

**Town of Dryden  
Planning Board  
May 28, 2015**

**Members Present:** Joe Laquatra (Chair), John Kiefer, Craig Anderson, Marty Hatch, and Tom Hatfield. Stephan Lutter (excused) and Dave Weinstein (excused)

**Alternate Members:** Craig Schutt and Marty Mosley

**Liaisons:** Craig Schutt, Conservation Board

**Town Hall Staff:** Ray Burger (Planning Director) and Dave Sprout (CEO)

**Guests:** Noah Demerest, Christine Carriero, Better Housing for Tompkins County, Brian Mix and Irene Mix, and Angela Floor

**Elder Cottage Housing Opportunity, 376 Yellow Barn Road**

- Christine Carriero from Better Housing for Tompkins County explained the program:
  - They have 5 small, 1 bedroom homes that they move from place to place for use by elder parents who wish to remain independent but close to family.
  - They are set on a wooden pier foundation and hooked into the sewer and water systems on site.
  - The cottage will have to be placed in the front of the existing home which violates the zoning code – the applicants will have to appear before the ZBA
  - The applicants also have to wait until the Planning Department receives a response from the County.
  - The applicants can move the cottage to the site but they cannot set it up until they have the building permit – it will be about 6 weeks to complete the process (the response from County, the Planning Board has to do SEQR, and then the ZBA has to approve the location).
  - This application has shed light on the fact that the zoning for Elder Cottages was not updated with the rest of the zoning.

**121 Cortland Road**

- Angela Floor, Hair Salon
- The Board reviewed the application to ensure it was complete and to advise Ms. Floor regarding the process
- The Planning Board has to wait for county approval before moving ahead and Ms. Floor needs to get Health Department approval for the septic.
- They suggested she redraw the sketch to show a handicap spot in front of the building thereby allowing easier access. The Board is willing to waive the requirements preventing parking in front of the building.
- There is a flood light on the end of the building that will provide sufficient lighting to the parking lot and there are smaller lights next to the entrance.
- She was encouraged to look at the Commercial Design Guidelines for purposes of planting

**902 Dryden Road**

Noah Demerest - Stream Architects working with Todd Fox and Charlie O'Connor from Modern Living Rentals

- Mr. Demerest has submitted a Special Use Permit application but attended the Planning Board meeting for feedback and suggestions.
- 902 Dryden Road is on the corner of Forest Home and Route 366. It is a 2.1 acre lot
- There is currently a duplex on the property. The property has two curb cuts – one on Forest Home and one on Dryden Road.
- The plan indicates a variety of living options from 2 bedroom to 4 bedroom units. There will be 15 units with 42 bedrooms.
- The curb cut, driveway and parking that are currently accessed via Dryden road will go away and a new parking lot will be built with access from Forest Home Drive.
- The parking area has 42 parking spaces, one per bedroom. The dumpster will be at the back of the parking lot.
- They have plans to improve the buffers between their property and the neighbors.
- The plan shows a sidewalk but at this point, they are not planning on installing one. They are hoping the sidewalk will be installed via the Varna TIP.
- In the two bedroom apartments, there is a bathroom upstairs and depending on whether basements are added, a second half bathroom may be added under the stairs.
- Their target market is graduate students.
- Each of the buildings will have a step up to the entrance to permit a crawl space which will be sealed.
- The terrain is relatively flat until close to the stream where it drops off significantly. They will have some earth moving to do before they can install the parking lot.
- They are looking at all electric and hope to use solar power.
- The plan calls for a low spot into which the water run off from the parking lot will drain. That should hold the water until it can percolate into the ground.
- Mr. Demerest was advised to talk with the Fire Department to ensure they are comfortable with the plan. It was also suggested that a second access for fire trucks be available.
- Mr. Demerest estimated the project will cost around \$1.5 million.

Tom Hatfield offered the following resolution:

*Whereas, Noah Demerest from Stream Architects presented a plan for development at 902 Dryden Road in the Hamlet of Varna to the Planning Board for review; and  
Whereas, the plan fits with the Hamlet of Varna plan and vision;  
Therefore, the Planning Board supports the plan and recommends the Town Board move the plan forward.*

The motion was seconded by Marty Hatch and unanimously approved by the Planning Board.

### **Review and approval of minutes from May 28, 2015:**

J. Laquatra moved to approve the minutes. T. Hatfield seconded the motion and the minutes were unanimously approved. C. Anderson abstained.

### **Asbury Road update**

- The last day for comments was May 24<sup>th</sup>
- The Health Department is doing SEQR

- A stop work order was issued but someone drove by the sign and dumped more fill. Now there are two stop work signs. Unless they are caught violating the order, there is little that the Town can do
- Scott Morgan is the developer
- The Planning Board will not have any say in this situation – they have a storm water plan that has already been approved and if the County Health Department approves, then the Planning Department will simply issue a building permit.
- The Town of Dryden does not have a density requirement in that area.
- The parcel is 5 acres and there are a total of 16 units being built (8 duplexes)

**New members and alternates:**

Stephan Lutter has been appointed to the Planning Board to fill the vacancy  
Marty Moseley was appointed as an alternate for the Planning Board

**Planning Department/Ray Burger**

- he has emailed a checklist for site plan reviews and would like the Board members to review the list before the next meeting.

**Methods and Selection Criteria**

- Created by the Conservation Board and the Town Board has now adopted the document. It provides guidelines to help determine which land donation or sale offer will be useful and worthwhile to the Town

There being no further business, the meeting adjourned at 8:25PM.

Respectfully Submitted,

Erin A. Bieber  
Deputy Town Clerk