

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday January 25, 2021 at 7:00 pm via Zoom**

Approved

CHAIRPERSON PRESENT:	Nick Kuzmik
PLANNING BOARD MEMBERS PRESENT:	Les Cleland, Doug Brown,
NOT PRESENT:	David Bravo-Cullen, Kayla Lane Clark
SECRETARY:	Rotha Marsh- recording secretary
GUESTS PRESENT:	Dave Sprout- Code Enforcement
	William Troy – Village Attorney
	Residents- William Bailey, Paul Simonet

Chairman Kuzmik opened the meeting at 7:09 p.m.

NEW BUSINESS:

William G. Bailey Application for a Subdivision:

William Bailey who resides at 12 Highland Drive has applied to parcel off a section of his property to be used for residential. The applicant seeks to reverse the prior subdivision of the larger parcel into two parcels. He is requesting this if he is able to have Village water and sewer service. It was suggested that he contact Paul Sabin, Superintendent of Public Works for the Village to establish whether or not this is possible. The Board did classify this sketch plan as a Minor Subdivision and approved the preliminary plat. Mr. Bailey has six months to file for final approval with the Village Clerk and the county Clerk.

Member Brown made the motion to approve the application from William G. Bailey for a minor subdivision and cleared to proceed within six months. **Member Cleland** seconded the motion. Chairman Kuzmik called for the vote: Kuzmik-Aye, Brown- Aye, and Cleland- Aye

The motion carried.

Paul Simonet – Application for Review and Approval of Phase II Sketch plan:

Paul Simonet submitted a new application for Phase II of the Maple Ridge Subdivision. This was distributed to the Board members via email. The floor was given to Mr. Simonet. In the past year since he met with the Board he has purchased 76 E. Main St. and is in the process of buying (the old Kristopherson Property) the property between Maple Ridge and the Baptist Church which means there could be a service road from Applewood Rd. to Virgil Rd. He would like the Board to withdraw the 20 lot limit. He says building a road to Village specs cost him \$400.00 a foot and that is just too expensive. He mentioned that he has talked with Mayor Murphy about retention ponds being built that could help with flood management. He was not clear as to where these ponds would be exactly, but that the proposed access road could be extended to them. This is just talk at this time. Chairman

Kuzmik suggested he look at all alternatives for building a road. Possibly there is a less expensive way, gravel thickness verses payment thickness.

Chairman Kuzmik screen shared the new sketch plan with slight modifications from the previous year's plan. The proposal adds 4 lots with driveways along Maple Ridge Drive and made the eight previous lots smaller along the two 12-16' private driveways with individual lot driveways with turn arounds for each property. It was noted by member Cleland that garbage providers and other services would not have access to these properties on the private driveways, therefore property owners would have to bring their trash to the main road. They also would have to take care of other services like snow removal themselves.

It was noted that in answer to a question about garages, there is no requirement for them to be attached.

After much discussion it was agreed that only 19 total lots can be developed without a second means of egress and eight of the Phase II lots located on the private driveways would need deed restrictions. (Village Law Section 80402, B. Arrangement, paragraph 5 states- *Subdivisions containing twenty or more lots shall have at least two street connections with existing public streets, or street on an approved Subdivision Plat.*)

Member Cleland made the motion to approve the revised Phase II sketch plan,(dated Jan 13, 2021), as submitted, completing development of no more than 8 more lots, of the 12 proposed, until the second access road is in place, conditioned upon Attorney Bill Troy's review of the covenant language. **Member Brown** seconded the motion. Chairman Kuzmik called for the vote Kuzmik-Aye, Brown-Aye, and Cleland-Aye

The motion carried

Adjourn:

Member Brown made the motion to adjourn at 9:05 p.m., Member **Cleland** seconded the motion, chairman Kuzmik called for the vote Kuzmik-Aye, Brown- Aye, Cleland-Aye

The meeting was adjourned.