

MINUTES
For
Village of Dryden
Planning Board Meeting
Held on Monday, February 26, 2018

Approved

CHAIRPERSON PRESENT:	Ben Curtis
PLANNING BOARD MEMBERS PRESENT:	Doug Brown, Les Cleland, Chris Gibbons,
MEMBER EXCUSED:	Nick Kuzmik
ALTERNATE MEMBER PRESENT:	David Bravo-Cullen
SECRETARY PRESENT:	Abby Homer (Absent), Deb Marrotte filled in
GUESTS PRESENT:	Paul Simonet, Mahlon Perkins, Larry Cleek, Charlie Becker, William Troy, Attorney Al Kryger, GARWD Consulting

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

New Business:

Chairman Curtis introduced the first item of business- A continuation of an informal discussion, per Section 80301 of the Village Subdivision Regulation (SR), of the next phase of The Maple Ridge Subdivision. Paul Simonet, the Developer of the Maple Ridge Subdivision requested a waiver to his original preliminary plat. Chairman Curtis noted that Section 80304 (SR), B-5 states Subdivisions containing twenty or more lots shall have two street connections with existing public streets, or streets on an approved Subdivision Plat. The board does not have the authority to grant a waiver from any requirement of the Subdivision Regulation. Chairman Curtis suggested that Paul Simonet submit an application and a plan for phase two per section 80314 paragraph A (SR) which will give the board something in writing to discuss, address with the fire department as far as safety concerns and possibly recommend to the Board of Trustees a waiver or a plan that would be agreeable to Paul Simonet. Simonet stated that he could not submit a new engineering plan as the cost would be \$35,000.00 and he just can't afford that. There was a general consensus that Paul had to come up with some kind of proposal with a sketch plan and submit an application so the planning board could review it and go forward from there. Lastly Mr Simonet requested to hear each of the board members general feelings. Chairman Curtis relatd an example where a similar situation was resolved in the Village of Lansing by providing a boulevard with a center island as a viable alternative but would be open to other options presented to the board by Mr. Simonet's resubmission of a plan. Member Gibbons suggested that it shouldn't matter whether or not there is a center Island with two opposing lanes verses two wider lanes if the road is the same width. Member Bravo-Cullen is comfortable with the road as is if the safety standards are met and the Fire Department approves. Member Kuzmik empathizes with Paul Simonet with regards to the cost factor. Regardless of member's opinions the board needs a Sketch Plan per Section 80314 paragraph B (SR) with dimensions and details so the board can discuss the plat that is being purposed according to Village Law. The law Section 80620 (SR) "In granting a waiver the Village must require such conditions as will, in its judgement, secure substantially the objectives of the standards or requirements so waived" does not empower the board to approve or disapprove a waiver but only to make recommendations to the Board of Trustees Chairman closed discussion to move on to the next Agenda item.

Chairman Curtis read from the Board of Trustees meeting this resolution:

Resolved, that the Board of Trustees of the Village of Dryden hereby authorizes the Planning Board to begin a process of developing preliminary drafts for Planned Development Areas to share with the Board of Trustees at a future meeting.

Chairman Curtis handed out a sample PDA provision from the Village of Lansing's Zoning Law. The Board went through and discussed adapting this provision as an amendment to The Law of The Village of Dryden Zoning Law as Article 341 with changes. The board discussed what parts of the sample PDA would stay and which parts would be eliminated for the Village of Dryden. Notes were made and the rough draft was sent with William Troy to put the draft together for presentation to the Board of Trustees.

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

RESOLUTION 02-1-2018

PDA Amendment

Resolved that the Planning Board of the Village of Dryden hereby agree to recommend the PDA amendment to The Board of Trustees.

Chairman Curtis recommended the board go to a Municipal Training class at the Cortland County Office Bldg. – topics are- Case Law Update for Planning and Zoning, Hot Button Land Uses and Aging in Place on March 12th at 4:30 pm. Curtis will email the info to all members.

Definition of Senior Living Facility: The term is used as a permitted use in the Light Industrial zoning district, but not defined. A discussion was started but it was decided to have the board think about this and discuss in a future meeting.

Old Business:

None

Watchdog

None

Adjourn

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

RESOLUTION 02-2-2018

Adjourn

Resolved that the Planning Board of the Village of Dryden hereby adjourns the meeting at 8:48 p.m., not to re-convene.

