

**Minutes  
For  
Village of Dryden  
Planning Board Meeting  
Held on Monday August 30, 2021 at 7:00 pm**

Approved 9/27/2021
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CHAIRPERSON PRESENT:	Nick Kuzmik
PLANNING BOARD MEMBERS PRESENT:	David Bravo-Cullen, Doug Brown, Les Cleland, Tom Sinclair, Clay Converse (Alternate Member)
SECRETARY:	recording by Chairman Kuzmik
EXCUSED:	Allison Kjellander-Cantu
PLANNING /DEPARTMENT:	Dave Sprout
LIASON:	Mayor Murphy
GUESTS PRESENT:	Charles Hart, Nancy Holmes, Jonathon Gutchess, Richard H. Welch

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

**NEW BUSINESS:**

**87 West Main St. Site Plan Review for classroom space for Covenant Love Community School:**

Applicant David Quigley was not present.

Chairman Kuzmik excused himself as the Chairman due to being an adjacent neighbor. Member Cleland will be acting Chairman.

The purpose for this meeting is for site plan review at 87 West Main Street for a portion of the Asbury Church to be used as a classroom space for approximately eight students for Covenant of Love Community School. The 770 square feet of the building which previously was used as various fitness centers and an infrared sauna spa is the proposed location for the classroom. The repurposing includes interior alterations that will allow staff and students to the rest of the building and no exterior changes other than new compliant sign.

The following items were either noted as being part of the record or were read aloud:

- \*Tompkins County Department of Planning and Sustainability has no recommendations or work to be done
- \*Dryden Town Zoning/ Code Enforcement review
- \*Application Site Plan Review dated July 15, 2021 for 87 West Mains Street

\*Google Site Map

\*Property tax map from Tompkins County

\*Diagram of the church interior building and the proposed area that Covenant Love community will be using as part of the total complex

Application number 18 on map A: Member/Chairman Cleland brought up an exit for fire and other emergency route map. Per Dave Sprout there is a set two hour fire separation in the building and they fall into any threshold for already having two fire exits.

Neighbors, Nancy Holmes, Richard H. Welch and Resident Charles Hart all are in favor of the school but voiced their concerned about the debris around the building.

The board briefly discussed their concerns and code enforcements ability to enforce property maintenance.

Other points of discussion were classroom size, points of entrance and safety. It was determined that the building size was a safe and adequate size with enough points of entrance for applicant's classroom.

Acting Chair Person Cleland concluded that the applicants have met all the requirements per the site plan checklist with one condition; and it being noted that this resolution does not grant approval for future expansion of the program

A motion to approve the site plan application was made by Doug Brown and seconded by Tom Sinclair. Acting Chair Cleland called for the vote: Chairman Kuzmik-Abstained, Member Sinclair-Aye, Member Brown- Aye, Member Bravo-Cullen-Aye, Member Cleland-Aye and Alternative Member Converse the motion carried

RESOLUTION No.8.30.21-2021

Asbury Church Site Plan Review for classroom space for Covenant of Love Community School

**WHEREAS:**

- A. This matter involves consideration of the following proposed action: Application submitted by David Quigley, requesting approval to allow a portion of Asbury Church building to be used for classroom space for Covenant of Love School, at 87 W. Main St. Site plan review being a condition
- B. The Village of Dryden Planning Board/Code Enforcement Officer, the 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 87 W. Main St., Asbury Church, site plan (application dated July 15, 2021) is **GRANTED** subject to the condition set forth on the attached Schedule A.

Schedule A  
CONDITIONS FOR APPROVAL

- a. That the debris is cleaned up around the property

**11 East Main St. Site Plan Review for United Medical House Calls a Telemed Facility:**

Applicant Michelle Pelletier was not present.

The purpose for this meeting is site plan review at 11 East Main Street. The application was submitted by Michelle Pelletier. This location is a call center for Telemedicine appointments, Zoning for the Village of Dryden, Section 330, Subsection 330002 (5) requires that all parcels located in commercial zoning districts where the use of the building is changed, requires site plan review. This location was previously the Rite Aid. The site plan provided indicates that there are no exterior changes other than a 3' X 5' window cling and a proposed dumpster at the rear of the building.

The following items were either noted as being part of the record or were read aloud:

- \* Application Site Plan Review dated June 26, 2021 for 11 East Mains Street
- \* Site plan review checklist dated June 26, 2021
- \* Tompkins County GIS overhead map with proposed dumpster
- \* Google Site Map of building and parking lot showing no exterior changes
- \* Picture of the window cling signage

Chairman Kuzmik opened the floor to the public.

Neighboring resident, Jonathon Gutches

1. Notice of hearing letter was not addressed to his address.
2. Garbage/trash management from the open top dumpster in rear building with overflow of personal and renovation material.
3. Food Box located at the front of building "This invites the unpleasant nature of homeless people and that the churches have an organized program to house the food pantry."
4. The A/C rooftop units turning on and off during the night hours.

5. Lighting around the building at night and in the parking lot. Mr. Gutches would like it to be stated for the record that he is not opposed to LED lighting he is opposed the white lights and light pollution.
6. Drainage issue and a chronic water problem at the front of the building by the entrance.
7. Sewer line that comes out of the North/East of the building and runs out under the pine trees that are located on his property. Mr. Gutches would like it noted that he would do anything to help out.

The Board discussed Mr. Gutches grievances and will take them under advisement from his concerns of what will apply to this application. More determination will be discussed at the next meeting. Code Enforcement will notify the GIS program about updating Mr. Gutches' address.

Chairman Kuzmik would like to table at this time allowing both the owners and Mr. Gutches to both are present at the next Planning Board meeting September 27<sup>th</sup> at 7 p.m.

Chairman Kuzmik made the motion to table the Site Plan Review for 11 East Main Street and Member Brown seconded the motion. Motion moved.

Chairman Kuzmik moved and Member Brown second that for next month's meeting that Mr. Gutches, the two adjacent churches and the previous property owners be notified again by letter about the continuation of the previous. Chairman Kuzmik called for the vote: Chairman Kuzmik-Aye, Member Sinclair-Aye, Member Brown- Aye, Member Bravo-Cullen-Aye, and Alternative Member Converse- Aye, Member Cleland, Aye

Chairman Kuzmik moved and Member Sinclair second that a letter be sent to the current owners of Mr. Gutches' grievances. Chairman Kuzmik called for the vote: Chairman Kuzmik-Aye, Member Sinclair-Aye, Member Brown- Aye, Member Bravo-Cullen-Aye, and Alternative Member Converse- Aye, Member Cleland, Aye

The Board discussed the food box and who's policing the ones in the Village. Mutual Aide Tompkins sponsors throughout the county and Mr. Hart will contact the person who is in charge of the ones in the village.

#### **DISCUSSION ITEMS and WATCHDOG ITEMS:**

Member Brown mentioned that while working in Ithaca over 50 years that he has seen a lot of transient's habituating around Ithaca have now moved to the Dryden via TCat Bus. Mr. Gutches would like for the record an agreeance with Member Brown.

Code Enforcement mentioned that 8-10 West Main Street was purchased and improvements to the building will be done.

Alternate Member, Convers asked why businesses are able to operating without the approvals of permits. Code Enforcement, Sprout said they don't have any authority to close down a business if no building permit is issued.

Member Sinclair is teaching a course on Structures of Local Government and there are 16 Master of Public Administrative students and their final project will be to update the Planning codes. The Board would like 4 sections that the Town Code Enforcement will choose for the students to work on.

**ADJOURN:**

Member Brown made the motion to adjourn the meeting at 8:30 p.m., Member Les Cleland seconded the motion. 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 meeting was adjourned