

RESOLUTION #___ (2021) - Approving Site Plan and Special Use Permit for a furniture manufacturing facility at 17 Hall Woods Road, Tax Parcel 52.-1-4.32

WHEREAS,

- A. Knickerbocker Bed Frame Company, Richard Polevoy, owner, has applied for a Special Use Permit (SUP) and site plan review to manufacture furniture in an existing building at 17 Hall Woods Road, Tax parcel 52.-1-4.32; and
- B. This site is located in the Light Industrial/Office zoning district and was previously used for a printing business, Vanguard Press; 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, §270-11.2, §270-12.1 and §270-13.3, and
- E. The Town Planning Board reviewed the site plan as originally submitted and made recommendations at their October 28, 2021 meeting and these have been 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 November 10, 2021, the Tompkins County Department of Planning and Sustainability recommended that the applicant document that they have considered the four energy elements for new construction projects outlined in the *Tompkins County Energy Recommendations for New Construction (2018)* , and
- H. The applicant provided that energy documentation in a letter dated November 16, 2021, and
- I. A public hearing was held on November 18, 2021 with public comments registered in the meeting minutes and considered by the Board, and
- J. 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 finds that this reuse of a commercial structure is listed as a Type II action under §617.5 (c)(18) and is therefore not subject to review under this Part; and
- K. The Board has reviewed this application relative to the considerations and standards found in Code §270-11.4 for site plan review and §270-12.2 and 13.3 for Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves the sketch plan documents, submitted with the application dated October 19, 2021 and amended October 27, 2021 as site plan for 2171 Dryden Road, conditioned on the following:

a. The Varna Fire Department will be invited to bring their apparatus to the building to check that they have full access around the perimeter and tour the facility so that they may pre-plan their response.

2. The Town Board hereby finds that the considerations for approval of the requested Special Use Permit amendment listed in Code §270-12.2 and 13.3 have been met, specifically that:

- a. The proposed use is compatible with the other permitted uses in the Light Industrial/Office district and compatible with the purpose of this district as Industry-Manufacturing is an allowed use in this district and this parcel is located along the Route 13 corridor with other industrial and commercial businesses;
- b. The proposed use will be visually compatible with adjoining properties and with the natural and manmade environment, due to the screening provided by the natural vegetation and its location being adjacent to other large metal-sided buildings along Hall Road;
- c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. Code §270-9.3 (19) requires 1 parking spaces for every two employees so the existing 173 parking spaces are more than adequate for the 60 employees anticipated. Seven loading docks and a road around the perimeter of the building are also more than adequate for the anticipated traffic. There is no additional demand for sewer and water beyond the original design;
- 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 has been considered and found to be negligible, based on the information in the application and the Short Environmental Assessment Form;
- e. Restrictions and/or conditions on design of structures or operation of the use necessary to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town have been incorporated into the site plan;
- f. The project complies with the requirements for site plan review and conforms to the Town's Commercial Design Guidelines to the maximum extent practicable in that the parking lot and landscaping is all slated for renewal and the building façade will also be renovated;
- g. It appears that the proposed use will not produce conditions that are noxious, offensive or hazardous to the health, safety or general welfare of the community

3. 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 Special Use Permit amendment for the furniture manufacturing facility at 17 Hall Woods Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.