

Planning Board Update to the Town Board - 17 May 2016

Last meeting was held on April 27, 2016 at the Varna Community Center

The meeting was held in Varna in an attempt to do some community outreach in light of the push-back related to the 902 Dryden Road project. There was very good public attendance and participation.

A presentation was done by Buzz Dolph, Nick Bellisario and Noah Demerest about the Tiny Timbers project planned for 5 Freese Road. In General, the public seemed happy with the concept and design. There was some concern about the adding more housing units to the fragile sewer infrastructure. Ray Burger addressed the questions/concerns by describing the upcoming infrastructure improvements. Most of this work is not scheduled until 2019. There was also concern about the increase traffic at the Freese Road/Dryden Road intersection - Ray suggested that DOT might be willing to add a flashing light at that intersection.

Another presentation was done by Garrett Whitlow about a possible Planned Unit Development at 1061 Dryden Road. They presented a preliminary plan of 36 2-story townhomes. The project will need to be considered by both the planning board and the town board. Concern was expressed by residents related to density and sprawl - it is outside of the development zone of the Hamlet. There was again concern about the sewer system. Also concern about the lack of green space in the preliminary design.

David Weinstein (PB Member) did a presentation posing the question to the residents of Varna about their past ideas about density still hold. There was discussion about the need to bring more businesses into the Hamlet. Some concern was raised that their might not be enough population to support the businesses - this was disputed. There was also the thought that the addition of sidewalks and better infrastructure would encourage businesses to come to Varna.

Ray Burger did an update on the planned infrastructure changes including consolidating the Town's water/sewer districts allowing for more available funds for extensive repairs. Rt. 366 is scheduled for paving in 2019 and the hope is to have the water/sewer repairs done before that time. There was a question about installing electric lines underground - Ray said we can look into it, but it is costly.

Ray also talked about a proposed zoning law change that would allow 6 units per acre in areas with water/sewer that are in the Rural Residential zone. Several PB members were not happy that this was being considered by the TB without them having time to review and provide input. A resolution was passed to request that the PB have time to review and provide input.

The PB put forth a resolution to the TB related to the Green Building Codes - A resolution was passed to move this to the TB. A concern was expressed that they were making these voluntary - the thought is to provide incentives instead of requirements.

John Kiefer was chosen as the PB representative to the new Rails to Trails Task Force

No action was taken on the Renewable Energy Law - more information is needed.

Deborah Cipolla-Dennis
Dryden Town Board
dcipolla-dennis@dryden.ny.us
607-339-6510 (cell)