

Town of Dryden
Planning Board
93 East Main Street
Dryden NY, 13053

August 14, 2023

Re: Retail Business
2207 Dryden Road
Freeville NY, 13068

Tax Parcel Number: 47.-1-1.39

Dear Chairperson and Planning Board Members,

The current proposal is for a "Retail Business" located in the "Mixed-Use Commercial District", located at 2207 Dryden Road. The parcel of land is located on the corner of Route 13 and Irish Settlement Road. The building appears to have previously been used as "Retail Business" for Back to Basics (bulk food store) and Luck Dog Coins (coin and antique retail). The last known time that this building was utilized as a Retail Business was approximately 2017 under the Back-to-Basics business. Image #1 shows the parcel as it was used when it was being operated as Back to Basics or shortly thereafter.

The current proposal is to maintain the exterior appearance of the building and re-open the building as a "Retail Business". Currently the parking lot is overgrown with grass and weed growth. The parking lot faces Route 13 and would be re-established with crushed stone gravel at the previous size with a handicap accessible parking area. The previous parking area was approximately 63' wide, which would allow for up to 6 vehicles to park, with a 9'x18' parking space area, and a handicap accessible parking space access isle. The parking lot has a current curb cut along Route 13/Dryden Road, which is planned to be maintained. The parking area can also be seen on the survey map (dated August 2023) and the site plan (dated 8/1/23).

The lot currently has a chain link fence along Route 13/ Dryden Road, the east side, and a small portion of the west side. The plan is to maintain the existing chain link fence, but to paint the fence as a dark green or a back color to allow for the fence to blend into the surrounding environment better. Image #2 shows a more current image with the chain link fence as described above. Based on the use continuing to be a "Retail Business" it is anticipated that the vehicle trip generation would remain the same, when the Back-to-Basics store was operational. The building currently has a unloading dock facing west, towards Irish Settlement Road and has a significant amount of screening with mature vegetation.

In addition to the above information the property appears to be located in the "Rural Highway Corridor" area, as identified in the "Town of Dryden Commercial Design Guidelines". A bicycle rack/storage area will be integrated into the parking arrangement, and located along the west side of the building. There is no plan to incorporate any exterior lighting. If exterior lighting was to be added in the future, dark sky complaint fixtures would be considered to minimize glare.

The site plan (dated 8/10/23) also identifies the old driveway, as it was previously established, as overgrown. In the event emergency vehicle needed to gain access to the building, they could use the main entrance or the old connection to Irish Settlement Road. A key box will be placed on the fence and the building to allow access by the fire department.

The Board voiced concern related to vehicles parking during an initial opening of the “retail business”. In the event parking becomes an issue during the initial opening, staff will direct parking to the rear of the building on the old overgrown driveway. This will allow for parking to remain on site and not impact Route 13 or Irish Settlement Road. If parking was directed to the rear of the building, vehicles would also be directed to use the Irish Settlement Rd. access point as an exit in order to minimize the two-way traffic at the main entrance/exit on Route 13/Dryden Rd.. A generic vehicle trip generation letter has been included in the documents to show that a minimal impact would be anticipated for this type of use on this property.

Sincerely,

Marty Moseley

Municipal Relations Consulting LLC