

**Town of Dryden
Planning Board
July 24, 2014**

Members present: Joe Laquatra (Chair), Tom Hatfield, David Weinstein, John Kiefer, Marty Hatch, and Craig Anderson. Heather Maniscalco was excused.

Guests: Brian Payne (Applicant), Gregg Holman (Property owner), Mike ?, ?? and Craig Schutt (Conservation Board)

Town Hall Staff: Jane Nicholson (Planning Director) and David Sprout (Code Enforcement Officer)

Meeting was opened at 7PM by Chairman Laquatra.

1. Review and approval of minutes from June 26th: This discussion was postponed until the end of the meeting.

2. Conservation Board: M. Hatch

3. Agriculture Advisory Committee: J. Kiefer

J. Kiefer reminded everyone of the Ag meeting/ Ag and Markets presentation on August 13th.

4. Sketch Plan Review:

Brian Payne has submitted a sketch plan for a landscape supply business at 1922 Dryden Road. The owner of the land is Gregg Holman and he is agreeable to the proposed plan.

D. Weinstein asked for clarification regarding the zoning of the site. One of the maps on the Dryden website shows 1922 Dryden Road is in a conservation zone. The new/updated map shows it as a mixed use/commercial zone. J. Nicholson said she would look at the maps and get them updated.

The Board reviewed the sketch drawing. Mr. Payne explained what various objects in the drawing were and what their purpose was.

J. Laquatra asked how large the sign will be. The sign will be 4x10 maximum and around 6 feet tall.

C. Anderson asked if there was any vision for the adjacent property. The owner and applicant indicated that there are no future plans except that the owner lives in the adjacent house. C. Anderson explained that he was asking due to the preference for shared driveways. The land owner has his own separate driveway on the south side of his house.

T. Hatfield asked if the lot was the size that they will want it in the future, will it meet their needs in the future? Mr. Payne believes it will be sufficient for their needs for many years. It is approximately 8 acres. The 80 X100 building will house 1/3 office, 1/3 dry storage and 1/3 shop for machinery, etc.

D. Weinstein asked about whether they will do any stone cutting on site? Mr. Payne said that all of the cutting, cutting, and finishing will be off site as a service offered through a third vendor.

T. Hatfield asked about the material storage areas, whether they were identified with lines on the ground or were they going to build bins. Mr. Payne said they will build bins either with panel type walls or 2x4 cement blocks which will allow them to be moved around.

D. Weinstein asked if any of it going to be paved. Mr. Payne wants the minimal amount of space paved, mainly for handicap accommodations. He wants to keep the amount paved within the parameters provided in zoning that do not require a SWPPP.

J. Kiefer asked how much parking the business will actually need. Mr. Payne said the sketch is showing 52 spaces but since they are not the type of business that requires long term parking. He believes 25 parking spaces will be more than sufficient for day to day business.

C. Anderson asked which parking spaces Mr. Payne would put in "reserve". The applicant suggested the area closest to the road, the area farthest from the building. It will be part of the display until they need it. Mr. Payne added that they intend to have a small conference room in a small portion of the building for continuing education, training, etc.

D. Weinstein commented that this will be a totally new business in the area. Mr. Payne agreed and hopes that his business can improve peoples' quality of life and the environment.

D. Weinstein asked if people will be able to load up their trucks and cart supplies away or will the business be doing deliveries. Mr. Payne said it will be both. They will offer delivery but people can simply stop by and pick up for themselves. They hope to offer the entire range from high quality, high price items to good quality but less expensive options.

D. Weinstein asked about the amount of truck traffic doing deliveries. Mr. Payne believes that they will average 1 truck per day or less in terms of product coming in.

D. Weinstein asked if the driveway will be wide enough able to handle a truck pulling in at the same time a car is leaving. The driveway on the sketch shows a 50 foot wide opening.

J. Kiefer asked about landscape buffers as per the zoning. Mike showed the Board the landscaping along the line between the land owner's home and the parking area and the trees that will be planted along the road. They want it to resemble the landscaping similar to a private home as the customers pull in.

D. Weinstein verified the lighting will be pointed down, not shine any neighbors' property and not up in the sky. Mr. Payne said the lighting will be minimal, just enough to provide security.

D. Weinstein further verified the amount of area that will be disturbed land, anything over 5 acres of disturbed land will require a SWPPP. J. Nicholson said the Planning Department has calculated the amount disturbed and it will be under an acre.

D. Weinstein then reviewed the amount of water used per day. Mr. Payne estimates they will use an average of 100 gallons a day. Most of the water usage will be watering plants. Some greywater will be generated and they will have a septic tank.

J. Nicholson noted that the parking requirements are 5 spaces per 1000 square feet for retail. The Planning Board can choose to eliminate up to 50% of the required. The applicant would still need to maintain a buffer strip in case they needed that space for parking in the future.

M. Hatch offered the following resolution:

Whereas, *the applicant has demonstrated 25 parking spaces will be sufficient for daily use; and*

Whereas, *the Planning Board has the right to reduce the required parking spaces by 50%;*

Therefore, *the Planning Board recommends permitting the applicant to create a minimum of 25 parking places.*

The motion was seconded by D. Weinstein and was unanimously approved.

D. Weinstein noted that the site is classified as prime agricultural land and although it is a relatively small site, he still wanted to ensure they didn't pass any recommendations that will be detrimental to the farming community. J. Nicholson responded that as the site is in an Ag district, the applicant had to fill out an agricultural data statement. The Planning Department will send a letter of notification of the site plan review to the farmers adjacent to or within 500 feet of the site. They can then respond either verbally or in writing. Ag and Markets law does not apply in this case because it is not an active farm that has been assessed as agriculture.

M. Hatch offered the following resolution:

Whereas, *Brian Payne, Grassmasters Landscape Supply Business, has presented a clear development proposal that meets the requirements of a sketch plan review; and*

Whereas, *the Planning Board finds the project to be generally consistent with the zoning, design and comprehensive plan guidelines; and*

Whereas, *the Town of Dryden Planning Board and Planning Department have made suggestions and recommendations for consideration by the applicant before submission of the project for full site plan review to the Town of Dryden Planning Board;*

Therefore, be it resolved *that the Town of Dryden Planning Board approves the sketch plan as presented on July 24, 2014 and requires a full site plan review without a public hearing.*

D. Weinstein seconded the motion which was unanimously approved.

Minutes from June 26th:

M. Hatch recommended that the following conversation from the October Conservation Board meeting regarding the incorporation of the CEAs into the Open Space Plan be added to the minutes to support C. Anderson's concerns about mixed signals to and between the volunteer boards and the Town Board.

MAS,

"having the proposal on the table, having the map of at least what this Board is recommending as CEA's is an invaluable tool and thank heavens we have that until such time we're able to move ahead with them."

CS,

"Another approach is to incorporate them into the open space plan."

MAS

"Absolutely, Absolutely."

CS,

*"It's not a dead issue, it's alive and not kicking."
MAS,
"and I'm not planning on letting it die."*

J. Kiefer moved to approve the minutes with the above addition. The minutes were unanimously approved. D. Weinstein abstained due to his excused absence in June.

C. Anderson reminded the Board that they are invited to the Ag Committee meeting/educational session with Bob Somers from Ag and Markets at the Dryden Fire Hall.

M. Hatch asked if this was going to be an open meeting and what the role of the Planning Board was. J. Laquatra explained that it is an informational meeting to get a better understanding of Ag and Markets Laws.

D. Weinstein verified that it is not regarding the Open Space Plan.

The meeting is open to the public and Bob Somers will be available for questions.

D. Weinstein asked if this was an opportunity to ask about the Town's zoning law being in line with Ag and Markets law.

J. Nicholson said that those questions can certainly be asked but reminded the Board that the Ag Committee will be getting the Ag Protection grant to help clear up that issue.

The Planning Board will receive 1 point for attending.

The Board discussed other opportunities for educational points. TC3 might not have any sessions this year due to construction on campus. J. Laquatra has a presentation on Green Building but he hasn't had an opportunity to present it yet. C. Anderson suggested that they could earn more point by inviting Atty. Perkins to discuss the role of the Planning Board and the ZBA in regard to local laws.

C. Anderson said that the village of Freeville Planning Board can earn credits by attending other Planning Board meetings. He also reminded the Board that he had suggested having a liaison from/ to the villages' Planning Boards.

Conservation Board Liaison: M. Hatch said the Conservation Board has not met since the last Planning Board meeting.

Due to the Labor Day holiday that would follow the next meeting on the 28th, the Board members agreed to meet on the 20th of August.

J. Laquatra shared that he represents the Town of Dryden on the County-wide committee to create an energy ratings system. The way the grant was written would make this mandatory that people would get at the point of sale. It will ruffle feathers if that is the way it stays but they are working on getting approval from NYSERDA to make participation voluntary. The full committee has not been pulled together because they are still working on the request for qualifications to get a contractor in place.

There being no further business, the meeting was adjourned at 8:15PM.

Respectfully Submitted,

Erin A. Bieber
Deputy Town Clerk