

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday February 28, 2022 at 7:00 pm**

approved

CHAIRPERSON: 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: Paul Simonet & Michael Kauffman owner of Pine Ridge
Grocery
LIASON: Mayor Murphy

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

NEW BUSINESS:

5 Enterprise Drive Site Plan Review for a grocery store:

The purpose for this meeting is for site plan review for a grocery store, "The Pine Ridge" Grocery, located at 5 Enterprise Drive where the old Family Dollar was. No interior or exterior changes will be made. Michael plans on replacing the current enclosed dumpster and fence with like for like material and putting up camera on that area. The interior will need a good cleaning and is in pretty good shape. The sign located by the street and on the building will be updated. No other signs will be added. The board suggested possible adding a padlock as this building is empty and there are 2 mattresses leaning on the dumpster. Michael will be removing them when weather permits.

There currently is a well-established store located in Bainbridge, NY. The plan is to duplicate the other store with a specialty in hard-to-find items, bulk foods with an Amish style background, and small deli. There will be no fried foods. Current hours of operation are 9 a.m. to 5 p.m. and closed on Sundays.

Discussion about this being on a busy road the hour would most likely need to be changed to accommodate during the rush hours.

It was noted that Dave Sprout that the trees and vegetation is all dead but no mention was made.

Chairman Kuzmik concluded that the applicants have met all the requirements per the site plan checklist and short Environmental Assessment.

Tompkins County Department of Planning has no recommendations or comments on this proposal.

On a motion to approve the site plan application as accepted was made by Doug Brown and seconded by Tom Sinclair, 5 Ayes the motion carried

WHEREAS:

- A. This matter involves consideration of the following proposed action: Application submitted by Michael L. Kauffman, requesting approval to operate an Ice Cream Shop, Pine Ridge Grocery, at 5 Enterprise Drive Site plan review being a condition of approval of a Special Use Permit by the Village of Dryden Zoning Board of Appeals; and
- 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, 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 5 Enterprise Drive., Pine Ridge Grocery, site plan (application dated January 6, 2022) is **GRANTED**

Paul Simonet presented a sketch plan for a new subdivision at the end of Wellesley Drive located in the Village of Dryden that was submitted to the Village Planning Department on February 16, 2022. The Village of Dryden law article 800 section 80302 Sketch Plan states “Any owner of land shall, prior to subdivision or resubdivding land, submit to the Village Clerk at lease twelve days prior to a regular meeting of the Planning Board six copies of a sketch plan of the proposed subdivision, which shall comply with the requirements of Section 80302 (E) below for the purpose of classification and preliminary discussion.”

Chairman Kuzmik moves to review sketch plan with no actions till the Village board of trustees approve this board recommendations.

The board reviewed the following:

- Village of Dryden tax map of proposed location
- A closer image of the same tax map
- Draft engineering drawing of possible configuration
- Sketch plan of a new road extension off Wellsley Drive and 7 lots

List of property owners on Wellesley Drive
List of property owners along East Main Street
Recommendation Letter from Neptune Hose Co. #1

Dave Sprout recommends that Paul Simonet will need authorization from Bob Porteous, owner of the property, to add a new road off Wellesley Drive on the sketch.

There was much back and forth discussion regarding sidewalks, curbs vs ditches and the water flow run-off. Curbs are not required but will need to see what the water mitigation study report suggests. There are no curbs or sidewalks on Wellesley Drive. Mayor Murphy would like to apply for a grant to add sidewalks on Wellesley Drive.

Dave Sprout mentioned a section from the zoning law regarding curbs article 800 section 80418 and he states it is not set in stone requirement. Sidewalks would be recommended for a cluster development. This will need to be confirmed with the board of trustees.

A storm water test and soil borrow needs to be done in order to move forward. A wet test will be done to find the wettest points to help with the location of a retention pond. An engineer for the Village of Dryden along with Paul Simonet's engineer will both need to come together to design where to place a retention pond/s. Any water that runs off will naturally flow into a ditch that runs North/South to a large clearing East behind the Elementary School.

It was mentioned that no more than 20 houses can be in a dead end. The proposed 7 lots added at the end of Wellesley Drive would put it at 19 houses.

Renew motion from January 31, 2022 Meeting recommends that the board of trustees approve the following requirements of:

- 1) A 20-foot-wide road with 5 feet width shoulders
- 2) A 60-foot right-of-way
- 3) Letter from Village of Dryden DPW
- 4) With additional stipulations recommendations from the fire department when completed: shall have a kickout with a fire hydrant, adequate turnaround that meets NYS Fire Code, pavement to handle the weight of a vehicle 78,000 pounds
- 5) Curbs shall or shall not be installed per the storm water report

A motion of recommendations to give to the Village Board of Trustees 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:

Nothing to report

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 No 2.28.1-2022

Adjourn

Resolved, that the Planning Board of the Village of Dryden hereby adjourned at 9:07 p.m. not to reconvene