

RESOLUTION #___ (2023) - GRANTING SPECIAL USE PERMIT AND APPROVING SITE PLAN FOR A CONTRACTOR YARD AT 1622 DRYDEN ROAD, TAX PARCEL 44.-1-13.416

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

WHEREAS,

- A. On November 13, 2023 Nick Belisario applied for a Special Use Permit (SUP) and site plan approval for a contractor yard to be located at 1622 Dryden Road, Tax parcel 44.-1-13.416. Application included sketch plans, SUP worksheet, notice of ground disturbance and Short Environmental Assessment Form. Supplemental materials submitted December 19, 2023 included a more detailed sketch plan and landscaping plan, and
- B. The Town Planning Department considers the application complete and in conformance with the requirements of the Code of the Town of Dryden (Code) §270-11 and §270-12, and
- C. The Tompkins County Planning Department has reviewed the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and
- D. In a letter dated November 21, 2023, the Tompkins County Planning Department determined that the proposed action will have no significant county-wide or inter-community impact, and
- E. 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 has, on December 21, 2023, made a negative determination of environmental significance, after having reviewed and accepted as adequate the Short Environmental Assessment Form Parts 1, 2, and 3, and
- F. A public hearing was held on December 21, 2023 with public comments registered in the meeting minutes and considered by this board, and
- G. The Town Board has reviewed this application relative to the considerations and standards found in Code §270-11 for site plan review and §270-12 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 November 13, 2023 and supplemented December 19, 2023, as site plan for 1622 Dryden Road, conditioned on the following:
 - a. The applicant shall coordinate with the Town’s Stormwater Manager and Engineer and NYS DEC to determine compliance with the existing SWPPP, or if necessary, seek coverage under a revised SWPPP that addresses the scope of the proposed project including possible post-construction stormwater management practices.
 - b. The proposed willow tree landscaping is to achieve a density as portrayed in pictures submitted and be supplemented with evergreen trees every 20 feet to provide some year-round screening.
- 2. The Town Board hereby finds that the considerations for approval of the requested Special Use Permit listed in Code Section 270-12 have been met, specifically that:

- a. The proposed use is compatible with the other permitted uses in the Rural Residential district and compatible with the purpose of this district as Contractor Yards are a permitted use in this zone and this parcel is located adjacent to the heavily travelled State Route 13 and is near other commercial businesses;
 - b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as this proposal is for a single building, up to 40 roll-offs and material stockpiles will be screened by the proposed landscaping;
 - c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. Trucks and emergency vehicles have access from the common driveway;
 - 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 low volume of traffic associated with this business, the extensive landscaping and it not generating excessive noise, dust, odors or release of harmful substances;
 - 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 site is screened from residential uses by the proposed landscaping.
3. The Town Board, finding that the applicant is in compliance with all other provisions of the Code and other applicable ordinances, approves this Site Plan and Special Use Permit for the contractor yard at 1622 Dryden Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

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