

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday January 28th, 2019**

Approved

CHAIRPERSON PRESENT:	Ben Curtis
PLANNING BOARD MEMBERS PRESENT:	Les Cleland, Nick Kuzmik, Doug Brown, Chris Gibbons
ALTERNATE MEMBER:	David Bravo-Cullen
EXCUSED:	Rotha Marsh- Minutes to be recorded
GUESTS PRESENT:	Shannon Osborn, Tre Bella Joe Caza- Elwyn & Palmer Engineers, PLLC

Chairman Curtis opened the meeting at 7:00 p.m.

Chairman Curtis announced that Rotha Marsh could not be here so he will record this meeting.

The issue of this meeting being a Public Hearing was discussed as the legal newspaper notice was not able to be printed ten days before this meeting. All neighbors impacted by this proposal were notified by mail. The Board decided a Public Hearing was not necessary, as there was no public interest on the sub-division Public Hearing on November 14th, 2018 and for the most part, only the local neighbors within 200 feet would be impacted and they were all notified.

Introductions were made

Trebella's Site Plan Review:

At Chairman Curtis' suggestion Shannon Osburn's engineer Joe Caza presented the new site plan for the new dance Studio. It was noted that the fill which has been undisturbed since 1999 was stable for a foundation. Tests confirmed this. The building has been turned 90 degrees from the original plan to face the south, with parking going to the southern edge of the property. The creek is 100± ft. from the property so shouldn't be a concern. The parking lot will have 26' lanes going in two directions making the building accessible to firetrucks if ever needed. The fire department has not signed off on the plan as of yet; Dave Sprout (code Enforcement) will follow up with them. Chairman Curtis recommends this be a condition for approval. The Pole Barn style building will be approximately 5000 square feet with 14' average height. Lot coverage is less than ½ acre. There will be 95' in front and 62' in the rear, the parking lot will be stone. Handicapped parking will be paved. Total parking spaces will be 23 and the sidewalk will be concrete pavers. The board has no requirement with regard to paver size. For the record a public sidewalk would not be feasible on the east side of Lewis St. as there is no room and it would impinge on the wet lands. The sidewalk will extend from Lewis Street to the building entrance and comply with ADA standards.

Chairman Curtis made the motion to waive the requirement for a sidewalk along the ditch for reasons listed above, Member Cleland seconded the motion. Ayes-5

Chairman Curtis expressed his concerns regarding the Army Corps of Engineers to sign off on the open bottom culvert and the plan for drainage. The other Board members weren't as concerned, If the Army Corps issues the permit then it must mean they approve it. Handicapped signs will be installed as required in the building code. Storm water will flow Northwest towards Lewis St. Member Cleland expressed his concern that the silt fence was too close to the building; it should be a minimum of 10' away. The Board agreed that they would not hold them to the plan if they moved it further away from the building understanding that they were trying to minimize the disturbance of the land.

Tompkins County's 239 regional review letter: They request that the Board make Shannon Osburn aware of the energy elements that they suggest. A copy of this letter was given to Shannon and her engineer.

The required correspondence from the Public Works Superintendent: Dave Sprout has an email from Paul Sabin and will forward to Rotha Marsh for the record.

Landscaping: Lack of buffering on the south side is ok as is; because of the wet lands the land will remain undeveloped

Environmental Review (SEAF) Part I- #7 needs to be checked no, everything else approved. Part II – the Board went down the list and all is acceptable.

A motion by member Kuzmik and second by member Gibbons to approve Chairman Curtis to check the second box and sign off was made. Ayes-5

A motion to approve the site plan with conditions was made by member Brown and seconded by member Kuzmik. Ayes 5

VILLAGE OF DRYDEN PLANNING BOARD RESOLUTION 1- 1-2019 ADOPTED ON January 28th, 2019 FOR 29 FREEVILLE RD. DEVELOPMENT SITE PLAN – TREBELLAS DANCE STUDIO

WHEREAS:

- A. This matter involves consideration of the following proposed action: Application submitted by Shannon Osburn requesting site plan approval of a proposed development on Lewis St. for an approx. 5k sq. ft. building with approx. 5k sq. ft. of parking area for her dance studio.
- B. 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, and the designated Village of Dryden consultants and advisors, if any, have jointly undertaken with the applicant a site plan review process involving this action which (i) included the review of the preliminary site plan and

environmental issues and considerations, if any, related thereto, and (ii) resulted in modifications, if any, to the proposed site plan and the inclusion of whatever mitigating measures, if any, were deemed necessary and appropriate; and

- C. The Village of Dryden Zoning/Code Enforcement Officer, pursuant to Subsection 33024(D) of the Laws of the Village of Dryden, has provided his written comments, suggestions and recommendations to the Village of Dryden Planning Board with respect to the issuance of a zoning permit and a building permit for the proposed action; and

- D. On January 28, 2019, the Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, and based upon (i) its thorough review of the applicant's Short Environmental Assessment Form (the "Short EAF"), Part I, and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR Section 617.7(c), and (iii) its completion of the Short EAF, Part II, including the findings noted thereon, made a negative determination of environmental significance ("Negative Declaration") in accordance with SEQR for the above referenced proposed action, and determined that an Environmental Impact Statement would not be required; and

- E. On January 28, 2019, the Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, reviewed the proposed site plan and accompanying application materials submitted by the applicant and determined, having completed the SEQR review and having made its SEQR determination, that the site plan application was complete; and

- F. On January 28, 2019, the Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, determined that a public hearing was not necessary because there would only be local neighborhood impact and those impacted were notified by mail, and the project involved no issues of broad or general concern to the village as a whole.

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 the proposed action meets all applicable conditions and requirements for site plan approval pursuant to Section 330 of the Laws of the Village of Dryden (and all Subsections thereunder); and

- 2. In accordance with Subsection 33025 of the Laws of the Village of Dryden, it is hereby determined by the Village of Dryden Planning Board, acting in its designated capacity as a Site Plan Review Board, that approval of the Lewis Street development (formally part of 29 Freeville Road) site plan application to build a 5000 square foot building for a dance Studio (dated October 8, 2018) is **GRANTED** subject to the following conditions:

No Parking and Fire Lane signs will be installed on the median

Neptune Fire Company will sign their approval

Light from parking lot lights will not exceed the parking area

3. This resolution shall constitute the written statement of the Village of Dryden's Planning Board's action, in its designated capacity as a Site Plan Review Board, pursuant to Subsection 33025(A) of the Laws of the Village of Dryden, and copies of this resolution shall be presented to the applicant and the Village Board of Trustees as provided in said Subsection; and

4. A final site plan and any and all other required documents and materials conforming to the site plan approved as hereinabove provided, and incorporating and satisfying any and all modifications shall be submitted to the Village of Dryden Zoning/Code Enforcement Officer as required pursuant to Subsection 33026 of the Laws of the Village of Dryden.

The vote on the foregoing motion was as follows:

AYES: 5

NAYS: 0

The motion was declared to be carried.

New Business:

Chairman Curtis passed around a signup sheet from the Planning Federation for all members who were not currently receiving literature from them to sign up if they choose. He also reminded the Board about an upcoming training conference in March in Cortland, NY.

Minutes

On a motion by Cleland and seconded by Kuzmik, the following was passed. Curtis- Aye, Kuzmik- Aye, Gibbons-Aye, Cleland-Aye, Gibbons- Aye, Bravo-Cullen- Aye,

Resolution 1-2-2019

November 14, 2018 Minutes

Resolved, that the Planning Board of the Village of Dryden, hereby approves the minutes from November 14, 2018

On a motion by Brown and seconded by Kuzmik, the following was passed. Curtis- Aye, Kuzmik- Aye, Gibbons- Abstain, Cleland-Aye, Gibbons- Aye, Bravo-Cullen- Aye,

Resolution 1-3-2019
December 17, 2018 Minutes

Resolved, that the Planning Board of the Village of Dryden, hereby approves the minutes from December 17, 2018

Watchdog Items for discussion:

There is still one trailer parked at the old Stafford Chevrolet property and now there is a bus and a panel truck. It is believed a used tire dealer has them parked there full of used tires. Dave Sprout will address this.

Member Cleland has requested that Dave Sprout also address his concern regarding two lights on the new Walgreen's building that are incorrectly shining down Rt. 38.

Dave Sprout has sent message to 73 Main Street instructing them to get another garbage can and not leave bags of garbage not in containers.

Adjourn

On a motion by Member Gibbons and seconded by Member Brown, the following was passed. Curtis- Aye, Kuzmik- Aye, Cleland-Aye, Bravo-Cullen- Aye, Brown-Aye, Gibbons- Aye

RESOLUTION No 1.4 2019
Adjourn

Resolved, that the Planning Board of the Village of Dryden, hereby adjourns the meeting at 8:46 p.m.