

Answers to the Planning Board Questions For 135 North Street Dryden NY

Below are the answers to the questions that were asked of me on Friday 5/27/2022.

A larger site plan accompanies these questions.

Cny Autohub LLC opened in January of 2019 at 119 North Street Dryden. Currently we are located on the opposite corner and are operating at that location under the Special Use Permit Granted in 2018.

We are seeking a Special Use Permit to operate our Business at 135 North Street. This Special Use Permit must be obtained for us to Purchase this Property. Without the Special use Permit for 135 North St. We will not be completing the purchase of that property.

We sell used cars, new trailers and U Haul Rentals. Daily customer traffic averages 2-3 people per day. In the past 3 years, we have never had more than 3 people at once at the dealership. During Covid Rules we operated by appointment, that method of customer communication/INTERACTION works better.

We do not repair vehicles or trailers on site. We have no plans on repairing vehicles or trailers at the new location. We look forward to the repair shop partners we have building the Dryden Community. Our business Complements Long Established Dryden Businesses. Support Local business!

Our evidence and commitment to the Dryden Community is relevant. Since our doors have opened in 2019 we have supported Community Events and donated to various fundraisers and community activities. We opened one year prior to the Pandemic. We were fortunate in 2020-2021 to remain a viable Single Owner business.

Our current facility (119 North St) Was in need of repair when we took possession, in 2019 we re-painted and landscaped enhance were done at our expense. We do not own the property at 119 North St. In the past 2 years we have looked at Commercial Real Estate in Dryden, Cortland and Ithaca. Our current location is not for sale. We are under a lease agreement and feel it not prudent to continue upkeep expenses on a building we do not own.

Outside of the questions: Important to Note!

- A.) After closing we plan to repaint the exterior of the building. It is in need of paint.
- B.) Roof Soffits are damaged and need repair.
- C.) We plan to Line the Parking Lot for Customer Parking.
- D.) We plan to Fill Cracks in the blacktop with filler. (Currently Weeds, Trees and Scrub brush growing in the Cracks.)
- E.) We also plan to do minor roof repair. To repair Water Leaks into the building. At some point in the future repair an over 25 year old roof.

Answers to the Questions:

1.) Parking:

There will be 6 parking places for customers as mapped out on the site plan. In front of the building, 2 of the existing handicap parking places will remain in place. The signs there will be straightened and pavement marked after real property closing.

The entire parking lot has existing pavement. A lot of thought went into the slope and drainage when this parcel was paved 24 years ago. There is a perimeter drain around the existing parking lot. No pavement will be added, the remainder of the parking lot will be vehicle display, and trailer display and U haul rental parking. Customer parking will be lined and clearly marked.

2.) Entrance and Exit to the Property.

The main entrance/exit off North Rd (Route 13) is paved and is 22 feet wide. This can accommodate the 2-3 customers a day that enter the business. The NYS DOT Culvert is 26 feet and there is stone on each side of the pavement with grass covering it. Average width of a vehicle is 7 feet wide, two vehicles can meet in the entrance/exit with clearance.

In the past this property was used as a doctor's office for 14 years and for 10 years as an antique store gift shop. The property accommodated much more than 2-3 people per day when it was a doctor's office.

In 1995, a second entrance off Route 13 was removed by NYS DOT. That entrance was to the far right hand frontage spot.

The main entrance is consistent with other egress and ingress businesses in the Village and in the Town of Dryden. The NYS DOT Culvert is 26 feet and there is crushed stone on each side of the pavement (with grass growing thru it.) Average width of a vehicle is 7 feet wide.

There is a second entrance off Ellis drive to the rear of the property. That entrance/exit measures 28 feet. And is paved.

- 3.) **Handicap accessibility:** The entire property once operated as a doctor's office. On the exterior there is a wide wheel chair ramp 38" wide. It needs some minor updating, and paint as it has not been used very often. These repairs will occur after closing. At the top of the wheel chair access ramp is a handicap accessible door with opener/closing feature. There is a large exterior light on this ramp for safety.

The other front entrance to building is a step up to the opposite door. For mobility challenged customers. Interior bathrooms are all handicap compliant. There is a large exterior light over this door for nighttime customers.

- 4.) **Storm Water Drainage and Run off.** The age of this black top pavement dates back over 24 years. On the front of the property the parking lot slope in front of the building has pitched toward the front large DOT drainage ditch. The main blacktop, is pitched toward the NYS Ditch on the side of the parking lot and toward the back of parking lot. Overall the pitch slope of the blacktop is toward the Rear Storm water Drain. And NYS DOT drains on the front right corner. The rear of the Property has blacktop and the grade/pitch is toward the street Storm Ditch on Ellis Drive. The culvert from this parking runs Under Ellis drive and water is drained to a large ditch running to the nearby creek about ½ mile away.
- 5.) **Garbage-** Cny Autohub llc currently generates less than a one small bag of physical Trash each week. We recycle, what can be recycled. All Trash and all recyclables will be stored inside the building in the basement. We pay for a weekly trash service. Currently Autohub stores the small quantity of trash inside.
- 6.) **Bike Rack ---**I was asked about a bicycle rack for my customers. In 3 plus years of business, we have never had a customer ride their bicycle to Autohub. Added costs of a bike rack are not practical. I drove around Town of Dryden business, both village and Town Properties, and find no current bike racks in use or on display.
- 7.) **Trees:** There is a limited grass strip ditch in front of the building and parking lot. Currently there are right of ways both buried and overhead for, SEWER, ELECTRIC, GAS and Telephone/Cable. Planting inside of the NYS DOT right of way is not permitted. If trees were to be planted in the strip of grass. It will block visibility pulling into and exiting on to busy Route 13. Thus creating traffic hazard. The posted speed limit is 45 MPH. The average vehicle is going much faster as they are traveling north or south on Route 13. Honestly the Town Board should be addressing this issue with NYS DOT. The blacktop area abuts this grassy area. And in the front is pitched or sloped to handle water runoff.

Behind the Building 5 Trees on the boundary line with Dryden Mutual. On the back side of this property boarding Dryden Mutual there is a 20ft NYSEG right of way. On the Easement is states are must remain clear. Nothing can be planted within that Right of Way. There is a large steep bank to the East of the property Boarding Tompkins Trust. The steep bank belongs to Tompkins Trust and at the base is a Swale/Ditch for Runoff from NYS 13. Runoff off Tompkins Trust Property. The grass Bank belongs to Tompkins Trust. Existing blacktop stops just short of that bank and all water is pitched toward that Swale/Ditch. Planting in that Ditch will affect storm water. On the front of the property bordering NYS 13 the right hand corner is NYSEG, Sewer, Right of way. Planting in this right of way is not possible and must remain clear as stated in the deed.

- 8.) **Exterior Lighting-** There are 3 existing exterior lights mounted to the building. At each Entrance and one in the Left hand front corner shining n the customer parking. We do not plan on adding an extra lighting. There re street lights on route 13. Tompkins Trust Next door and Dryden Mutual have considerable exterior lighting. There lighting overflows to this property in evening hours. Route 13 has street lights, no additional lighting needed and we can use their lighting.

David Donlick