

**Dryden Planning Board Summary**  
**March 17, 2016**

**Last Meeting Date:** February 25, 2016

**Site Plan Reviews:**

**Nickolas Bellisario – 51 Hall Road**

Mr. Bellisario has submitted a SPR application for an industrial warehouse type building at 51 Hall Road. There is normally a requirement to install sidewalks for this type of building but since there is little pedestrian traffic in this area, the Planning Board suggested and Mr. Bellisario agreed that in place of a sidewalk that an easement be granted to the Town on the rail bed located on the property for a future trail. The details of the easement will be worked out with the Planning Department. A resolution declaring a NEG SEQR was passed as well as a resolution approving the Sketch Plan and waiving further Site Plan Review on condition of working with the Planning Department on the trail easement, verifying safety access with the Fire Department and the standard conditions.

**Michael Moore and Eric Newland, Stone Wall Wine and Spirits - 1284 Dryden Road**

Mr. Moore and Mr. Newland have submitted a SPR application for a new wine and spirits business located at 1284 Dryden Road in Varna. There was some discussion about putting parking in the back or the front. Tompkins County recommended parking in the rear in their 239 review. The owners wish to have parking in the front for the convenience and handicap accessibility of their customers. The owners are adding a stone fence and sidewalk between the parking lot and the roadway to increase safety and for aesthetics. Outside lighting will be changed to LEDs for increased efficiency and will be about the same as it is now. A resolution declaring a NEG SEQR was passed. A resolution superseding the County's recommendations for parking was passed with a super-majority. And, a resolution approving the Sketch Plan and waiving further Site Plan Review with the standard conditions.

**Other Business:**

**Varna Survey:** D. Weinstein and C. Anderson

D. Weinstein wrote up a summary of the previous survey. His feeling is that Varna residents are not really in favor of doing another survey; they are in favor of the plan and the recent adjustments to 902 Dryden Road are seen favorably. If the board does want to move ahead with a survey, D. Weinstein and C. Anderson have come up with list of questions. The Planning Board is going to meet at the Varna Community Association for their April meeting to reach out to the community more. Meeting will be April 27<sup>th</sup> at 7pm.

**Ag Committee:** J. Kiefer

D. Teeter will be joining the Planning Board in March to discuss/present the Dryden Ag Plan. The committee has input so far from Farmers and Ag Land owners. The draft document that J. Kiefer has distributed came from that input in addition to information that has been incorporated into other Ag Plans. They plan to meet with the Farmers and Ag Land owners again

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in March to get feedback on what has been developed so far. The proposed revisions to the zoning law will be reviewed by George Frantz.

**The Renewable Energy Law amendment:** D. Weinstein and M. Hatch

There was some discussion as to what exactly the Town Board wanted the Planning Board to address in their review of the Renewable Energy Law. Is it all about solar or should wind also be considered? Does it include modifying zoning? Greg Sloan clarified by recommending that the PB focus on solar right now and come back to wind later. There are people wanting to do solar farms now.

**Public Utility law:** M. Hatch and J. Wilson

Information from Chris Denton was forwarded from Deborah Cipolla-Dennis to M. Hatch and J. Wilson. Others from the PB requested to see this information. Deborah will forward. No action was taken on this issue. M. Hatch and J. Wilson have sent their recommendations to the PB.

**SUP/Site Plan reviews:** J. Kiefer and J. Wilson

J. Kiefer and J. Wilson both submitted opinions to the PB for consideration. They are under review. Some discussion at the meeting about whether or not the TB would need to re-view/modify the Zoning Law to ensure the criteria for SPR are satisfactory for this process. The TB has more flexibility in consideration than the PB would have.

**Fill Ordinance:**

Not much work has been done yet but it is still being discussed. C. Anderson has suggested a simple ordinance for the whole town layered by zoning district. It wouldn't penalize the farmers but would restrict other areas.