**Minutes**

Draft

**For**

**Village of Dryden**

**Planning Board Meeting**

**Held on Monday April 22nd, 2019**

CHAIRPERSON PRESENT: Ben Curtis

PLANNING BOARD MEMBERS PRESENT: Les Cleland, Doug Brown, Chris Gibbons

EXCUSED: Nick Kuzmik,

NOT PRESENT: Alternative member David Bravo-Cullen

SECRATARY: Rotha Marsh- recording secretary

GUESTS PRESENT: Michael Murphy (Mayor)Liasion

Paul Simonet- Maple Ridge Subdivision,

Mahlon Perkins- Attorney for Paul Simonet

Mike Hall- Neptune Hose Co.,

Dave Sprout- Code Enforcement, arrived at 7:06pm

Chairman Curtis opened the meeting at 7:03 p.m. and made introductions

**Maplewood Subdivision:**

Chairman Curtis turned the floor over to Paul Simonet. Mr. Simonet submitted his sketch plan for phase two of the Maple Ridge Subdivision which is part of a 32 acre cluster house development with a plan for up to 60 houses. Phase two is designed with 8 one story houses. Originally his plan was for what he called “McMansion lots”, but due to economic conditions the market won’t support such. Each house dwelling starts at 1200 square feet but can be scaled to what a buyer might want, each are 3 bedrooms. These dwellings will all be southern oriented for a net zero energy impact. All units have a detached garage that could be attached if building code required or if the buyer should want. Dave Sprout will check with the NY State to determine if the building Code wording requires them to be attached or is it an administrative interpretation. The access road for phase two would be an extension of Maple Ridge Drive two shared 12ft wide driveways off to the right side with 4 houses on each. Chairman Curtis asked how long the new dead-end would be and if it would be longer than 600 ft., Simonet refused to answer stating that the length was immaterial. The turnaround at the end will be identical to the present turnaround. Both driveways would have additional pavement added on either side at the end of the drive to accommodate Fire trucks and Equipment. Mike Hall, fire chief, acknowledged his approval. He would prefer the driveways be wider but they are the minimum requirement. The driveways would be privately maintained. Simonet asked for approval for not only these 8 houses but for developing 4 lots on the left side of Maple Ridge Drive at a future date and possible more in the future. His sketch plan still does not address the Village Local Law: ***Subdivision Section 80402 B. no. 5 which states –Subdivisions containing twenty or more lots shall have at least two street connections with existing public streets, or streets on an approved Subdivision Plat.***

Simonet rejected Chairman Curtis’s suggestion of a center island stating that the Fire Department thought that suggestion was not desirable for them. He asked the Board to consider this sketch plan as is because he has no other alternatives. Simonet stated that he feels there is a personal conflict between himself and Chairman Curtis so requested the opinions of the other Board members present. Member Cleland asked Chairman Curtis what was his objection. Chairman Curtis stated that the sketch plan does not meet the waiver requirements per the Subdivision Regulation (80600-80620) for him to approve.

After a brief question and answer session, Member Gibbons made the motion to make a recommendation to the Village Board of Trustees to waive the requirement of Subdivision Section 80402 subsection B paragraph number 5 for the Maple Ridge Subdivision because it meets with all safety concerns. This was seconded by Member Brown

For the record member Cleland motioned to amend this action noting that this was not to be a precedent on future subdivisions. Member Brown seconded.

Vote Gibbons-Aye, Cleland-Aye, Brown- Aye, Curtis Nay

Chairman Curtis wants Dave Sprout to provide his determination regarding Fire Code requirements. Dave agreed to give his determination in writing after he has heard back from the State to see if his interpretation is correct.

Member Gibbons made the motion to accept the Maple Ridge Subdivision sketch plan with up to 12 dwellings contingent upon the Village of Dryden Board of Trustees approval of the waiver to Local Law Section 80402 B. no 5. Member Cleland seconded.

Vote Gibbons-Aye, Cleland-Aye, Brown- Aye, Curtis –Nay

Paul Simonet thanked the Board and left with Mahlon Perkins and Mike Hall

Member Cleland was excused at 8:20pm

**Minutes from January 28th, 2019:**

Member Brown motioned to accept the minutes from January 28, 2019, Member Gibbons seconded.

Vote Gibbons-Aye, Brown-Aye, Curtis- Aye

**Old Business:** none

**New Business:** Dave Sprout reports that there is a request for a Garage/towing business at 15 Freeville Road . This will require a special permit from the Zoning Board of Appeals and site plan review from the Planning Board.

Member Brown made the motion to Adjourn, member Gibbons seconded

Vote Gibbons-Aye, Brown-Aye, Curtis- Aye