

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday, August 27, 2018**

CHAIRPERSON PRESENT:	Ben Curtis
PLANNING BOARD MEMBERS PRESENT:	Les Cleland, Chris Gibbons, Doug Brown Liaison member Mike Murphy
ALTERNATE MEMBER:	David Bravo-Cullen
EXCUSED MEMBER:	Nick Kuzmik
SECRETARY PRESENT:	Rotha Marsh
GUESTS PRESENT:	Jacob Roberts & Nicholas Sedorus, 3 North St. Al Kryger. Smith Reality Kevin Ezell, code enforcement

Chairman Curtis opened the meeting at 6:58 p.m. and made introductions

Chairman Curtis appointed David Bravo-Cullen as acting Board Member to replace excused member Nick Kuzmik.

New Business:

3 North St. Site Plan Review Hearing:

Chairman Curtis opened the public hearing at 7:04p.m.

Jake Roberts outlined their plan for renovating 3 North St. from a dentist's office and two dwelling units into three dwelling units. They will remove 19' of the most burnt part of the structure to make a parking area for 4 cars. The first floor will consist of 2 single bedroom units and the second floor will have 1, two bedroom unit with egress windows. The plan is for all new electric, foam insulation, and plumbing all to code specifications. They will leave the three existing entrances as is. A plan for a laundry area for the tenants is planned on the 5 North St side of the structure. The board has concerns about the parking plan which the owners will obtain documentation showing that the driveway is shared and the tenants will have use of the parking lot adjacent to the west side of the property to maneuver into the proposed parking spaces. The owners will consult with the "Beautification Brigade" about landscaping the green space to blend with or enhance the "Time Square". The Board pointed out the need for motion detecting light in the parking areas and a covered place for garbage containers and the owners agreed.

Chairman Curtis entered into the record an email sent by Village of Dryden Trustee Dan Wakeman. All of his concerns were discussed and it was determined that they had addressed them to their satisfaction.

Chairman Curtis closed the public hearing as there were no other questions or concerns at 7:20pm.

3 North St. Site Plan Review resolution:

Motion made by: Les Cleland

Motion seconded by: David Bravo-Cullen

RESOLUTION No 8.2- 2018

3 North St. Site Plan Review

WHEREAS:

- A. This matter involves consideration of the following proposed action: Application submitted by Nicholas Sedorus and Jacob Roberts, (owners of 3 North St., tax map #12.-5-7) requesting approval to convert the existing vacant and fire damaged structure from a two unit dwelling and office space to a three unit multiple dwelling. Site plan review being a condition of the three area variances previously granted by the Village of Dryden Zoning Board of Appeals ; and
- B. 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 (ii) resulted in modifications to the proposed site plan and the inclusion of mitigating measures deemed necessary and appropriate; 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 subject to the modifications and/or conditions set forth on the attached Schedule A, the proposed action meets all conditions and requirements for site plan approval pursuant to Section 330 of the Laws of the Village of Dryden (and all Subsections thereunder); and
- 2. In accordance with Subsection 33025 of the Laws of the Village of Dryden, it is hereby determined by the Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, that approval of the 3 North Street site plan (application dated April 27, 2018) is **GRANTED** subject to the modifications and/or conditions set forth on the attached Schedule A; and
- 3. This resolution (and any modifications and/or conditions set forth on the attached Schedule A) shall constitute the written statement of the Village of Dryden's Planning Board's action, in its designated capacity as a Site Plan Review Board, pursuant to

Subsection 33025(A) of the Laws of the Village of Dryden, and copies of this resolution shall be presented to the applicant and the Village Board of Trustees as provided in said Subsection; and

4. A final Site Plan conforming to the Site Plan approved as hereinabove provided and incorporating any and all modifications and/or conditions set forth on the attached Schedule A shall be submitted to the Village of Dryden Zoning/Code Enforcement Officer as required pursuant to Subsection 33026 of the Laws of the Village of Dryden.

SCHEDULE A

MODIFICATIONS AND/OR CONDITIONS OF APPROVAL

- a. In granting the foregoing site plan approval, and in addition to any other modifications and/or conditions set forth below, the Planning Board, acting in its designated capacity as a Site Plan Review Board, accepts, endorses and incorporates all of the conditions attached by the Zoning Board of Appeals in its approval of the area variances for this project granted on August 27, 2018, which area variance approval was conditioned upon this Board performing site plan review including a consultation with the “Beautification Brigade” to make sure the landscaping of the green spaces coordinates with the Village of Dryden Time Square.
- b. Shelter storage for three (3) refuse cans must be provided.
- c. Documentation showing shared use of the driveway and parking lot north and west of the proposed site sufficient to accommodate the proposed use.
- d. Motion detecting lights to be installed over the parking areas.

The vote on the foregoing motion was as follows:

AYES: Curtis, Gibbons, Brown, Cleland & Bravo-Cullen

NAYS: None

The motion was declared to be carried.

Smith Realty - The Next Best Place Subdivision:

Al Kryger furnished the Board with sketches of his proposed subdivision to divide tax map parcel #8.1-1-6.2, North Street into two parcels. The Board reviewed his sketches and application materials and determined that his sketch plan application was complete.

Motion made by: Chris Gibbons

Motion seconded by: Doug Brown

RESOLUTION No 8.3- 2018
Smith Realty Subdivision

WHEREAS:

- A. This matter involves consideration of the following proposed action: Application submitted by The Next Best Place Subdivision, (Smith Realty) who wishes to divide tax parcel #8.1-1-6.2, North St. into two parcels. Parcel A would consist of 20.96 acres from tax map #8.1-1-6.2 and .79 acres from tax map#8.1-1-3. The second parcel "B" would consist of the remaining 21.75 acres of tax map# 8.1-1-6.2.
- B. On August 27, 2018, the Village of Dryden Planning Board reviewed the Sketch Plan and accompanying subdivision application materials submitted by the applicant and determined that they met the requirement for a sketch plan per section 80302(E) of the Subdivision Regulations. .

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1. The Village of Dryden Planning Board, based upon all of its foregoing review and action, hereby classifies the Smith Realty, The Next Best Place Subdivision as a minor subdivision as defined in section 80200 of the Subdivision Regulations.

The vote on the foregoing motion was as follows:

AYES: Curtis, Gibbons, Cleland, Bravo-Cullen & Brown

NAYS: none

The motion was declared to be carried.

July Minutes:

On a motion by Doug Brown and seconded by Les Cleland, the following was passed. Vote: Curtis- Aye, Gibbons-Aye, Cleland- Abstain, Bravo-Cullen- Abstain, Brown – Aye.

RESOLUTION No 8.4- 2018
July 16, 2018 Minutes

Resolved, that the Planning Board of the Village of Dryden, hereby approves the Minutes for the Planning Board meeting held on July 16, 2018

Watchdog Items for discussion:

Chris Gibbons regarding the Lewis Street overpass debris in the creek bed suggests contacting Gov. Cuomo for help in getting a DEC permit to clean it out. He was just on the news saying he would help towns and villages in preventing flooding like what occurred in Lodi. Mayor Mike Murphy will work on this.

Les Cleland reports the storage containers on the old Stafford Chevrolet property are still there and wants code enforcement to do something about it. He also wants code enforcement to look into the parking lot at the new Walgreens, the exit is not clear-needs smoothing and black top.

Ben Curtis reports 68 South St. has a couch at the curb, a tire in the ditch and a rug near the road. He also commented on how horrible the Schrug Trail looks were the DPW cut down both sides of the trail for ½ mile. The Mayor will discuss this with the DPW Superintendent. 26-28 South Street has a missing sidewalk section.

The Mayor and Les Cleland both report that the new water main shut offs installed on Lee Rd stick up above the pavement, the same for Mill St and Rochester. The Mayor will also discuss this with the DPW Superintendent.

Solar law:

Due to the late hour, further discussion on the proposed Village law won't be finished so the September meeting with Houtan Moaveni needs to be pushed back until November. Chairman Curtis will contact him to see if the 14th, 19th, or 20th will work with him. A special meeting to finish discussing the proposed new law is needed. October 1, 2018 at 7:00 p.m. was decided on.

Adjourn

On a motion by Brown and seconded by Gibbons, the following was passed. Curtis- Aye, Gibbons-Aye, Cleland-Aye, Bravo-Cullen- Aye, Brown- Aye

RESOLUTION No 8.5 2018

Adjourn

Resolved, that the Planning Board of the Village of Dryden, hereby adjourns the meeting at 9:04 p.m., not to reconvene.