

Town of Dryden Planning Board
July 23, 2015

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

Liaisons Present: Joe Solomon, Town Board and Craig Schutt, Conservation Board

Town Staff: Ray Burger, Planning Director

The meeting was called to order at 7PM.

Planning Board Training:

- John Kiefer, Craig Anderson, Marty Hatch and Ray Burger are attending a training session in Syracuse to earn their credits.
- R. Burger has sent a link from the NYS Department of State indicating what training is available on-line.
- J. Laquatra offered to teach the course that he has put together for green building.
- D. Weinstein offered to put together a list of potential videos for the Town Board to review and potentially approve for credits. The training at TC3 is becoming redundant for members that have attended several times already.
- R. Burger has also talked with the municipal insurance company about providing SEQR training. T. Hatfield recommended looking at case studies related to Planning Boards, perhaps the insurance company will have some relevant cases they can share and explain.

Review and approval of minutes from June 25, 2015.

T. Hatfield moved to approve the minutes with suggested edits. C. Anderson seconded the motion and the minutes were unanimously approved.

Potential residential development: Ray Burger

- Potentially a 15 unit apartment complex in Varna
- The builder is interested in achieving LEED (and getting the bonus of a higher density) and is interested in hearing from the Planning Board whether they will be able to get the bonus. The LEED rating requires a minimum of 40 points and the best case scenario will result in the builder actually getting the LEED certification rather than simply demonstrating to the Planning Board that they have achieved the points. The issue with requiring the LEED certification is that it cannot be done concurrent with the plan. The Certification would come after the project is complete.
- The suggested way to hold the architect to the LEED Certification will be to withhold occupancy for the two bonus apartments. Economically undesirable but it may be the only way.

- M. Hatch suggested that instead of LEED, the Planning Board create a checklist similar to LEED but amended to the needs in Dryden.
- J. Kiefer suggested that the Planning Board recommend the developer choose an architect that has already worked with the LEED requirements.

Infrastructure regulations:

- The Town has telecommunications, adult entertainment and billboard regulations
- The Town does not have in place regulations for infrastructure (like the West Dryden pipeline)
- The Planning Board is asking the Town Board if they want the Planning Board to work on a set of guidelines that will cover a broader range of infrastructure
- Similar to the telecommunications SUP guidelines
 - o Ask the interested entity to put up the funds to let the Town hire an architect, engineer or scientist to ensure that the Town’s assets are being protected
 - o The West Dryden pipeline situation has suggested there may be a reason to look at this but it is not the reason for the suggested regulations.
- T. Hatfield suggested that certain projects may require a bond so that if the developer or owner were to leave the area or go out of business, the citizens of Dryden won’t be stuck with cleaning up the mess

Amending the Zoning Law: Ray Burger

- He is creating a list of items that need to be changed in the Zoning Law
 - o There isn’t a density requirement except in the mixed use zone
 - o It is a multi-family development but the definition appears to apply to buildings with 3 family units (triplexes) and up (4 or more family units)
Dwelling, Multi-Family – *A Dwelling with separate living units for three or more families having separate or joint entrances and including apartments, group homes, townhouses, cottage homes and condominiums, also a group of Dwellings on one lot with each Dwelling containing separate living units for three or more families having separate or joint entrances and including apartments, group homes, townhouses, cottage homes and condominiums.*
- Duplexes and single family homes can be clustered on a single lot; Dryden does not have a density requirement nor require a SUP with duplexes and single family homes.
- In a clustered development, the developer owns the building and the associated open space. In the current situation, the landowner/builder does not own the open space – it is farm fields so there isn’t a guarantee that the open space will remain.

- The project is on Asbury road and right now the developer is planning on placing 8 duplexes on less than a 5 acre lot. It is a single owner and they are not subdividing. The area is zoned rural ag.
- The area and bulk regulations table indicates that the minimum area for a single dwelling is an acre.
- There does not appear to be a limit to the density in the rural ag district that applies to a triplex.
- The definition of Multi-family dwelling can be changed to include duplexes which will result in the developer needing a SUP.
- T. Hatfield reminded the Board that the Town is encouraging cluster developments and this works. The only negative is the lack of open space owned by the developer which causes concern about maintaining the open space.
- The Board determined that they will let the Town Attorney review the definition of Multi-family dwelling.

The Planning Board wants the Town Attorneys, Susan Brock and Mariette Geldenhuis, to review the definition of Multi-family dwelling before any action is taken to update Dryden Zoning.

Comprehensive Plan update:

- J. Laquatra recommended the compilation he created of the three reviews the subcommittees generated be sent to Supr. Sumner.
- C. Anderson suggested that the costs of rewriting all or part of the plan be included in the PB report to the Town Board along with a recommendation that the Town Board start a reserve fund for the future Comp Plan update.
- Upcoming in the next few years are several plans that can roll into the Comprehensive Plan: the water resources plan, the Ag protection plan and the Natural Resource plan.
- the Board wants to ensure the Town Board understands that the PB wants more information and data before making major adjustments. They don't feel the Comp Plan has been in effect long enough to comfortably make changes.
- D. Weinstein offered the following resolution:

RESOLUTION #11 – The Planning Board has decided that it is premature to engage in a rewrite of the Comprehensive Plan at this time.

WHEREAS, there have been relatively few cases where the Comprehensive Plan and its zoning amendment implementation have been tested so far, and

WHEREAS, the Planning Board's analysis is that, while there are sections of the comprehensive plan that could be clarified and new sections added to cover issues not contemplated 10 years ago, no areas have been identified that require immediate attention and that make the Plan at odds with the current goals of the community, and

WHEREAS, the town will need to focus its attention on completing the Agricultural Plan and the Natural Resources Plan over the next year or two,

THEREFORE be it:

RESOLVED, that Planning Board recommends to the Town Board of the Town of Dryden that it is premature to begin a major rewrite of the Comprehensive Plan at this time, and further

RESOLVED, that the additions of new sections to address those unanticipated issues, including areas of energy conservation and sustainability, economic vitality, recreational opportunities, and transportation improvement, can and will be adequately addressed as a set of guidelines for desired development that can be referred to in the Comprehensive Plan until such time as a Comprehensive Plan rewrite is deemed necessary.

T. Hatfield seconded the motion which was unanimously passed.

There being no further business, the meeting was adjourned at 8:30PM

Respectfully Submitted,

Erin A. Bieber
Deputy Town Clerk