

**Planning Board
December 9, 2014**

Members Present: Joe Laquatra (Chair), Tom Hatfield, Craig Anderson, Marty Hatch, David Weinstein, John Kiefer

Conservation Board Liaison: Craig Schutt

Town Hall Staff: Jane Nicholson, Planning Director and Dave Sprout, CEO

Guests: Brian Payne and Gregg Holman, 1922 Dryden Road and Jennifer ?, Bottoms Up Sports Bar

The meeting was opened at 7:05PM.

“Bottoms Up” Jennifer ?

119 North Street

J. Nicholson has received notice from the County that they have no concerns since the project is already an existing commercial site. There were no comments from the Village Planning board either.

The Planning Board reviewed the short EAF, part one.

Part Two: Determination of significance: this project will not result in any adverse environmental impacts; therefore part 3 is not required.

D. Weinstein offered the following:

Resolution # 14

RESOLVED, that the Dryden Planning Board issue a negative declaration based on the SEQR review for the Bottoms Up Sports Bar project. This is an unlisted action and the Dryden Planning Board is the lead agency in uncoordinated review. The Planning Board Chairman is authorized to sign the necessary documents.

C. Anderson seconded the motion and the Board unanimously agreed.

T. Hatfield offered the following resolution:

Resolution # 15

Whereas, the Bottoms Up Sports Bar has submitted a Sketch Plan Review application per Article XI of the Town of Dryden Zoning Ordinance, and

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

Whereas, the Tompkins County Planning Department has provided a review pursuant to General Municipal Law § 239-l and § 239-m; and

Whereas, the Planning Board has reviewed the Sketch Plan and approves said Sketch Plan as the Site Plan, and hereby waives further Site Plan Review, and

Therefore, be it resolved that the Town of Dryden Planning Board has reviewed the Sketch Plan and has recommended waiving further Site Plan Review for the Bottoms Up Sports Bar.

J. Kiefer seconded the motion and the Board unanimously approved.

1922 Dryden Road: Brian Payne

Discussion: Bike racks were recommended for the overflow parking area (the parking to the right as a person pulls into the business) but Mr. Payne prefers to allow the

bikers to bring the bikes inside the building for safety purposes. J. Nicholson asked that if the bike racks are going to be inside, that be indicated somewhere to ensure all the necessary requirements are met.

J. Nicholson recommended that the final drawing include a listing of the potential uses of the overflow parking area.

The sidewalk can be removed from the plans but it was suggested that a bus stop would be a potential plus to the overall area development.

The drawings show two ponds; the first pond is intended to help settle out sedimentation and the second pond is the back up.

The Board reviewed Part one of the Full Environmental Assessment Form and found no issues.

Part Two SEQR:

T. Hatfield offered the following:

Resolution # 16

RESOLVED, that the Dryden Planning Board issue a negative declaration based on the SEQR review for the 1922 Dryden Road project. This is an unlisted action and the Dryden Planning Board is the lead agency in uncoordinated review. The Planning Board Chairman is authorized to sign the necessary documents.

J. Kiefer seconded the motion and the Board unanimously agreed.

T. Hatfield offered the following resolution:

Resolution # 17

Whereas, the applicant, Brian Payne, has submitted a Sketch Plan Review application per Article XI of the Town of Dryden Zoning Ordinance, and

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

Whereas, the Tompkins County Planning Department has provided a review pursuant to General Municipal Law § 239-l and § 239-m; and

Whereas, the Planning Board has reviewed the Sketch Plan and approves said Sketch Plan as the Site Plan with the following condition: the applicant will submit a revised sketch plan to the Dryden Planning Department showing the sidewalk exemption and demonstrating the potential usage of the former overflow parking. In anticipation of said revised sketch plan, the Planning Board hereby waives further Site Plan Review.

Therefore, be it resolved that the Town of Dryden Planning Board has reviewed the Sketch Plan and has recommended waiving further Site Plan Review for the 1922 Dryden Road project.

D. Weinstein seconded the resolution and the Board unanimously approved.

D. Weinstein offered the following resolution to the Town Board:

Resolution # 18

Resolved, the Dryden Planning Board recommends that the Town Board reappoint Thomas Hatfield to the Planning Board for a term of seven years beginning in January 2015 and expiring in December 2022.

C. Anderson seconded the resolution and the Board unanimously agreed.

Planning Board alternates:

T. Hatfield offered the following resolution:

Resolution # 19

Whereas, the Planning Board is permitted to have up to two alternates; and
Whereas, the Planning Board needs to ensure a quorum at each meeting; and
Whereas, member recruitment for the Planning Board is currently low; and
Whereas, Craig Schutt regularly attends the Planning Board meetings as a liaison from the Conservation Board;

Therefore, the Planning Board hereby recommends the appointment of Craig Schutt as an alternate member of the Planning Board.

Further, the Planning Board requests the Town Board continue to pursue volunteer members in order to fill the second alternate position.

C. Anderson seconded the motion which was unanimously passed.

Planning Board Chair

M. Hatch offered the following motion:

Resolution #20

The Dryden Planning Board recommends that the Town Board reappoint Joseph Laquatra as Chairman of the Planning Board for the year 2015.

D. Weinstein seconded the motion which was unanimously approved.

Review and approval of minutes from October 23rd 2014.

D. Weinstein recommended noting that the November meeting scheduled in the October minutes was postponed until today (December 9th).

M. Hatch moved to approve the minutes with the recommended changes. D. Weinstein seconded the motion which was unanimously approved.

The next Planning Board meeting will be January 22nd. Chairman Laquatra won't be here but Vice Chair M. Hatch agreed to chair the meeting.

The Planning Board discussed the possibility of changing the day or time of the meeting. Suggestions included meeting earlier in the evening or potentially holding two meetings back to back – ie Conservation Board followed by the Planning Board. T. Hatfield provided several reasons for maintaining the current time and day. The Board decided to consider potential changes and revisit the idea in January.

Supervisor Sumner asked the Board to consider goals for next year. She suggested putting particular emphasis on more training.

M. Hatch suggested getting together with the County and other Towns to work together on planning and discussing how the various groups and their plans integrate.

Comprehensive Plan:

J. Kiefer asked J. Nicholson to review what the Planning Board should be working on next.

J. Nicholson reviewed the process of analysis, the review of goals and objectives and then the actual proposal.

The analysis was done by J. Nicholson and Nick Goldsmith using the STAR program to determine what areas are missing. That doesn't mean that all of those missing areas necessarily have to be in the Comprehensive Plan.

The second part was the review of goals and objectives that was to be done by the Planning Board. J. Nicholson said that although the Board has reviewed the goals and objectives, the work could be more detailed.

The third part is the proposal which will state what we have, and where we are recommending where to go from here. It could be that an entire rewrite will be required or only set sections need work.

J. Kiefer verified that at this time the Planning Board should be prioritizing the goals and objectives that have to be adjusted.

Supr. Sumner said the Town Board needs to hear from the Planning Board what needs to be addressed and then they can start to move forward.

T. Hatfield reminded everyone that the STAR program demonstrated the areas that are missing or need to be looked at again.

J. Nicholson recommended the Planning Board ask Nick to come back to explain the STAR program.

J. Kiefer pointed out that there is a lot more to the Comprehensive Plan than the sustainability that the STAR program focused on. J. Nicholson agreed but it will be helpful to understand the findings from the program. She also recommended that the Planning Board look at the 1968 Comprehensive plan.

J. Kiefer suggested going through the plan section by section as long as the structure of the plan acceptable. J. Nicholson pointed out that we now have a hamlet plan and new zoning that will need to be added.

J. Nicholson knows the author of the 2005 Comprehensive Plan and Supr. Sumner knows the author of the 1968 General Plan. It might be interesting to have them come back to the Planning Board and discuss the plans.

There being no further business, D. Weinstein moved to adjourn at 8:28PM.

Respectfully Submitted,

Erin A. Bieber
Deputy Town Clerk