

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday December 17th, 2018**

Approved

CHAIRPERSON PRESENT:	Ben Curtis
PLANNING BOARD MEMBERS PRESENT:	Les Cleland, Nick Kuzmik, Doug Brown
EXCUSED MEMBER:	Chris Gibbons
ALTERNATE MEMBER:	David Bravo-Cullen
SECRETARY PRESENT:	Rotha Marsh
GUESTS PRESENT:	Shannon Osborn, Tre Bella Nick Sedorus, Jacob Roberts, -3 North St.

Chairman Curtis opened the meeting at 7:01 p.m.

Introductions were made and Chairmen Curtis appointed David Cullen Bravo as acting member for this meeting.

3 North Street amendment proposal:

Chairman turned the floor over to Jacob Roberts. Roberts explained to the Board that he and his partner were having difficulty communicating with the owner of the adjacent parking lot behind their property thus making it impossible to achieve what the Board had asked of them. Roberts and Sedorus are proposing an alternative to the parking situation. They own both 3 and 5 North St. so they have asked their attorney to amend their deeds to give right away to 3 North St. from 5 North St. so parking would never be an issue. The Board had some concerns about this being permanent and not able to be changed even if they sold one of the properties. Roberts and Sedorus have agreed to make sure the language states that the right of way cannot be removed without Village permission.

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

Resolution No. 12.1-2018
3 North St right of way with 5 North St

Resolved, that the Planning Board of the Village of Dryden accepts an amendment to the deed of 3 North St. for a right of way from 5 North St. with language that states the right of way cannot be removed without Village approval as an alternative to the previous condition for parking at 3 North St. This language will be subject to approval by the Planning Board Chairman.

Tre Bella Subdivision:

Chairman Curtis opened the Public hearing at 7:27pm

Shannon Osburn presented a surveyed map for the proposed subdivision. Chairman Curtis reading from The Village of Dryden local law Subdivision 80303 Section I 3 went down the list of requirements and the Board determined Osburn had met 5 of the 6 requirements on her map but it was determined that Osburn needed to have a licensed Engineer sign the plat that all on site sanitation and water supply facilities shall be designed to meet the minimum specifications of the State Department of Health. When Osburn submits the signed copy, Chairman Curtis would also sign the Plat and Osburn could file it with Tompkins County Department of Planning and continue with her purchase of the property.

The Public hearing was closed at 7:43 pm

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

Resolution No. 12.2-2018
Woernly, Osburn Subdivision 29 Freeville Rd

Resolved, that the Planning Board of the Village of Dryden approves the Subdivision of 29 Freeville Road as outlined on the proposed plat of Shannon Osburn with the condition that she have a licensed Engineer sign the plat stating that the site sanitation and water supply facilities will be designed to meet the minimum specifications of the State Department of Health.

The Board explained the next step would be site plan review. They discussed with Osburn what is required. A landscape plan that would eliminate excessive headlights pointed at neighbors, a sidewalk is normally required but possibly in this situation a crosswalk to the side walk on the opposite side of the street might suffice. She would need to discuss that with the village of Dryden Dept. of Public Works. Her plan needs more details including drainage and landscaping plans, lighting, outdoor storage if any, parking spaces, handicap parking, street widths parking design and measurements, water supply, sewage disposal. Environmental impact and traffic flow. Osburn explained that all test done on the soil have come out favorable. Dave Sprout will get the reports from the County, Fire Dept. DEC and Army Core of Engineers for the next meeting.

Chairman Curtis asked for a motion to table this discussion until the January meeting, member Brown made the motion, member Kuzmik second, vote all Ayes.

Minutes

Tabled till the next meeting When everyone will have copies.

Watchdog Items for discussion:

Concerns about the right of way next to the new Walgreens Bldg. being rough and who is responsible – Dave Sprout will follow up with NYS DOT and report back.

Adjourn

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

RESOLUTION No 12.3 2018

Adjourn

Resolved, that the Planning Board of the Village of Dryden, hereby adjourns the meeting at 8:40 p.m.