

**Minutes
For
Village of Dryden
Planning Board Meeting
Held on Monday May 29, 2023 at 7:00 pm**

Draft

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| CHAIRPERSON: | Nick Kuzmik |
| PLANNING BOARD MEMBERS: | Doug Brown, David Bravo-Cullen |
| ALTERNATIVE MEMBER: | Zoe Leonard |
| RECORDING SECRETARY: | Allison Kjellander-Cantu |
| PLANNING/ DEPARTMENT: | Dave Sprout |
| GUESTS PRESENT: | Paul Simonet, Rocco Lucente, Hummy |
| VanDeweeet and Greg McQuade | |
| LIASONE: | Mike Murphy |

Chairman Kuzmik opened the meeting at 7:05 p.m. and introduction were made.

Motion to move alternate member Leonard to active member, member Brown made the motion, seconded Bravo-Cullen. All votes' Ayes

76 East Main Street sketch plan for new lot subdivision

Paul Simonet presented a sketch plan to sub divide part of 76 E Main St. The location is west of the property and is proposing a 90'x195' (just under 8 acres) parcel calling it "74 E Main St".

He presented a map and after the board discussion to classify as a Residential B zoning lot with a 90' frontage and a ROW of ¼ acre which meets all requirements for a minor subdivision. The sewer line runs along the back of the property.

A sidewalk was discussed and with this being a new subdivision, a sidewalk along this property line would be at the owner's expense as there is no sidewalk on this side of the street.

The following resolution was presented by Code Enforcement Officer Dave Sprout:

Resolution No 5.31.1-2023

Declaration of Minor Subdivision 76 E Main Street Tax parcel 16.-2-5

Whereas,

- A. The proposed action involves the subdivision of land into not more than two lots, and
- B. Each lot will have frontage on an existing street, and

- C. The proposed subdivision does not involve any new street or road or the extension of any municipal facilities, and
- D. The subdivision will not adversely affect the development of the remainder of the parcel or adjoining property, and
- E. Is not in conflict with any provisions or portion of the Village General Plan, Official Map pr Zoning Law or Village Subdivision Regulations;

Now, Therefore, Be It Resolved as Follows:

The Planning Board of the Village of Dryden declares the proposed subdivision of 76 East Main Street, Tax Parcel #16.-2-5, to be a Minor Subdivision as defined the Village Subdivision Law.

Motion to approve the proposed subdivision of 76 East Main Street to be classed as a minor subdivision

Member Brown made the motion to approve the minor subdivision of 76 East Main St plan as presented, seconded by Member Bravo-Cullen, a vote was called for and Members Brown, Bravo-Cullen, Leonard and Chairman Kuzmik voted Aye.

Ezra Village Project Changes

Rocco Lucente presented to the board the 7 changes from the original design. The unit count will go down by making the building 3 stories vs 5 stories that was the original plan. The density to drop to 17.9 units per acre vs the 22.7 units per acre. A change from 12-15-year buildout to 10-15 years to complete. The proposed revenue to the Village of Dryden would drop from \$1.5 million to \$1.2 million. There will be no changes to the framework of the units but a higher focus on 2-3 bedrooms for more families. The traffic study showed that the main access points will be at Mott Road and Ellis Drive. He had no changes to the core elements. There will be a commercial building with 1 or 2 store fronts. He would still like to plan a walking trail to the high school and his vision is still to connect this location to the village community.

Open the floor to the public at 7:42

Greg McQuade feels this is larger than he expected it to be. He lives in the village and would like to downsize from his home and wants to stay in the village. He would be interested based on the time frame of when this would be ready to rent.

Hummy VanDeweeet expressed the same about downsizing. This would be a great place.

Rocco would like to address the help for those of an older age group and on a fixed income. As of right now, this is only a rental and no option to buy.

Member Leonard recommended a community garden to help within the green spaces and asked about the landscape. Rocco feels landscaping is the “key” part to keeping the grounds beautified.

Chairman Kuzmick asked about onsite management, Rocco mentioned there are several groups to help with maintenance.

Rocco will bring the DOT traffic study to the June Planning Board meeting

WATCHDOG ITEMS:

They had no items to discuss this month

Adjourn:

Member Brown made the motion to adjourn, Member Bravo-Cullen seconded, vote; Members Bravo-Cullen, Brown, Leonard and Chairman Kuzmik voted Aye,

Resolution No 5.31.2-2023

Adjourn

Resolved, that the Planning Board of the Village of Dryden hereby adjourned at 8:04 p.m. not to reconvene