

MINUTES  
For  
Village of Dryden  
Planning Board Meeting  
Held on Monday, November 27<sup>th</sup>, 2017

1<sup>st</sup> draft

CHAIRPERSON PRESENT: Ben Curtis  
PLANNING BOARD MEMBERS PRESENT: Doug Brown, Les Cleland, Chris Gibbons, Nick Kuzmik  
ALTERNATE MEMBER PRESENT: David Bravo-Cullen  
SECRETARY PRESENT: Abby Homer  
GUESTS PRESENT: None

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

The Board discussed possibly cancelling the December meeting, if no actionable business arises. The 4<sup>th</sup> Monday falls on Christmas day, so the third Monday (18<sup>th</sup>) is on reserve, if needed.

A Public Hearing was scheduled to re-address the subdivision application for 76 West Main Street that the Board approved in February. This was due to the 90 day filing date expiration, therefore a new application; plat and fee were submitted for the minor subdivision. Adjacent property owners were also notified. It was noted that the application was exempt from 239 L&M due to inter municipal agreement.

Planning Board Nick Kuzmik is the applicant, therefore recused himself from the Board action. Alternate Member David Bravo-Cullen was made acting member.

A motion to open and close the Public Hearing was made by Planning Board Member Gibbons and seconded by Planning Board Member Brown. No public was present.

The completed SEQR EAF was completed. On a motion by Planning Board Member Gibbons and seconded by Planning Board Member Brown, the following was passed. Vote: 5 Ayes.

RESOLUTION No. 29 -2017  
Negative SEQR declaration

**Resolved** that the Planning Board of the Village of Dryden, hereby makes a negative SEQR declaration for the minor subdivision at 76 West Main Street, and authorize the Chairman to sign the document.

On a motion by Planning Board Member Brown and seconded by Planning Board Member Cleland, the following was passed. Vote: 5 Ayes.

RESOLUTION No. 30 -2017  
76 West Main Subdivision

**Resolved** that the Planning Board of the Village of Dryden hereby approves the minor subdivision, as presented, preliminary and final plat.

Maple Ridge

Chairman Curtis updated the Board about a meeting with the Village Attorney and Mayor regarding the Maple Ridge 2<sup>nd</sup> phase subdivision discussions. The required second access point and the possible expiration date of the original plat were topics. In summary, an actionable item is needed to begin the process which the Board would approve, deny or approve with modifications. If the applicant chooses to question the Board's decision, the applicant could file an Article 78 and the Court would review the law and the decisions relate thereto.

Curtis described a similar subdivision in Lansing with a boulevard access with a median/island was use to simulate the effect of two separate accesses . The market where housing and things related to the change from the initial zero lot line lay out were discussed as well. A bit of history on the subdivision and options were reviewed for the new alternate member.

#### Solar

Curtis had not prepared a third draft of the language being worked on for the proposed Solar Ordinance after the last meeting as not a lot of progress was made. Chairman Curtis asked that the Board review draft 2 in detail at home, to go through it again at the next meeting. Electromagnetic emissions were briefly discussed, though all agreed that scientific data would be needed to incorporate anything like that into the draft language.

#### Watchdog

The sale of the vacant commercial lot on North Street between Napa and Bailey Place Agency was noted

#### Minutes

On a motion by Planning Board Member Gibbons and seconded by Planning Board member Brown, the following was passed. Vote: 5 Ayes.

#### RESOLUTION No. 31 2017 10/23/2017 Minutes

**Resolved** that the Planning Board of the Village of Dryden hereby approves the 10/23/2017 Minutes with any corrections noted.

#### Adjourn

The Board again noted that possibly the December meeting would be cancelled, if no actionable business comes in.

On a motion by Planning Board Member Brown and seconded by Planning Board Member Kuzmik, the following was passed. Vote: 5 Ayes.

#### RESOLUTION No. 32-2017 Adjourn

**Resolved** that the Planning Board of the Village of Dryden hereby adjourns the meeting at 8:50 p.m., not to re-convene.