

**Minutes
For
Village of Dryden
Joint Planning Board and Board of Trustees Meeting
And Public Hearing
Held on Wednesday, November 14th, 2018**

Approved

CHAIRPERSON PRESENT:	Ben Curtis
MAYOR:	Michael Murphy
PLANNING BOARD MEMBERS PRESENT:	Les Cleland, Doug Brown, Nick Kuzmik,
TRUSTEES PRESENT:	Deputy Mayor Tom Sinclair, Dan Wakeman, Deb Fisher, Jason Dickinson
EXCUSED MEMBER:	Chris Gibbons
ALTERNATE MEMBER:	David Bravo-Cullen
SECRETARY PRESENT:	Rotha Marsh
GUESTS PRESENT:	Candace Rossi-NYSERDA Project Manager Shannon Osborn, Sue Bahney, Cathy Wakeman Shenandoah Brier-Cortland Standard

Chairman Curtis opened the Public Hearing at 7:04 p.m.

Introductions were made and Chairmen Curtis appointed David Cullen Bravo as acting member for this meeting.

Presenting the proposed Solar Energy law to The Board of Trustees:

Chairman Curtis gave a brief description of the work the Planning Board has been doing drafting a proposed Solar Energy Local Law. After assuring everyone had a copy of the proposed Law he proceeded to explain each page and section and why the Planning Board decided on the wording. The Board of Trustees asked many questions, most were answered or explained by Chairman Curtis or Candace Rossi from NYSEDA. What is not to the Board of Trustees satisfaction will be addressed by the Trustees at their next meeting. David Bravo-Cullen acting as a resident added his concerns about Solar Panels possibly giving off electromagnetic radiation. It was decided that he should investigate this further and report to the Trustees if there is evidence the Solar Energy panels are a problem and not just the utility company transformers. Candace Rossi will also check with Houtan Moaveni at NYSEDA, or some other source, as he might know more than she about electromagnetic radiation from solar panels.

No other guest had any questions or concerns.

Chairman Curtis jointly with Mayor Murphy and all members agreed to close the public hearing at 8:38 pm

The Board of Trustees and all guests excluding Shannon Osborn left the meeting.

Chairman Curtis opened the Planning Board meeting at 8:42 pm

29 Freeville Rd. Subdivision Classification:

Shannon Osborn business owner of Tre Bellas dance Studio presented a subdivision sketch plan for Tax Parcel ID#9.-1-1.2. 6.41 acres located on the corner of Freeville Road and Lewis St. in the Commercial zoning district.

Memorandum from the Planning Department:

Section 80302E dictates the contents of the sketch plan. Ms. Osbourne has submitted survey maps and other documents for the subdivision sketch plan:

1. The location of that portion which is to be subdivided in relation to the entire tract, and the distance to the nearest existing street intersection. *[Complies.]*
2. All existing structures, wooded areas, streams and other significant physical features within the portion to be subdivided and within 200 feet thereof. If topographic conditions are significant, contours shall also be indicated at intervals of not more than 10 feet. *[Complies, see surveys and physical features page. Topographic conditions are not significant,].*
3. The name of the owner and of all adjoining property owners as disclosed by the most recent municipal tax records. *[Complies.]*
4. The tax map sheet, block and lot numbers, if available. *[Complies.]*
5. All utilities available, and all streets, which are proposed, mapped or built. *[Complies, no streets are proposed.]*
6. The proposed pattern of lots (including lot width and depth), street layout, recreation areas, if any, systems of drainage, sewerage, and water supply within the subdivided area. *[Complies.]*
7. All existing restrictions on the use of the land including easements, covenants, and Zoning restrictions. *[Electric, telephone and TV lines are indicated, sewer and water will be brought in from Lewis Street – see site concept sketch.]*

Once classified as a Minor Subdivision, an applicant has six months to submit an application for approval of the subdivision. A public hearing must be scheduled within 45 days of the acceptance of the final plat. Within 60 days of acceptance of the final plat, the Board must approve, modify and approve, or disapprove the final plat. The final subdivision plat shall not be signed for recording until the sub divider has complied with the provisions of Section 80306.

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

Resolution No. 11.1-2018
29 Freeville Rd subdivision classification

Resolved, that the Planning Board of the Village of Dryden classifies the subdivision of 29 Freeville Road, Tax Parcel ID# 9.-1-1.2 as a minor subdivision.

The Board gave Shannon Osborn recommendations for what she needs to get accomplished in order to have a public hearing at the next Planning Board meeting December 17th for final plat approval and for site plan review of the proposed dance studio.

Minutes

September 24, 2018 minutes need two items changed- first member Kuzmik voted Aye on the August Minutes and it is Chris Gibbons and not Les Gibbons.

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

Resolution No. 11.2-2018 September 24, 2018 Minutes

Resolved, that the Planning Board of the Village of Dryden approves the minutes from the September 24, 2018 Planning Board meeting with the foresaid corrections.

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

Resolution No. 11.3-2018 October 22, 2018 Minutes

Resolved, that the Planning Board of the Village of Dryden approves the minutes from the October 22, 2018 Planning Board meeting

Watchdog Items for discussion:

Member Cleland reports there are still storage containers at the Roscoe Millwork Co. Chairman Curtis will address this with code enforcement.

Adjourn

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

RESOLUTION No 11.4 2018 Adjourn

Resolved, that the Planning Board of the Village of Dryden, hereby adjourns the meeting at 9:16 p.m.

