

Dryden Planning Board
June 23, 2016

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

Liaisons Present: D. Cipolla-Dennis, Town Board

Town Hall Staff: R. Burger, Planning Director

Guests: Craig Schutt, Carol Whitlow, Randy Lacey (Hopshire Brewery) and David Hall (Worth Publishing)

The meeting was called to order at 7PM.

Review and approval of minutes from May 25, 2016:

D. Weinstein moved to approve the minutes with editorial changes, J. Kiefer seconded the motion and the minutes were unanimously approved.

Town Home PUD at 1061 Dryden Road:

- The Town Board has sent the PUD concept plan to the Planning Board for recommendations
- R. Burger is sending the relevant materials to the Planning Board

Resolution # 12

J. Wilson moved to schedule the public hearing for the 1061 Dryden Road PUD Concept Plan on July 28th, 2016. The motion was seconded by D. Weinstein and unanimously approved.

- The Planning Board has 60 days from the date of receipt (R. Burger believes the date of receipt is either today or tomorrow since that is when they will be getting the current information) to review the Concept Plan and make a recommendation to the Town Board. The August Planning Board meeting may have to be advanced to accommodate that time period.
- M. Moseley asked for confirmation that the application is complete. R. Burger indicated that the Town Board has stated the application to be complete.

Hopshire Brewery expansion 1771 Dryden Road:

- This is an expansion of an existing business. It is a farm brewery but since they have an event space and a production space, the event space falls under local zoning. The business is located in a rural ag zone and in the County Ag District.
- Hopshire wants to add a room for entertainment/events and eventually they want to add another wing to expand the actual brewery.
- The event space will accommodate up to 99 people. The brewery can accommodate 49.
- Parking right now is about 80 cars. C. Anderson questioned the parking layout. Commercial Design Guidelines strongly encourage parking be placed behind the business. Currently the parking is in front of the building which is acceptable due to protections via Ag and Markets. The event space is not covered by Ag and Markets.
- They are currently using the brewery several times per week for events.
- They have private sewer and water which are being updated to accommodate the event space.

- There are 5 lamps along the driveway that direct light downward with 28 watt bulbs.
- Hopshire is currently working on a SWPPP (Stormwater Pollution Protection Plan) for the entire site. They don't have an issue with run off/drainage since it is directed away from/around the building by an earthen swale but they want to look at the potential options for containing the water for use in the brewery.
- SEQR was unnecessary because this is a Type 2 action – SEQR Handbook Section 617.5 (c)(7).

M. Moseley offered the following resolution:

Resolution # 13 Hopshire Brewery expansion, 1771 Dryden Road: Accept sketch plan and waive further review, with conditions

Whereas, Hopshire Brewery has presented a sketch plan for the expansion of the business with the addition of an event room; and

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

Whereas, the Planning Board has determined this is a Type 2 action based on the provisions of New York State SEQR Law 617.5 (c)(7), and therefore does not require a SEQR determination; and

Whereas, the Planning Board has determined this action is associated with an Agricultural enterprise which exempts this action from the Town of Dryden design guidelines relative to landscaping and the existing parking layout;

Now, therefore be it resolved, that the Town of Dryden Planning Board approves the sketch Plan with conditions and waives further Site Plan review with the following conditions:

Hopshire Brewery will meet the parking guidelines as defined in the Town of Dryden's Commercial Design Guidelines if and when they create new parking lots; and

Hopshire Brewery will add a walkway between the parking area and the new event room.

The motion was seconded by T. Hatfield and unanimously approved.

Worth Asset Brokerage/National book auctions, David Hall, 2085 Dryden Road:

- He wants to repurpose the Stevens furniture building to an auction house.
- The building offers two sections – one is 10,000 sq ft and the other is 7,000 sq ft. The house that is attached is an additional 3,000 sq ft.
- Mr. Hall would like to house National Book auctions in one area and Worth auctions in the other area.
- The building is perfect as it is and they won't need any major renovations.
- Generally, they will have about 5 employees.
- The loading docks are sufficient for their purposes.
- The auctions are generally 4-5 hours, 2 times per week.
- Parking was an issue for the Planning Board. Currently the parking is in front of the business and Mr. Hall suggested additional spaces. The Board indicated that he will not be permitted to put additional parking spaces in the front.
 - o Mr. Hall does not believe he will need additional parking. He would like to hold a few auctions to see how many folks actually attend before he makes any decisions regarding parking.

M. Moseley offered the following resolution:

Resolution #14 Worth Asset Brokerage, 2085 Dryden Road: Accept sketch plan and waive further review, with conditions

Whereas, Worth Asset Brokerage has presented a sketch plan for the conversion of the former Stevens Heritage Furniture Gallery to an auction house; and

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

Whereas, the Planning Board has determined this is a Type 2 action based on the provisions of New York State SEQR Law 617.5 (c)(1), and therefore does not require a SEQR determination;

Now therefore be it resolved, that the Town of Dryden Planning Board approves the sketch Plan with conditions and waives further Site Plan review with the following conditions:

Worth Asset Brokerage agrees to review his parking requirements with the Planning Board in January, 2017 at which time the Planning Board reserves the right to implement additional conditions.

The motion was seconded by D. Weinstein and approved by a vote of 6-0-1. J. Wilson abstained from voting as he didn't have enough time to review the material.

Peruville Road Cell Tower: Referred to the Dryden Planning Board by the Groton Town Board

- M. Moseley lives within 3 miles of the site and has seen the tower location – he doesn't see any potential issues.
- The Town of Groton simply wants to know if we have any issues with the tower since it is so close to the Town line.
- J. Laquatra will contact Groton to let them know that as long as the tower is necessary, the Dryden Planning Board has no problem with it.

Community Solar Education Seminar: June 30th at 6:30-8:30 at the Dryden Fire Hall

- the Planning Board and ZBA will be granted 2 CEUs for attending

M. Moseley stated that he is working on an education session to be held either October 3 or 4th presented by the NYS Local Government Education.

There being no further business, the meeting was adjourned at 8:34PM.

Respectfully Submitted,

Erin A. Bieber
Deputy Town Clerk