



## Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Planning Department

Subject: 219 Ellis Hollow Creek Road, Borger Replacement Project, Tax Parcel ID# 66.-1-18 & 66.-1-22

Date: August 13, 2020

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Dominion Energy Transmission, Inc. (DETI) has submitted a very robust application package for a Special Use Permit (SUP) and Site Plan Review (SPR) approval for the in-place abandonment of two turbine compressors and installation of two new replacement compressor units and other equipment. The purpose of the upgrades is for better efficiencies, reduced air emissions and better noise control.

The new compressors will be housed in two 2120 square foot metal clad buildings. A 480 square foot local equipment room is also proposed, as well as new 'warm white' LED lighting with bolt-on visors and a new, dark-green vinyl coated chain link fence.

This action is subject to the following approvals:

- a) A SUP for a Utility in a 'Conservation' zoning district pursuant to Article V, Section 501, Article XII, Section 1201, and Article XIII, Section 1308 of the Town of Dryden Zoning Law.
- b) Site Plan Review, pursuant to Article XI, Section 1101 of the Town's Zoning Law.

This project is subject to regional GML 239 review. The Tomkins County Department of Planning and Sustainability has yet to provide comments or recommendations.

DETI has provided a Full Environmental Assessment Form (FEAF) to fulfill SUP application requirements. However, as a Type II Action, this project is not subject to State Environmental Quality Review (SEQR) [ From the Type II list: 6 CRR-NY 617.5(c)(2) "replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building, energy, or fire codes"]. This is the same determination made by NYDEC in evaluating the air permit.

In addition to the FEAF, other application documents include: site development plans, limit of disturbance figures, architectural drawings, lighting package, visual renderings, SWPPP, noise study and a cover letter.

In order to review the project, the requirements for a Special Use Permit should be considered first based upon the Site 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 an amended Site Plan.

## *Site Plan Review*

The Site Plan documents, as provided, shows the layout of the site, existing buildings, proposed highway access and parking areas.

### *Site Plan Checklist*

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. **Complies**
5. Grading and drainage plan showing existing and proposed contours. **Complies**
6. Location, design and type of construction, proposed use and exterior dimensions of all buildings. **Complies**
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway; **Complies**
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**
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. **Not indicated**
10. Location, type and screening details of waste disposal containers and outdoor storage areas. **Existing containers are not shown, no new containers are proposed**
11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences. **Complies**
12. Description of the method of sewage disposal and location. **Existing private system**
13. Description of the method of securing potable water and location, design and construction materials of such facilities. **Existing private well**
14. Location of fire and other emergency zones, including the location of fire hydrants. **Existing fire and other emergency zones will continue to be used.**
15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy. **Complies**
16. Location, height, size, materials, and design of all proposed signage. **Existing, no additional signage 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. **Existing**
18. Location and proposed development of all buffer areas, including

- existing vegetation cover. **Provided**
19. Location and design of outdoor lighting facilities. **Provided**
  20. Direction of illumination and methods to eliminate glare onto adjoining properties. **Provided**
  21. Location, height, intensity, and bulb type of all external lighting fixtures. **Provided**
  22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity. **No retail or similar commercial operations proposed.**
  23. 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. **Provided**
  24. Landscaping plan and planting schedule. **Provided**
  25. Record of application for and approval status of all necessary permits from state and county agencies. **NYSDEC Draft Air Permit was 11/27/19. Once issued a copy of the Final Air Permit will be provided to the Town [acquiring this document should be a condition of approval]**
  26. Estimated project construction schedule. **Twelve Months (FEAF D.1.e)**
  27. Identification of any state or county permits required for the project. **NYDEC Air Permit - pending**
  28. Other elements integral to the proposed development as considered necessary by the Board. **Visual renderings provided**
  29. Stormwater Management Plan as required by LL#4-2007 Stormwater Management. **Provided - under review**
  30. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. **FEAF provided**

### *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	One and two-family dwellings and agriculture are the primary anticipated land uses in the 'Conservation' zoning district. The Borger facility has been on Ellis Hollow Creek Road since the 1950s.
Compatibility of the proposed use with the adjoining properties and with the natural and manmade environment.	Adjoining properties are single-family residences and forest. The facility predates many of the residential structures.
Adequacy of parking, vehicular circulation, and infrastructure for the	Parking, vehicular circulation, infrastructure and accessibility are adequate.

<p>proposed use, and accessibility for fire, police and emergency vehicles.</p>	
<p>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)</p>	<p>The overall impact of the proposed upgrades should be positive. Reduced emissions, reduced noise. Only short term increase in traffic, and construction noise (six days/week for duration of project).</p>
<p>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.</p>	<p>Proposed hours of construction operation are Monday – Saturday 7AM-7PM Additional landscaping will provide visual buffer</p>
<p>Compliance with the requirements for site plan review, including conformity to the Town’s Residential and Commercial Design Guidelines.</p>	<p>For the most part, in compliance with SPR requirements. See checklist above. Design Guidelines conformity: internal pedestrian connections exist, no new curb cuts proposed. Nonconformity: the use of metal siding. However, metal siding is consistent with other buildings on the site and it will be painted with a matte finish.</p>