**Minutes**

First Draft

**For**

**Village of Dryden**

**Planning Board Meeting**

**Held on Monday August 26, 2019 at 7:00 pm**

CHAIRPERSON PRESENT: Nick Kuzmik

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

Bravo-Cullen

SECRATARY: Rotha Marsh- recording secretary

GUESTS PRESENT: Michael Murphy (Mayor)Liasion

Dave Sprout- Code Enforcement

Craig Makenzie, Nicolas Makenzie

John Kuzmik

Chairman Kuzmik opened the meeting at 6:57 p.m. and made introductions

**15 Freeville Road Site Plan Reiew:**

The purpose of this meeting is for site plan review for a Towing and recovery business, owned and operated by Craig Makenzie to be located at 15 Freeville Road. Per the minutes of the Zoning Board of Appeals:

***There will be no changes to the building; the greenspace will remain the same excluding three trees that will be taken down. He would like to add fencing along the west side. He has 6 Trucks at this time which will be parked inside in the winter and outside in the summer. The Body Shop and Detail Shop will remain the same. There is room for two tractor trailers and 10 vehicles inside the Body Shop. He is not really interested in car sales but will have to be able to sell cars that are reposed. No lighting changes are proposed accept a security light in the back. Business hours will be 8-5pm and 24 hr. towing. They will not use Walgreen’s driveway for their business. No new sign is proposed at this time***

***Chairman Hart concluded:***

***\*A more detailed review will be done by the Village of Dryden Planning Board***

***\*This will be subject to completion of Site Plan Review***

***\* Signage would be a separate issue***

***\* There will be no filling pumps***

***\*There is a need for the service***

***\*There are no environmental concerns based on the responses provided by the applicant on the short environmental assessment form***

***\*The Planning Board may consider providing a limit to the number of unlicensed and unregistered vehicles on the property as part of their site plan review if they feel that this is warranted***

***On a motion by Zoning Member Holtz and seconded by Zoning Member Holic the following was passed: Vote: Day-Aye, Holic-Aye, Hart-Aye, Holtz- Aye***

***RESOLUTION No. 7-2-2019***

***15 Freeville Rd. Special Permit***

***Resolved that the Zoning Board of Appeals of the Village of Dryden hereby approves the Special Permit for Craig Makenzie for a commercial garage at 15 Freeville Rd. Dryden NY 13053 with the condition that it become operational upon the completion of Site Plan Review with the Village of Dryden Planning Board***

A motion to proceed with site plan review was made by member Cleland, seconded by member Gibbons. 5 Ayes the motion carried.

Chairman Kuzmik following the Site Plan Checklist read thru each item and the Board determined that Mr. Makenzie met all the criteria. His sketch was not exactly scale but was close enough for the Board. Mr. Makenzie’s plan is for 4 drivers’ (employees) with cell phones, no radios. 2 handicapped parking spots in the front. He will have separate waste disposal containers for used oil and anti- freeze and has already contacted Safety Kleen waste disposal service to comply with regulations. He will apply for a sign permit in the future.

The Board then examined all general considerations as per the Laws of the Village of Dryden, and the short Environmental Assessment form per Section 239-M of the General Municipal Law. The Board determined that Mr. Makenzie was within the guidelines.

The property to be leased is not in the flood plain, there is adequate drainage, no contours in the property, adequate parking, adequate egress, fire hydrant close by, existing cable, and Mr Makenzie assured the board all scrap metal would be removed promptly. Fencing would be added in the spring, three trees would be removed this fall and mulching around the front of the building which is visible. Hours of operation will be 8-5pm with 24 hr. towing. There is presently 1 light in the front and 1 in the rear. An additional light will be added behind the building in the fenced area. All lighting will be considered dark sky or pointed downwards.

It was noted there were no questions or concerns from the public

A motion to issue a negative declaration under SEQRA was made by member Brown, seconded by member Cleland, 5 Ayes the motion carried.

A motion to approve the site plan application was made by member Gibbons, seconded by member Brown, 5 Ayes the motion carried.

RESOLUTION No.8.26.1-2019

CNY Towing and Recovery Site Plan Review

**WHEREAS:**

1. This matter involves consideration of the following proposed action: Application submitted by Craig Makenzie, requesting approval to operate a body shop and repair center, CNY Towing and Recovery, at 15 Freeville Rd. Site plan review being a condition of the Special Permit previously granted 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 15 Freeville Rd., CNY Towing and Recovery site plan (application dated July 10, 2019) is **granted** subject to the conditions set forth on the attached Schedule A.

**Schedule A**

CONDITIONS FOR APPROVAL

1. Dark Sky Lighting
2. Parking will remain within the leased area
3. Fencing will be erected in the spring of 2020

**NEW BUSINESS:**

Approve minutes from April 22, 2019 meeting:

A copy was reviewed by the board

A motion to approve the minutes from the April 22, 2019 meeting was made by Member Cleland, seconded by member Gibbons, 3 Ayes motion carried, Kuzmik and Bravo- Cullen Abstained

**WATCHDOG ITEMS:**

Chairman Kuzmik noticed the utility cut in the Road in front of Tre Bellas was a problem for cars. Mayor Murphy reported that paving will be started there soon.

Dave Sprout has received a few calls on rats in the Village.

**ADJOURN:**

A motion to adjourn was made by member Brown, seconded by member Gibbons, 5 Ayes, the meeting was adjourned at 7:52pm