

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

**2 Pros Construction
450 Cortland Road**

This property is in the rural ag district, is a contractor yard that requires a special use permit. They have placed a container modified into an office along Route 13 which was not part of their site plan. They are now asking that it be included in the site plan. The zoning law does allow for outdoor displays and this is a demonstration of a product that they are selling. Zoning law will allow for outdoor displays with screening from highways. They have planted six bushes so there is a partial screening from the highway.

C Anderson said he is concerned with public access. It appears the railings are not complete in the pictures.

D Bussmann said this is clearly a marketing effort. How does it compare to signage regulations?

- It has a banner on it.
- It functions as a second sign which is allowed in the district and is under the square footage.
- Display is an allowed use in the district.
- Steps, railings and signate need to meet code.
- Does it meet design guidelines? Outdoor display is mentioned, but there are no restrictions or guidelines on size or placement.
- Commercial guidelines, rural corridor character area would apply and it says metal sheds or buildings are discouraged.
- There is no landscaping around the building, along the sides or under the deck.
- We could request more landscaping.
- We had asked that their sign be a monument sign, and the one on the structure is not that.
- One way to make the structure better would be to remove the banner from the sign, or mount it in a better way.

Recommendations to Town Board:

- That code enforcement officers are comfortable with the building being a publicly accessed facility.
- That it meets the signage code. The Planning Board is not impressed with the current approach to the signage.
- Improve landscaping on site, so you don't see under the building/deck.