

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday January 31, 2022 at 7:00 pm**

Approved 3/28/2022

CHAIRPERSON ZOOM:	Nick Kuzmik
PLANNING BOARD MEMBERS:	David Bravo-Cullen, Tom Sinclair, Clay Converse, Doug Brown & Les Cleland
RECORDING SECRETARY:	Allison Kjellander-Cantu
PLANNING DEPARTMENT:	Dave Sprout
GUESTS PRESENT ZOOM:	Paul Simonet & Robert Switala, PE
LIASON:	Mayor Murphy

Chairman Kuzmik opened the meeting at 7:00 p.m. and introductions where made.

Paul Simonet and his Engineer, Robert Switala, PE from the Town of Big flats, presented a large map of Maple Ridge subdivision which is located on south side of Route 392 in the Village of Dryden. Robert is also a land developer and has found a potential solution to create connecting the Maple Ridge subduction to Wesley Drive by creating a secondary 20-foot-wide access road. This would help with the 60 foot right away into the subdivision to bring water in the future phase. Since this road extension is residential only, servicing only 2 buildable lots, a 20-foot road would allow emergency vehicle to travel on. This road would meet the New York Fire Code with the bump out for a fire hydrant and will be further North then what was previously proposed to both Boards. The fire hydrant and bump out and 20 foot wide should meet the law requirement of a minor street which is 30 feet.

Both the Planning and Board of Trustees is aware of the wetland area off of Wesley Drive. Flooding is a big concern and getting and an engineer to design and plan retention ponds would help keeping flooding behind the school to a minimum. This is one of the three proposals that was presented to the Village Board of Trustees at the January meeting by Paul Simonet.

The Planning Board decided the Board of Trustees would have to make the decision on approving the road connection and recommends the following:

1. Paul Simonet needs to apply and have the property classified
2. The Planning Board advises Paul Simonet to obtained recommendation letters from Neptune Hose Co #1, Village of Dryden Public Works, and Tompkins County Health Department and submit them to the Village Board of Trustees

A motion was made by Doug Brown and seconded by Bravo-Cullen. Chairman Kuzmik called for the vote: Chairman Kuzmik-Aye, Member Sinclair-Aye, Member Brown- Aye, Member Bravo-Cullen-Aye, Member Cleland-Aye and Alternative Member Converse-Aye the motion carried

DISCUSSION ITEMS and WATCHDOG ITEMS:

The former Family Dollar at 5 Enterprise Drive, a site plan review was submitted to the Village planning department for a "Pine Ridge Grocery" store. The Planning Board will meet and discuss the Site Plan Application during February's meeting.

Member Sinclair updated the Board about his student's progress reviewing the Village of Dryden Zoning laws. His 5 teams have completed revisions of definitions of the laws. He will have master documents to bring to next month's meeting.

West Main Street update, 8-10 West has a work permit and work is being done. 12-14 West Main no work being done.

11 East Main Street- needs a follow up to check to see if the owner as complied with an enclosed locking dumpster.

Mayor Murphy would like the Planning Board to look at updating the Comprehension Plan.

Adjourn:

On the motion by Member Brown and seconded by Member Bravo-Cullen seconded the following passed:
Vote: Chairman Kuzmik-Aye, Member Bravo-Cullen-Aye, Member Cleland-Aye, and Member Sinclair-Aye

Resolution No1.31.1-2022

Adjourn

Resolved, that the Planning Board of the Village of Dryden hereby adjourned at
8:11 p.m. not to reconvene