

Minutes
For
Village of Dryden
Planning Board Meeting
Held on Tuesday, July 16, 2018

1st draft

CHAIRPERSON PRESENT: Ben Curtis
PLANNING BOARD MEMBERS PRESENT: Les Cleland, Chris Gibbons, Nick Kuzmik, Doug Brown
Liaison member Mike Murphy
ALTERNATE MEMBER EXCUSED: David Bravo-Cullen
SECRETARY PRESENT: Rotha Marsh
GUESTS PRESENT: Al Kryger.

Chairman Curtis opened the meeting at 6:59 p.m. and made introductions

New Business:

Central Penn Modular PDA

Al Kryger representing Central Penn Modular introduced his preliminary site plan for a transitional living facility that he had presented to The Board of Trustees at the June 21, 2018 board meeting. He expressed his concern regarding Zoning Law, Article 341. Chairman Curtis suggested he explain his site plan map and proposed PDA plan and then the board would go through the new law step by step. For 35 minute Mr Kryger explained his proposal, pointing out a hotel connected to an assisted living center, two and three story apartment buildings, two and possible three bedroom duplexes, green spaces, water run off retention or detention areas, parking areas, recreation areas, solar array area, and the roads and entranceways. He pointed out that changes could be made to accommodate more business areas or parking garages if the Village wanted different than what was presented. Concerns were raised regarding 1 or 2 car parking for the duplexes; sidewalks were not present on the map which is a priority with the Village, the foundations for the duplexes was a topic discussed as was storage for the residents.

Member Cleland was excused at 8:00pm

Chairman Curtis read the Dryden Village Law, Article 341, Section 4- Preliminary proposal into record. It became evident that Mr. Kryger's proposal is just concept and does not meet the 5 requirements of Section 4 as a preliminary proposal. The Planning Board is impressed with the concept and goals of the proposed plan but can only recommend that Mr. Kryger bring the Board an updated preliminary proposal with all of the specifics and requirements that are outlined in the Village Law. The Board wants to see the results of a Market study, an environmental LEAF, an estimated timetable, a general statement of proposed financing of the project, a proposed amount and type of performance guaranty and/or financial security provide by the developer and all of the other requirements stated in the law.

Solar Energy law

A copy of the "new" state model law provided by Houtan Moaveni (from NYSERDA) at last month's meeting was handed out. A review and comparison of the new model with The Planning Board's third draft of The Village of Dryden proposed Solar Law was discussed and changes were recommended and made. One change would be to add 3 Tiers based on size, residential or business systems as outlined in the model law. Curtis suggested adding (A) and (B) to Tier 1 and Tier 2. (A) Would be similar to the

model law and (B) for systems that can't comply with the design requirements of (A) but might allow the Board to approve with site plan review.

Due to time discussions will resume at the next meeting.

Items for Board Action:

Approval of Minutes

On a motion by member Kuzmik and seconded by Member Gibbons, the following was passed. Curtis-Aye, Kuzmik-Aye, Gibbons-Aye, Brown- Aye,

RESOLUTION No 6.1- 2018

June 26, 2018 Minutes

Resolved, that the Planning Board of the Village of Dryden, hereby approves the Minutes for the Planning Board meeting held on June 26, 2018

Watchdog

Nick Kuzmik – there is a dam under the Shug Trail Railroad Bridge causing water to pool, the planking is loose and a trip hazard. – Referred him to call the NYS DEC on the dam and the Village DPW for the loose planking.

Chris Gibbons- Lewis St. Creek under the Bridge is clogged with overgrowth and debris. – Mike Murphy has contacted the DEC for permission to clear.

Adjourn

On a motion by Member Kuzmik and seconded by Gibbons, the following was passed. Curtis- Aye, Kuzmik-Aye, -Aye, Gibbons- Aye, Brown– Aye

RESOLUTION No. 6-2-2018

Adjourn

Resolved, that the Planning Board of the Village of Dryden, hereby adjourns the meeting at 9:36 p.m., not to reconvene.