**Minutes**

First draft

**For**

**Village of Dryden**

**Planning Board Meeting**

**Held on Monday July 26, 2021 at 7:00 pm**

CHAIRPERSON PRESENT: Nick Kuzmik

PLANNING BOARD MEMBERS PRESENT: Doug Brown, David Bravo-Cullen, Tom

Sinclair, Clay Converse (Alternative Member)

SECRATARY: Allison Kjellander-Cantu- recording secretary

EXCUSED: Les Cleland, Rotha Marsh

PLANNING /DEPARTMENT: Dave Sprout, Shelley Knickerbocker

LIASON: Mayor Murphy

Chairman Kuzmik opened the meeting at 7:01 p.m. and introductions were made

**NEW BUSINESS:**

**62 West Main St. Site Plan Review for an Ice Cream shop** (Restaurant):

Applicants Paul & Vickie Best were not present.

The purpose for this meeting is for site plan review for an Ice Cream shop, The Station Creamery, owned and operated by Paul and Vickie Best already located at 62 W. Main St. by reusing a portion of their existing space in their Specialty Trophy business. The repurposing includes nonstructural, cosmetic changes to approximately 427 square feet of the interior of the existing building and adding three (3) picnic tables, planters, solar lights, and signage to the exterior.

The Board discussed and the results are that this is an ideal location, easy to walk to, good place for high school students to work at, the concerns the Board discussed are handicapped parking (one spot is needed), where that spot should be, and if there is enough parking. Moore’s Tires has ok’d parking on their lot if needed.

Tompkins County Department of Planning has no recommendations or comments on this proposal.

Chairman Kuzmik concluded that the applicants have met all the requirements per the site plan checklist and short Environmental Assessment

On a motion to approve the site plan application was made by David Bravo-Cullen and seconded by Doug Brown, 5 Ayes the motion carried

**WHEREAS:**

1. This matter involves consideration of the following proposed action: Application submitted by Paul & Vickie Best , requesting approval to operate an Ice Cream Shop, The Station Creamery, at 62 W. Main St. Site plan review being a condition of approval of a Special Use Permit by the Village of Dryden Zoning Board of Appeals ; and
2. The Village of Dryden Zoning/Code Enforcement Officer, the Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, have jointly undertaken with the applicant a site plan review process involving this action which (i) involved review of relevant issues and considerations and

**NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:**

1. The Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, hereby finds that In accordance with Subsection 33025 of the Laws of the Village of Dryden, that approval of the 62 W. Main St., The Station Creamery, site plan (application dated June 21, 2021) is **granted**

**WATCHDOG and or DISCUSSION ITEMS:**

There were none discussed

Member David Bravo-Cullen would like the Board to start meeting on a monthly basis again.

**ADJOURN:**

Member Brown made the motion to adjourn the meeting at 7:35 p.m., Member Tom Sinclair seconded the motion. Chairman Kuzmik called for the vote: Chairman Kuzmik-Aye, Member Sinclair-Aye, Member Brown- Aye, Member Bravo-Cullen-Aye, and Alternative Member Converse- Aye.

The meeting was adjourned