

TOWN OF DRYDEN
PLANNING BOARD MEETING
September 23, 2021
Zoom Hybrid Meeting

Scottie's Auto Repair Shop
2171 Dryden Road

Scottie's Auto Repair Shop has a special use permit application before the Town Board next month. R Burger said Scottie's Auto is operating under a special use permit from a couple of decades ago. It envisioned a small enterprise with 15 cars parked on the lot and it has since expanded greatly. They are coming back to amend that special use permit. They have purchased the lot to the east and intend to put a 26 lot parking area there to move the extra cars to. They will take their present two driveways and consolidate them into one. The westernmost driveway would be explicitly tied to the residence there next door and there would be no connection between the private residence and the business. The parking lot on the adjacent lot would be accessed internal to their shop property with another driveway established to the new lot. This is a special use permit amendment with a fairly significant amendment to the site plan. The Town Board will take this up at a public hearing on October 21 so they are looking for recommendations from the Planning Board.

J Kiefer said the property is in the mixed-use commercial district and the auto repair shop requires a special use permit. There have been some violations on the lot related to the vehicles stored there, and this is the applicant attempting to fix the problem. This would be a modification of the site and essentially clean it up.

C Anderson said he drew the map for Scottie. The parking is on a separate lot. He is allowed ten parking spaces in front for an auto repair place and two spaces for every three employees (another 13-14 spaces). There is parking for 50 cars. The thing that will be difficult is how to close out the second driveway to the house. The idea is to reduce the width to 10' and put a chain across it. The applicant is meeting with Casella to relocate the dumpster.

There was discussion about how best to restrict use of the driveway to the house. Ten feet is narrow and people will still try to use it. There should be some mechanism to delineate that driveway entrance and separate it so that it can't be used by customers of the business. White plastic chain was suggested with a small sign.

Screening – There are some new plantings on the plan in front of the new parking area, not close to the entrance because it is wet in there. The application states 15' juniper or eastern red cedar. 15' may be excessive.

The goal is to get parking just in front of the building, nothing out front closer to the road. All cars to be moved to the back. There could be a condition that autos are only to be parked in spaces shown on drawing. The plan will accommodate the number of cars currently on site.

Cars that are waiting for parts will go in the long-term parking and the daily cars will be up front. J Kiefer noted that it is pretty clear in Section 901 that vehicles stored on property in the town need to be registered and inspected, and if not inspected need to be demonstrated as operable. Applicant

claims the vehicles are all registered. The SUP approval should state that and proof should be required that they are in fact registered and an inspection or statement from the owner that the vehicles operate.

Recommendations to Town Board:

- That there be some sort of access control for the second driveway (plastic chain, barricade, cones).
- That the screening and planting plan is adequate to screen vehicles
- That cars only park in spaces on the plan
- That cars there now (at the time of application and/or approval) be documented as registered and operating status/inspection.