

MINUTES
For
Village of Dryden
Planning Board Meeting
Held on Monday, January 22th, 2018

CHAIRPERSON PRESENT:	Ben Curtis
PLANNING BOARD MEMBERS PRESENT:	Doug Brown, Les Cleland, Chris Gibbons,
MEMBER EXCUSED:	Nick Kuzmik
ALTERNATE MEMBER PRESENT:	David Bravo-Cullen
SECRETARY PRESENT:	Abby Homer
GUESTS PRESENT:	Kevin Ezell, Code Enforcement Carl Snyder, NY Land Quest Mike Murphy & Bruce Drowne, Village Trustees Joe Wilson, Dryden Town Planning Board Tim Arnold, Webber Street Al Kryger, GARWD Consulting

Chairman Curtis opened the meeting at 7:00 p.m. Introductions were made and Alternate member David Bravo-Cullen was appointed acting member in member Nick Kuzmik's excused absence.

New Business

Carl Snyder of 82 North Street, NY Land Quest informally presented his plan for a nearby lot on North Street. The plan showed a parking area and small display cabin shells on skids along with a few high end playground sets, placed around the 1.02 ac commercial lot. A b zone flood plain line was showed on the map and the structures were not within that area. The designation of one of the cabin shells with electric service, was discussed. Without the office, the use wouldn't easily fit under the "stores and shops for retail business" category, and an interpretation from the Zoning Board of Appeals may be needed.

No obvious negatives were mentioned and the applicant indicated he would proceed with a Site Plan Review application.

Al Kryger of GARWD Consulting informally presented a plan for a mixed use/transitional living facility on the 43 Acre Industrial zoned parcel off North Street, at the Northern edge of the Village. It proposes a phased development including 84 duplex senior/assisted living units, 42 Condo/rent to own apartments, 30 garage storage units and a 60 unit hotel/motel. Additional facilities shown, briefly discusses were recreational building/community center, parking areas, sales office/HOA, gazebo, storm water run-off pond, community solar arrays for onsite power, walking/bike trail. It was noted that all facilities would be private, for use of the property owners only and the internal sidewalks and streets would be maintained by the HOA as well.

The general concept was well received, however it is not permitted under the Zoning unless it falls under the category, "senior living facilities" only. Chairman Curtis mentioned a couple options, for a Planned Unit or Planned Development area under which a proposal like this might be considered in the Village. The existing permitted user in the Light Industrial District could be amended to include the user property or the overall zoning could be amended to include a provision for PUD or PDA applications could be considered by the Trustees generally with a recommendation from the Planning Board. The Board

discussed the pros and cons of both options. Acknowledging the large amount of time and considerations put into the Zoning regulations for developing the highest Industrial/Business Park District, the Board agreed the best option for the overall Village would be to recommend the zoning be amended to create the authority within the Zoning Law to allow PUD or PDA applications in any district to come to the Board of Trustees for consideration.

Additional issues such as infrastructure extension, building ownership and ways to ensure the phasing is completed were discussed and also who would write the regulations for the zoning amendments. Mr. Kryger offered to assist in this process if requested. Chairman Curtis stated his Board could find similar laws in nearby municipalities and draft something tailored to the Village of Dryden, if the Trustees requests the Planning Board to do so.

On a motion by Planning board Member Brown and seconded by Planning Board Member Cleland, the following was passed. Vote: 5 Ayes.

RESOLUTION 01-2018

Recommendation to Trustees to create PUD authority in Zoning Law

Resolved that the Planning Board of the Village of Dryden hereby makes a recommendation to the Dryden Village Board of Trustees, to amend the Zoning Law to add provisions to create authority to consider Planned Unit Developments/Planned Development Area applications in the Village.

Old Business

Homer reported on the ongoing construction of the now Rite Aid including the receipt of a sign variance.

It was noted that the sign speed on the Kinney Drug Store sign may need to be checked.

On a motion by Planning Board Member Cleland and seconded by Planning Board Member Brown, the following was passed. Vote: 5 Ayes.

RESOLUTION 02-2018

11-27-17 Minutes

Resolved that the Planning Board of the Village of Dryden hereby approves the minutes from the November 27th, 2017 Planning Board meeting, with any corrections noted.

Watchdog

None

Adjourn

On a motion by Planning Board Member Brown and seconded by Planning Board Member Cleland, the following was passed. 5 Ayes.

RESOLUTION 03-2018

Adjourn

Resolved that the Planning Board of the Village of Dryden hereby adjourns the meeting at 8:45 p.m., not to re-convene.