

RESOLUTION # ____ (2021) - Approving Site Plan Amendment for an Outdoor Display at 450 Cortland Road, Tax Parcel 26.-1-14.4

Cl _____ offered the following resolution and asked for its adoption:

WHEREAS,

A. Jack Litzenberger, dba 2Pros Construction, has applied to amend his site plan to add an outdoor display on Tax parcel 26.-1-14.4 at 450 Cortland Road; and

B. The original SUP and site plan was approved by the Town Board (Board) on 12-20-18; and

C. An application, sketch plan, and short EAF have been submitted, and

D. The Town Planning Department considers the application complete and in conformance with the requirements of the Code of the Town of Dryden (Code) §270-5.2, §270-6.1, §270-9.9 and §270-11.2, and

E. A public hearing was held on October 21, 2021 with public comments registered in the meeting minutes and considered by the Board, and

F. The Tompkins County Planning Department has reviewed the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and

G. In a letter dated October 4, 2021, the Tompkins County Department of Planning and Sustainability stated that they have no recommendations or comments on this proposal, and

H. The Town Planning Board reviewed the site plan and made recommendations at their 9-23-21 meeting and these have been considered by the Board, and

I. Pursuant to the New York State Environmental Quality Review Act ("SEQRA") and its implementing regulations at 6 NYCRR Part 617, the Town Board of the Town of Dryden affirms that the negative determination of environmental significance for the original application, made on 12-20-18 after having reviewed and accepted as adequate the Short Environmental Assessment Form Parts 1, 2, and 3, is valid for this minor amendment as well, and

J. The Board has reviewed this application relative to the considerations and standards found in Code §270-11.4 for site plan review and Section 270-9.9 for outdoor storage.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves the sketch plan documents, submitted with the application dated August 20, 2021 as site plan for 450 Cortland Road, conditioned on the following:
 - a. A building permit and Certificate of Occupancy shall be obtained for the display unit.
 - b. The sign on the display unit shall be made more permanent and comply with Code Section 270-9.4.
 - c. Additional landscaping shall be provided to hide the space between the floor of the unit and the ground.

2. The Town Board, finding that the applicant is in compliance with all other provisions of the Code of the Town of Dryden and other applicable ordinances, approves a site plan amendment for the outdoor display at 450 Cortland Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

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