telephone No.: 607-327-0921

Agent / Applicant - Print: MICHAEL MOORE
Address: PO Box 3904 City: ITHACA State: NY Zip Code: 14850
E-mail: MC MOORE @ WARREN HOMES. COM Telephone No: 607-327-2526

General Contractor: John MAKINSTER License # _____
Address: 57 Yellow Rock Lane City: HOESWAAS State: NY Zip Code: 14845
E-mail: 57BOMAK1502@gmail.com Telephone No: 607-738-7816

Mason Contractor: John MAKINSTER License # 11
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Electrical Contractor: RONALD PANCOE License # _____
Address: 121 W. MAIN ST City: DRYDEN State: NY Zip Code: 13053
E-mail: RCFRP@yahoo.com Telephone No: 607-279-5792

HVAC Contractor: RONALD PANCOE License # 11
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Plumbing Contractor: RONALD PANCOE License # 11
Address: _____ City: _____ State: _____ Zip Code: _____
E-mail: _____ Telephone No: _____

Surveyor: MICHAEL REAGAN License # _____
Address: 298 CORTLAND ROAD City: DRYDEN State: NY Zip Code: 13053
E-mail: OFFICE @ REAGANLAND SURVEYING, COM Telephone No: 607-844-8837

Note: The Town of Dryden will keep your contact information private.

CUT: _____

Application from _____	for _____
Project Site _____	received on _____
Payment received \$ _____	Cash _____ Check <input type="checkbox"/> Credit Card <input type="checkbox"/> (circle one)
Signature of receiver _____	Date _____

[Quoted text hidden]

Chief NHC <chief@dryden.org>
To: Mike Moore <mcmoore@warrenhomes.com>

Thu, Feb 13, 2020 at 10:57 AM

Mr. Moore

Follow up to our conversation, In reference to building height NYS Fire Code Section D105.1 covers these requirements which it sounds like you will be under the 30' height.

NYS Fire Code section 511.2.2 references Turnarounds on Fire apparatus access roads. Section D103.1 covers access road turnarounds, which it sounds and appears from our conversation the driveway being extended to the new facility will meet these requirements.

Thank you for including us in your site development planning, any additional changes, comments or questions please don't hesitate to contact me.

Thank You
Michael Hall, Chief
Dryden Fire Department
26 North St
Dryden NY 13053
(607) 592-9922

[Quoted text hidden]

General Permit Application Worksheet - Special Use Permit

Below or on a separate sheet, or in a letter of application, please provide the information required in the list below. All Special Use Permits require Site Plan Review, and applications must proceed beyond Sketch Plan Review in that procedure in order to be approved. The Town Board may waive further Site Plan Review based upon the Sketch Plan (see Site Plan Review Worksheet)

As you can see from the requested information, Special Use Permits are allowed uses so long as they are not disruptive to neighboring properties. The actual performance of the site with regard to traffic, lighting etc. is addressed in the Site Plan Review process. The Town Board may, and likely will, condition any approval to ensure this compatibility (letter E. below). These conditions often have to do with hours of operation, lighting, signs, and outdoor storage that will also have to be shown on the approved Sketch Plan, or Site Plan (if required).

- A. Compatibility of the proposed use with the other permitted uses in the district and the purposes of the district set forth in this Ordinance;

Please refer to the Zoning Ordinance (Section 400) and review the descriptions of the zoning districts. These generally describe the intent of the district. Your application should refer to the proper description and state why your proposed project is compatible with the intent of the zoning district.

ADDITION of THIRD STORAGE Building at
1400 DRYDEN ROAD STORAGE FACILITY.

- B. Compatibility of the proposed use with adjoining properties and with the natural and manmade environment;

This requirement is concerned with compatibility with neighbors, and the environment. This is mainly concerned with the over use of the property, and appearance. Essentially how does the proposal blend in with the existing neighborhood?

CURRENT OPERATION is EXISTING Storage
Facility. ADDING THIRD Building to Site.

- C. Adequacy of parking, vehicular circulation, and infrastructure for the proposed use, and accessibility for fire, police, and emergency vehicles;

Here, describe how utilities (phone, gas, water, sewer, etc.) will serve the site. And a basic description or reference to the Site Plan Review documents with regard to parking and circulation.

CURRENT facility HAS NO SEWER OR WATER.
EXISTING gas line will be extended to third
& Proposed Building.
FIRE CHIEF CONSULTED (SEE ATTACHED).

- 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;

The potential environmental impacts, or not, of the project should be described here, along with the ways that these impacts will be lessened, or made better. You may want to supply this on a separate sheet to be included in Part D. of the long Environmental Assessment Form.

NEW BUILDING will have VERY little impact
ON TRAFFIC as storage facilities cause VERY low
increase of traffic.
SPPP plan submitted.

- E. 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;

Here please indicate how the Site Plan and other operational approaches will reduce impacts, or improve, the compatibility with surrounding uses.

THE ADDITION of the third Storage building
will have little impact ON surrounding uses.

- F. Compliance with the requirements for site plan review, including conformity to the Town's Residential and Commercial Design Guidelines.

Please review the appropriate design guidelines and state how your project reflects the ideas included in the design guidelines such as vegetation along roadway, peaked roof, lighting, parking on side or in the rear of the building etc.

Building Plans have been submitted with this Application. The THIRD BUILDING ^{DESIGN} WITH will be the same color and similar design as existing 2 buildings. The only difference will be NO ORANGE ROLL UP DOORS, as the 3rd BUILDING WILL ALL BE INTERIOR CLIMATE CONTROLLED SPACE.

Notices and Disclaimers – Signature Required

1.) Right to Farm Law

Be advised:

"This property may border a farm, as defined in Town of Dryden Local Law #1 of the year 1992, a Local Law known as "Right to Farm Law." Residents should be aware that farmers have the right to undertake good or acceptable farm practices which may generate dust, odor, smoke, noise, and vibration."

Amendment #12, Local Law #1 of 1992, "Right to Farm Law" Adopted by Dryden Town Board July 14, 1992, Resolution #130. Local Law #1 of 1992. Effective July 20, 1992.

Enforcement

The Town of Dryden will strictly enforce all requirements and regulations of both the N.Y.S. Building & Fire Prevention Code and the Town of Dryden Zoning Ordinance. The following is the general policy of the Town of Dryden Planning Department.

- 1) No Building Permits will be issued to any applicant until such time that all other required permits, certificates and documents have been submitted to this office and found to be acceptable and complete.
- 2) No Public Hearings or Town Review will be scheduled for any purpose until this office has reviewed and found that all application and supporting documents are accurate and complete.
- 3) If at any time prior to the issue of an above permit or authority to proceed has been granted, it is found that construction or occupancy has begun or taken place, the violator, and property owner may be prosecuted in a court of law.
- 4) If after permits have been issued a permit holder takes occupancy, opens its doors to the public or uses a permitted device without obtaining a Certificate of Occupancy or Certificate of Compliance, the holder of that permit may be prosecuted in a court of law.

- 5) The Town of Dryden will not tolerate a violation of either the Dryden Town Zoning Ordinance or the New York State Building and Fire Prevention Code. Action will be taken against all violators.
- 6) **Inspections are required** per inspection sheet. A **mandatory final inspection** is required from the Town of Dryden Code Enforcement Officer, to close out permit and to allow use. Permits expire one year from date of issue and will need to be renewed by applicant and a fee of one-half of the permit fee at time of issue will be due. Demolition permits expire six months after issue.

Fees

- 1) FEES MUST BE SUBMITTED WITH THIS APPLICATION
- 2) You are responsible for complying with these terms and conditions.
- 3) All plans that are for Commercial Use or are more than 1500 Sq. Ft. of usable space in single-family construction must be stamped by a N.Y.S. Licensed Architect or Engineer as to code and construction compliance.

Special Use Permit Fee: \$165

Planned Unit Development SUP: \$250


Large Scale Retail Development SUP: \$250

Escrow

Reimbursable Costs, fees and disbursements. The reasonable and necessary costs, fees or disbursements incurred by the Town or its officials for consultation or review by professionals including architects, landscape architect, engineers, surveyors, attorneys or others, on any Application for a Zoning Permit, Certificate of Occupancy, Appeal to the Zoning Board of Appeals, Application for Subdivision Approval, Application for a Planned Unit Development or application for a Special Permit or a Special Permit for a mobile home park shall be paid by the applicant.

Signature required

By signing you agree that you have read and understand and will be responsible for issued permits.

Owner or responsible party signature:  Date: 9/14/2020

Print name: W. MICHAEL MOORE



1400 Dryden Rd,
Dryden, NY 13068



Dryden Rd



Dunkin'

Duke Company



HEP Sales



s Amish
ature



Hall Rd

Pinkney Rd

Pinkney Rd

Utility Dr