

**TOWN OF DRYDEN  
TOWN BOARD MEETING  
June 15, 2017**

Present: Supervisor Jason Leifer, Cl Daniel Lamb, Cl Linda Lavine,  
Cl Deborah Cipolla-Dennis, Cl Kathrin Servoss

Elected Officials: Bambi L. Avery, Town Clerk

Other Town Staff: Ray Burger, Director of Planning  
Mariette Geldenhuys, Town Attorney

Supv Leifer opened the meeting at 7:08 p.m. and board members and guests recited the pledge of allegiance.

**TOWN CLERK**

**RESOLUTION #85 (2017) - APPROVE MINUTES**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby approves the meeting minutes of April 26, May 11, May 18 and May 30, 2017.  
2<sup>nd</sup> Cl Cipolla-Dennis

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**PUBLIC HEARING (continued)  
CORTLAND ROAD SEWER DISTRICT RATES**

Supv Leifer stated this public hearing was opened on May 30 and asked for further comments. There were none. The hearing was closed at 7:10 p.m.

**RESOLUTION #86 (2017) – APPROVE CORTLAND ROAD SEWER DISTRICT RATE**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby adopts the following local law and directs the Town Clerk to file it with the NYS Department of State.

1. Section 6(b) of Local Law No. 2 of the year 2004 as amended by Local Law No. 2 of the year 2007 and Local Law No. 3 of the year 2008 is hereby further amended by substituting for the table of amount of water usage and rate set forth in such section, the following table:

SEWER RATES	RATE
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First 1250 gallons (minimum)	72.19
Next 13750 gallons (per thousand)	5.65
Next 25000 gallons (per thousand)	8.18
Next 20000 gallons (per thousand)	8.78
Next 40000 gallons (per thousand)	9.40
Next 100000 gallons (per thousand)	10.00
Next ALL gallons (per thousand)	10.00

2. This local law shall take effect upon filing with the Secretary of State and for all billing periods which begin on or after July 15, 2017.

2<sup>nd</sup> Cl Cipolla-Dennis

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**PUBLIC HEARING  
COMMUNITY DEVELOPMENT BLOCK GRANT FUNDING**

Supv Leifer opened the public hearing at 7:10 p.m.

Stacy Murphy, a grant writer for the town, reviewed the process and opportunities for funding under the CDBG program. This public hearing is to gather input. She proposes to apply for a \$50,000 grant to do a community needs assessment to help determine which program to apply for in the next round.

New York State's Office of Community Renewal (OCR) has opened its 2017 application round for Community Development Block Grant (NYS CDBG) funding. NYS CDBG funds provide small communities and counties in New York State with a great opportunity to undertake activities that focus on certain community development needs.

Funding Available this Fiscal Year:

Approximately \$45 million of NYS CDBG funds, in total, may be available for Program Year 2017. There is approximately \$20M available through the State's Consolidated Funding Application (CFA) for purposes listed below.

This Hearing is to identify needs and related activities that correspond to funding available through the CFA; applications are due on or before July 28, 2017.

Eligible Activities and Possible funds available to Towns:

Each of the following activities must meet the HUD National Objective of creating activities where at least 51% of the beneficiaries are low- and moderate-income.

Public Infrastructure: Maximum \$750,000. Joint Applicants with other municipalities: \$900,000

Examples: (but not limited to) Water source development, storage and distribution; sanitary sewerage collection and treatment; flood control/stormwater.

Public Facilities: Maximum \$300,000

Examples: (but not limited to) Structures to house or serve special needs populations, day care centers, senior services; removal of architectural barriers for accessibility on such spaces; multipurpose buildings with qualifying activities that are designed to serve primarily low to moderate income persons.

Microenterprise: Maximum \$200,000

Funding to establish a local microenterprise assistance program Planning: Maximum \$50,000

Examples: Community Needs Assessments, Preliminary Engineering Reports, Existing Housing Conditions Surveys - all activities must be designed to lead to a future application that will directly benefit LMI persons. For example, a preliminary engineering report must be intended to lead to a water, sewer or stormwater project. The Housing Conditions Survey must be intended to lead to a housing rehabilitation application.

Other CDBG Funds

Economic Development and Small Business Assistance applications are accepted through open round.

NY State will accept housing activity applications under a separate request for proposals at a later date.

History

The Town of Dryden has received CDBG funding in the past for housing rehabilitation and economic development activities, as well as other funding for Housing Rehabilitation Projects through the NY State HOME program.

The Town is considering submitting a CDBG Planning application to evaluate the need for a new, future housing rehabilitation project, and/ or an infrastructure project to extend municipal water to an area of Town with sufficient LMI residents to qualify for CDBG funding. The planning grant will help with getting information together to then be able to successfully apply for and get one of the other kinds of projects later on. It is pretty competitive.

Bruno Schickel said he is very supportive rehabilitation of existing houses, particularly in the area of energy efficiency in existing houses. It would be very, very helpful.

Supv Leifer said the last time the town did something like this is was tied in with a small weatherization program and partnered with Tompkins Community Action. It was really successful.

S Murphy stated this process will help identify the need and in the next round we would apply for funding to address that need.

Cl Cipolla-Dennis said she agrees with B Schickel with respect to housing rehabilitation and also would like to look at infrastructure. Those would be her priorities.

The public hearing was left open.

**CITIZENS PRIVILEGE**

Janice Bretscher, 293 Ellis Hollow Creek Road, said she is one of the closest neighbors to the Borger Compressor Station. She is a member of Mothers Out Front and they are very concerned with the emissions from facility now and how that might change with the current expansion and future possibly larger expansion. There are 225 households in the 2 kilometer radius around the station and that adds up to a lot of people. They are concerned about how the emissions might be affecting everyone’s health. The group is conducting a two phase and two part monitoring campaign in collaboration with Environmental Health Project and they are in additional collaborating with the SUNY Albany School of Public Health for the study. They have been disappointed because they have not been successful in recruiting the Tompkins County Department of Health to assist in any way or give them any support. They would like the town board to communicate with the Department of Health and perhaps persuade them to take an interest in this. They are stunned that they are not concerned about the health issues that could come from the expansions at this facility.

Their monitoring campaign is done in two phases and in two parts. Phase one is happening now and is the pre-construction and during construction phase. From this phase they will obtain baseline data for air quality and the health of the community. They will do phase two some months after the expansion has been completed at Borger. One part of the study is air quality monitoring which has just recently been completed. They have measured for fine particulates in the air, for volatile organic compounds, hydrogen sulfide and formaldehyde. All the devices that were used have been sent back to Environmental Health Project and are waiting for funds to pay for the analysis of them.

The health study is ongoing and they have been hoping to convince 40 people in the 2 kilometer radius of the station to fill out the health surveys. It has been challenging and difficult to do that. They need the help of the Department of Health behind them and their support in their ability to reach out to residents and get them to participate.

As the monitoring campaign is winding down, they now need to turn the focus to fund raising. She thanked the town for its letter of support because they know that will help them obtain more grants. They have just been awarded a grant from the Mountain Watershed Association and have received generous donations from community members. But they haven’t even raised a quarter of the \$9,000 they need to do the analysis of phase one of the project. They’ll need another \$9,000 for phase two. She said they would be grateful for any help the town could provide.

**CDBG Hearing –**

Supv Leifer closed the public hearing on CDBG funding at 7:25 p.m.

**RESOLUTION #87 (2017) – CDBG FUNDING APPLICATION**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board believes it is in the best interests of the town and its residents to move forward in the Community Development Block Grant funding process with a planning grant application and the Town Supervisor is authorized to sign said application.

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

## **Citizens Privilege continued**

**Don Scutt** said he doesn't like paying taxes because someone else decides what to do with your money. It should be a high priority of the town that every decision made should have a thought process about how it affects taxes. He asks board to approve the budget and set the tax rate prior to election. The last few years on the Thursday after the Tuesday election a budget has been approved with double digit increases. It should be done prior to elections. The board should also look at getting a balanced budget law in the town of Dryden.

With respect to the solar projects coming to Dryden, he is 100% in favor of solar coming to Dryden. He is not in favor of how the projects are currently written. They seem to offend the neighbors and he doesn't understand why we would voluntarily do things to offend neighbors. He believes the town does not get its full potential revenue or tax base for the project. It seems odd that that the Tompkins County IDA, a non-elected board, makes financial decisions on what is done in Dryden. It seems this non-elected board has taken the power away from the town to negotiate with the solar companies. The Town of Dryden used to have its own IDA and he thinks we should look at restarting that. He doesn't know if it would legally trump the county IDA, but believes there is money being left on the table and that we can do better. He encouraged the board to look at establishing an IDA in the town to possibly negotiate a better tax rate and to publicly state whether this town board thinks the agreement done by the Tompkins County IDA with the solar companies is fair, good and just for the town of Dryden.

**Sarah Osmeloski**, 2180 Dryden Road, has a suggestion for Town Board and fellow Dryden residents. On July 5 the land once farmed by Paul Cook will be auctioned off. She thinks it might be beneficial to Distributed Sun and/or the town to buy this acreage and move the 2150 Dryden Road to 114 Irish Settlement Road. There are a lot of reasons for this. There would be less impact on the residents and the surrounding community. This parcel is big enough so you could have ten plus megawatts installed and the panels would not be stacked on top of each other like they are currently. There are less wetlands and natural areas to avoid. There is also no cemetery problem. While the site is prime farmland, it also mostly right now fallow and not plowed and seeded like 2150 is. The site will be visible from Route 13, so everyone driving by may see solar panels, but then they can say "Gee, look. Dryden is into renewable energy" and she thinks that is a good thing. It is just about equal distance from the Peruville substation as the 2150 site. Also there is no cell tower and its natural screening that will shade the panels. To her it looks like the perfect piece of land to put solar panels on. She thinks a location like this will have much less resistance from residents. And if it had been selected in the first place, we may actually be installing solar panels right now rather than sitting around and bickering about it. It is very reasonable to bring in alternative sites and this one is a prime one. She believes it would make for a better Dryden.

**Joe Osmeloski**, 2180 Dryden Road, said his wife's idea is a great one. That property will probably be sold for less than what it is worth. It would be a fabulous place to put the solar panels. He is currently reviewing the new solar application will have comments when he has finished. With respect to the moratorium, he is disappointed that it is not on the agenda. He was hoping that given the fact that the Ag Advisory Board and the Planning Board had recommended the moratorium, that the board would at least maybe start the process. He isn't sure about the legal ramifications because a moratorium is still in place. At first he was actually for a new moratorium, but now he has second thoughts. It is because of what happened during the first moratorium. The board passed a moratorium in January or February and then at the February 16 meeting, Cl Lamb opened a public hearing for Distributed Sun to request a waiver from the moratorium. It was said it would cause them a significant economic burden to be forced to apply for a special use permit for the two projects. He doesn't think when we're at a point where we have residents maybe struggling to pay their mortgages or taxes, that we're at a point where a multi-million dollar can come into Dryden and cry poverty. We have more pressing issues for people with our taxes being where they are.

Some people are struggling to pay their taxes. Maybe not going on vacation because he wants to feed his kids, and we have a multi-million dollar company crying poverty to get a project. So if you're going to pass a moratorium that has no legs, you aren't going to stand behind it, then I wouldn't pass a moratorium. But I'm in favor of you passing a moratorium that you'll stand behind. If you're going to stand behind a moratorium, pass it. But if you're not going to stand behind a moratorium and just give multi-million dollar companies waivers, then don't bother because it is a complete waste of time.

**Brad Perkins**, 4 Mill Street Dryden, and President of the Board of Directors of Willow Glen Cemetery and a lot owner there, said in his business 50% of the time he must build consensus amongst a small group of people. When he is done working with them after a few days or a few weeks, it is his hope that they haven't disturbed their family in such a way that it is irretrievably fixable. As elected officials in the town of Dryden, the board has that same responsibility for a town full of people. (Cl Servoss arrived.) One thing he can detect from coming to meetings this calendar year is that we are rapidly in the process of dividing our town. That's why he thinks a moratorium is a good decision. It allows constituents and the board to really take the pulse of this situation. Our town is a living, breathing thing and we need to respond to the needs of that. By passing a moratorium you give yourselves and your constituents time to do that. He agrees that anyone who wants to cry poverty and then call themselves Distributed Sun probably is talking out of both sides of their mouth at the same time. He doesn't think it is an economic hardship for them to wait to do something to our landscape which will never change. We've heard 20-25-30 years. But when they put that much infrastructure in our town a solar panel goes bad, they aren't going to run from Dryden. They will quietly replace it with a new one. All of us will be long past our lifetimes before these solar panels go away. Careful, careful consideration is needed. He doesn't think we've had time to do this in our town. We just now have a completed application. We have been talking about it for six months. He really feels the Town Board should listen to the Planning Board. It is almost somewhat of a negligent disrespect if we don't listen to them.

**Bruno Schickel**, 210 Schutt Road, said B Perkins had some very good comments and points. With respect to the question of the moratorium, which he supports, he asked board to consider it and vote on it. Two boards have recommended to the Town Board that the moratorium be imposed. The moratorium is not an attempt to prevent solar from being installed in Dryden, certainly not community solar, certainly not large industrialized size solar (when you daisy chain these community solar 10 acre MW installations together). The question really is when you are going to cover 50 to 100 acres with solar panels it needs to be done with a lot of care. There seems to be places in the town where it would be very appropriate, very easily accepted, have virtually no visual impact whatsoever, and it could be done and welcomed by the community and it wouldn't divide anybody. Forcing this the way you are, in two locations that are quite precious to people, in the case of the Willow Glen Cemetery the people who have loved ones buried there and are regularly in that cemetery, and in the case of Turkey Hill and Dodge Road, the people that live there and pass through the area all the time. He thinks there is a win-win for everybody. It doesn't have to be an all or nothing situation. He thinks there is common ground can be found if we give ourselves time to find it. Give yourselves some time to find that common ground.

As vice-chair of the Rail Trail Task Force, he announced that on Saturday from 9 to noon at the Dryden fire hall is a design workshop for rail trail. Everyone is invited and encouraged to attend. It should be a good workshop with a lot of good ideas kicked around.

**Laurie Konwinski**, Deputy Director of Catholic Charities of Tompkins-Tioga, This is their 20<sup>th</sup> anniversary in Tompkins County and they are visiting local governments to talk about that. They serve thousands of people each year regardless of identity, religion, beliefs, background, orientation etc. Since January they have served 113 Dryden households. They are known for free clothing and free personal needs items, but they also do a lot with housing.

They gave one security deposit to a Dryden household. They deal with people with questions about rent, paying their utility bills, and getting transportation help, such as bus passes for students going to TC3 who are of limited income. They have a homeless program for single women and have a house in Ithaca that serves up to four women at a time who had been homeless or at risk of being homeless. They've served about a dozen women just this year. They help people sign up for food stamps or other services or seek employment. They have a family program for people who are having some challenges with parenting and a special program for dads, a fatherhood support group. They have a big immigrant service program that helps with citizenship and integration into the community. Last fall they were designated by the State Department as a refugee resettlement agency. They have tremendous support from the community and have settled a family from Afghanistan and someone from China and a household from Columbia. They are holding 20<sup>th</sup> Anniversary Open House on July 18 at their office at 324 West Buffalo Street from 2 to 4:30 p.m.

**Joe Wilson**, 75 Hunt Hill Road, said with regard to the duty of care and the care given to proposals from Distributed Sun, in the months since it was introduced the community and the board and Distributed Sun have all worked over this proposed project to a fare thee well. At this point he can't imagine, with some experience in the area of SEQR and some experience in the area of Environmental Impact Statements, any more comprehensive, thorough, detailed, Environmental Impact Statement than has been caused Distributed Sun to file. He will be reading the 400 page document now before this board and other boards and the citizenry with regard to how this project has been brought to fruition. He reminded everyone again, that the law does not allow the town board to tell a project proponent they can't use that property and to go somewhere else. It simply can't be done. And one can't force people who own land to take a project. There must have willing partners on both sides.

## **HIGHWAY/DPW DEPARTMENT**

No report.

## **RECREATION DEPARTMENT**

Report emailed to board members:

- Youth Programs
  - Current/running
    - ULA
  - Upcoming Summer
    - Art Camp – 2 registered (June 26-30) 5 registered (Aug. 21-25)
    - Archery Camp – 2 registered (Ages 6-8) 7 registered (Ages 9-14)
    - Golf Camp – 5 registered (Tuesdays and Thursdays, 7/11 – 8/3)
    - Dance Camp – 4 registered (Monday-Friday, 7/31 – 8/4)
  - Upcoming Fall
    - Soccer
    - Football (Flag and Tackle)
    - Cheer
- Adult Programs
  - Current/running
    - Adult Dance (New) 16 registrations for tonight's class
    - Yoga (new and FREE) gauging participation next Saturday
    - Softball (6<sup>th</sup> team added this year) 2 games played, 3<sup>rd</sup> tonight (6/15)
    - Handball (new) 3 teams registered W/ "free agent" list
    - Pickleball (scale back or cut)
  - Upcoming Summer
    - WW2 History (New and FREE) begins Tuesday 6/20 @ 5:30pm

- Upcoming Fall
  - Tai Chi? (later time of day)
- Fit trail
  - Spoke W/ Community Café board for possible partnership, awaiting reply.
- Other News
  - \$500 of equipment received from Riddell from Grant
    - 4 helmets
    - 2 shoulder pads
  - First Concert in Ellis Hollow this Saturday (6/17)
    - Chicken BBQ @ event

## PLANNING DEPARTMENT

The board has the department's monthly report:

**Special Use Permit application for Large-Scale Solar Facilities at 2150 Dryden Road and at Turkey Hill, Dodge and Stevenson Roads:** A revised application was submitted to the Town on June 1. TG Miller is evaluating this application for the Town. When the application is deemed complete, a date to resume the public hearing will be scheduled. The revised application materials and public comments are posted to the town's website under application reviews at:

<http://dryden.ny.us/departments/planning-department/permit-review-links/>

**Special Use Permit (SUP) application for 138 Virgil Road:** The Dryden Baptist Church wants to build a 4700 sq. ft. addition which requires a SUP. A public hearing will be held at the Town Board meeting on July 20<sup>th</sup>. Application materials can be found at the above website.

**Planned Unit Development at 1061 Dryden Road:** On May 30<sup>th</sup> the Town Board approved the Development Plan thereby establishing the density and intensity of uses in this PUD District.

**Property Maintenance Code Violations at 473 Bone Plain Road:** The Planning Department issued an appearance ticket to the owner for numerous Property Maintenance Code violations. The court held a hearing in June which was adjourned until July.

**Amendment to Local Law 1-2007 concerning code enforcement:** The Town Board adopted this amendment on May 18. The Planning Department is now preparing compliance and remediation plans for properties at 473 Bone Plain Road and 107 Morris Road.

**New Townhome project proposed at 802 Dryden Road:** A proposal to build more than 30 townhomes on two lots near the Game Farm Road intersection will be heard by the planning board.

**Subdivision Reviews:** A 7 lot conservation subdivision at 430 Lake Road is undergoing final plat review. A 6 lot subdivision at 2150 Dryden Road for possible development of community solar projects is at sketch plan review stage pending SEQR review by the Town Board.

**Conservation Easement donation:** The final plat for a 5 lot conservation subdivision at 1624 Ellis Hollow Road was approved. The Town Board will hold a public hearing on July 20<sup>th</sup> to consider accepting a conservation easement on one of the lots.

**Zoning Board of Appeals to hear two variance requests:** Relief from yard setbacks being sought at 13 Ringwood Court and 542 Main Street (Etna).

Planning Department activity for **TOWN** -May 2017

Building permits: 28 (four single family homes, one accessory dwelling)

Zoning permits: 2

Special Use Permit Reviews: 1

Site Plan Reviews: 3

Variance reviews: 2

Fire safety inspections: 1  
 Building inspections: 62  
 New businesses: 0  
 Subdivisions: 3  
 Violation notices: 2  
 Complaints: 4(property maintenance) (sent 35 warning letters about unlicensed vehicles)  
 Fire calls: 0  
 Training hours: 0

Planning Department activity for VILLAGE -May 2017

Building permits: 5  
 Zoning permits: 4  
 Special Use Permit reviews: 0  
 Site Plan Reviews: 3  
 Variance reviews: 0  
 Fire safety inspections: 2  
 Building inspections: 9  
 New businesses: 0  
 Subdivisions: 1  
 Violation notices: 0  
 Complaints: 3 (property maintenance)  
 Fire calls: 0

Ray Burger said there will be a proposal coming in for 802 Dryden Road, near the town of Ithaca boundary, for a 30 plus townhome project. It will go through site plan review at the planning board. They are taking down old structures and putting up a new townhome project. Modern Living Rentals will be doing the project. Supv Leifer asked if they were using heat pumps for this project and was told they are considering it again.

With respect to the solar applications, no letter has been received from the Army Corps. That is the last thing to be completed on the May 25 punch list put together by TG Miller. The Buffalo office has been busy dealing with Lake Ontario issues. TG Miller is in the process of putting together their evaluation on basis that the Army Corps has not objected to similar projects around New York. The people R Burger has spoken to have assumed it would be a letter of non-jurisdiction, but we need to have it confirmed.

## **COUNTY BRIEFING**

Martha Robertson said she has had some inquires about Midline Road (a county road). It does need repair and she found out there will be work done later this summer.

There will be a meeting on June 20 on the housing strategy policy to discuss the outline and review the draft of the full policy. It is online and the meeting will be in the legislative chambers at 4:00 pm on Tuesday. When it is voted out of committee the legislature will have a chance to review it and take action.

The jail study report from CGR Associates is looking at the demographics of the county and options for reducing jail population is almost finished. The committee should have a final report in early July.

Supv Leifer said there have been complaints about the ditching done on Turkey Hill Road by the County between Ellis Hollow Creek Road and Stevenson Road.

## ADVISORY BOARD UPDATES

**Planning Board** – Cl Cipolla-Dennis reported that at the last meeting they discussed the Lake Road subdivision and that was moved forward. There was discussion regarding moratorium but no change. They talked about recommendations for rezoning certain areas and they will be looking at that in the next month or so.

Supv Leifer asked how they were coming with reviewing the permitted use table and that has not been discussed. Joe Wilson said there is a backlog of items that have been submitted and not been able to be addressed because they seem to follow a pretty strict two hours once a month schedule. Cl Cipolla-Dennis suggested asking the Planning Board chair to get that on the agenda quicker. She knows a lot of the work has been done. J Wilson said another item that needs to be addressed is the notion that despite the fact that an agenda is published, anything can come up on the agenda, and that makes it pretty unclear what meaning an agenda has and when something might come up. The agenda helps the public choose whether to be present and comment. Supv Leifer will talk with the chair about that.

**Conservation Board** – Craig Schutt reported at their last meeting they reviewed the SEQR Part 2 on the solar projects. He assumed their recommendations would be sent to the town board. It was much the same as what the planning board found with a few variations.

**Recreation & Youth Commission** – No report. They are meeting next week.

**Ag Committee** – Supv Leifer attended their meeting last night. There will be a presentation of the Ag Protection Plan at the July 20 town board meeting. They also got some guidance on the CAFO resolution sent by the City of Ithaca. Cl Lavine said the resolution passed by the Ag Committee is very prejudgmental to this and she is not happy with the wording of the resolution. She thinks CAFOs are a serious issue and she is not anti-farm. She loves farms but also loves having good water. The Town of Ulysses had a CAFO issue that could have caused Taughannock Park to close if it was not done properly.

Supv Leifer said the resolution sent to us was comparing human and cattle waste and dry versus wet. Cl Lavine stated the town was being asked to sign on to an amicus curiae brief that says the DEC should be transparent and open about CAFOs and she tends to agree with that. The amicus curiae brief will be filed whether the town signs on or not. She said the resolution of the Ag Committee is mudslinging that is completely out of order.

Supv Leifer said Ag Committee was asked for their opinion and he agrees with them. The case will go forward anyway. Cl Lavine said it requires discussion and this is not a discussion.

**Rail Trail Task Force** – Cl Lamb reported the booth at Dairy Day was popular and about 60-70 people signed up for list serve to volunteer and be a part of the process. They are looking at the consolidated funding application process discussed earlier as a source for funds. They are looking at what segment to go after for this and looking at things like remaining easements for segments. He has written to the Deputy Commissioner at DEC about securing an easement for the DEC Game Farm. This is a ten-mile long trail for mixed use pedestrian, horses, kids, and bikes. There will be a design charrette from 9 to noon on Saturday led by Cornell University Landscape Architect David Cutter. They are trying to get a sense of what the community need is. He encouraged attendance and input.

B Schickel said it would be great to have a good turnout. He has been working with Saunders Concrete for an easement and was recently told that Saunders is selling to a company called Hanson Aggregate. So they will now be dealing with the new company for an easement and he thinks they will be able to secure it.

**OLD BUSINESS**

**Community Café grant agreement** – Supv Leifer said the community grants were suspended this budget year and the Café has run into an issue with the ASCAP/BMI license. If the town is a sponsor, they will fall under our license. He asked the board to authorize an agreement with the Café for \$50.00.

**RESOLUTION #88 (2017) – AUTHORIZE AGREEMENT WITH DRYDEN COMMUNITY CENTER CAFÉ**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby approves an agreement with the Dryden Community Center Café and agrees to pay them the sum of \$50.00, and authorizes to the Town Supervisor to execute said agreement.

2<sup>nd</sup> Cl Servoss

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**DOMINION/BORGER STATION PRESENTATION**

Katie Quinn-Jacobs of Mother Out Front talked about the proposal they submitted with Stu Berg entitled “Borger Station Equipment, Savings, Pubic Health and Safety Proposal” (attached). They wanted to come up with a proposal of what the town to ask of Borger that would save them money and help with controlling the emissions which would lead to better public health for the Ellis Hollow Community. That is the focus. Most of the improvements would have a payback of one to three years for Borger. There are three compressors at the station Two are older Dresser Clark models that are more leaky than the newer one installed in 2010 (Taurus 70). The Taurus 70 while not as leaky does not have an oxidation catalyist. The Taurus 70 at the Brookman Corners site does have an oxidation catalyist that added after the installation and they want the same thing at Ellis Hollow. The expansion will increase the volume of gas going through the station and consequently more emissions. DEC has said there is greater than 12 thousand tons of pollutants coming out of Borger into the air every year. That will be a significant increase. In terms of the 200 mile long pipeline, the total horsepower at Ellis Hollow is actually double what compressor stations are along the rest of the line. They are adding coolers that will allow more gas to go through, but are not changing compressors. MOF want the compressors upgraded.

There are three proposals. First are the oxidation catalyists that should be on all of the compressors. Second, they suggest replacement of the old Dresser Clark turbines with either one Taurus 70 (12,000 HP) or replace the two Dresser Clarks with the smaller Centaur 50 turbine. New compressors will address a lot of the issues listed. Third, they would like the board to explain whether the improvements are part of the Natural Gas STAR program.

As a starting point to get the changes to happen they need to exert some public pressure and that is where Mothers Out Front and other organizations and the town board can help. Quarterly meetings with Dominion in the future would be helpful. They would like to meet with the plant manager to get a greater sense of what is already have in place; a one-on-one meeting to establish rapport and get an assessment of what they have.

K Quinn-Jacobs said there is an excellent article in the Ithaca Times. Don Houser is quoted as saying Dominion doesn't intend to make any changes until after the expansion is complete. She interprets it as though it is a negotiating stance. Cl Lamb disagrees and said they are permitted to do certain things in this project by the Federal Energy Regulatory Commission (for piping) and by the DEC (emissions). They are not allowed in the New Market initiative to go into ad hoc additions to the projects because they are so regulated. But because we brought it up to them and feel it isn't the end of the discussion once New Market is done, can we do this later. He said it can't be piggybacked on New Market. They might consider upgrades at another time. D Lamb doesn't think they are being evasive and there is a window to work with them.

K Quinn-Jacobs said a recommendation for future could be if there is a second expansion this is one of the things the town should keep track of. Cl Lamb said because of segmentation, they could do an individual project at Borger later, regardless of a systemic upgrade.

K Quinn-Jacobs said this would be a good practical follow-up to the May 1 meeting and a step forward in starting to address this. Air quality is a concern of the community despite what the permitting says about no new emissions. Borger would save money and maintenance with the suggested newer equipment.

Supv Leifer said he found out from the Varna Fire Dept that there is an odorant station owned by NYSEG on Genung Road. He contacted Bob Pass to find out where the others are and he is looking into it because people have been complaining of a smell. There used to be one on Pinckney Road and it was shut down because of complaints from neighbors. K Quinn-Jacobs said there is no odor in what is going through the Borger plant. Supv Leifer noted that both NYSEG and Borger contribute to training of local volunteer fire departments and have indicated they will do more if necessary.

**Teamsters Contract** – Supv Leifer said this is a three year agreement backdated to January 1, 2016, and has it hasn't been a contentious negotiation. The point of keeping a three year agreement is that January 1, 2019, if we do not have a new agreement signed already, all of union employees will contribute toward health care which is not the case now. Pay increases will be retroactive to 2016 and bookkeeping staff have indicated that will not be an issue. There was a question about the stores to be used for the clothing allowance. Those are the stores chosen by the union.

**RESOLUTION #89 (2017) – ACCEPT TERMS OF TEAMSTERS CONTRACT**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby accepts the terms of the Labor Agreement between Teamster Local 317 and the Town of Dryden effective January 1, 2016 through December 31, 2018, and agrees that it be forwarded to the labor organization for approval.  
2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Abstain
	Cl Cipolla-Dennis	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**NEW BUSINESS**

**Resolution in Support of Paris Climate Accord** – will be on next month’s agenda.

**Acceptance of Conservation Easement –**

**RESOLUTION #90 (2017) - SCHEDULING A PUBLIC HEARING ON APPROVING A CONSERVATION EASEMENT ON PROPERTY LOCATED ON TOWN OF DRYDEN TAX PARCEL NUMBER 66.-1-12.1 AND AUTHORIZING EXECUTION OF THE DEED OF CONSERVATION EASEMENT TO THE TOWN OF DRYDEN**

Supv Leifer offered the following resolution and asked for its adoption:

WHEREAS, the Town of Dryden Planning Board by resolution adopted on April 27, 2017 granted final subdivision plat approval for a five-lot subdivision (“the Project”) of a parcel of real estate located on Town of Dryden Tax Parcel Number 66.-1-12.1 (“the Property”) and owned by Tiny Timber, LLC (“Tiny Timber”), and granted site plan approval for the Project by resolution adopted on January 26, 2017; and

WHEREAS, as a condition of site plan approval, Tiny Timber is required to preserve a portion of the subdivision as open space by means of a conservation easement; and

WHEREAS, a proposed Deed of Conservation Easement (“the Easement”) grants the Town a conservation easement on the portion of the Property described in the Easement; and

WHEREAS, the Town has the authority to acquire an interest in land (including an easement) for the purpose of preserving open space, pursuant to General Municipal Law (“GML”) §247, and may acquire such interest by gift, subject to a public hearing and due notice; and

WHEREAS, §247(3) of the General Municipal Law provides that the acquisition of interests or rights in real property, including easements, for the preservation of open spaces is a public purpose and that such acquisition (whether by purchase, gift or other means) requires a public hearing subject to due notice;

NOW, THEREFORE, BE IT

RESOLVED that a public hearing shall be held at the Town Board meeting on July 20, 2017 at 7:00 p.m. in the Town Hall, 93 East Main Street, Dryden, NY 13053, to give members of the public the opportunity to comment on the proposed grant of the Conservation Easement to the Town and the Town’s acceptance thereof; and be it further

RESOLVED that notice of such public hearing shall be published and posted at least five days before the date thereof.

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**138 Virgil Road, Special Use Permit Application** – This application is for a 4700 square foot expansion for the Baptist Church. It was an allowed use in the prior zoning and is

now in a rural residential and allowed by special use permit. The board set the public hearing for this matter for July 20 at 7:05 p.m.

**Budget Modification** – The budget mod is for unplanned revenue for the Rec Department from the Dryden Hotel for \$1,000 for music in Montgomery Park and to increase the budget line for community music to cover ASCAP/BMI license from the master plan to the community music line.

**RESOLUTION #91 (2017) – APPROVE BUDGET MODIFICATION**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby approves the following budget modifications:

To A2006	Rec Fund Raising - Revenue Act	To A7989.402	Community Music	1,000.00
From A7020.404	Rec Master Plan	To A7989.402	Community Music	100.00

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**Payment outside the abstract** – for a VISA bill for \$9.98.

**RESOLUTION #92 (2017) – APPROVE PAYMENT OUTSIDE THE ABSTRACT**

Supv Leifer offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby approves a payment outside the abstract in the amount of \$9.98 to VISA.

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Cipolla-Dennis	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

Cl Servoss announced there is a vigil for Josie Berrios at the Bernie Milton Pavilion on the Commons in Ithaca on Sunday at 7:30 p.m. Cl Cipolla-Dennis added there will also be a memorial service and celebration of life service on Tuesday at the Range at 9:00 p.m. Josie Berrios was killed in college town on Tuesday morning. She is a transgender woman of color and it appears at this time that it may have been a hate crime and the federal authorities will be involved in the case. There has been one arrest made.

Cl Lavine asked that the issue of the salt mine be added to discussion at the agenda meeting.

There was a fire at the Reed Farm last night. Cl Servoss asked that anyone having information on how to help the family please share that with her.

There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Bambi L. Avery  
Town Clerk

# Borger Station Equipment, Savings, Public Health and Safety Proposal

June 4, 2017

(From Stu Berg, resident close to plant,  
and Mothers Out Front representatives Katie Quinn-Jacobs and Lizzy Evett)

On May 1, 2017, representatives of Dominion Transmission Inc. spoke at the Varna Community Center in Dryden about operations at the Borger compressor station and changes proposed as part of its "New Market Project." During Q&A, it became apparent that because of old equipment and a lack of certain emission controls, methane and pollutant levels are much higher at Borger, a Title V facility, than at Dominion's other compressor stations. It is appropriate for the Town Board to inquire about improvements that can be implemented to bring the Borger Station up to par with the company's other facilities so that the people of Dryden are afforded the same protection as elsewhere.

A helpful tool is the EPA Natural Gas STAR Program, a voluntary initiative that encourages best practices to minimize the release of methane and other pollutants into the environment while promoting efficient and cost-savings operation. (<https://www.epa.gov/natural-gas-star-program>). Through the program, participants have identified several ways to limit methane loss and reduce levels of pollutants like VOCs (Volatile Organic Compounds), HAPs (Hazardous Air Pollutants), and formaldehyde--all of which are detrimental to human health. The payback for many of these actions is no more than 1 to 3 years, so participants can save a substantial amount of money in a relatively short timeframe. Participation also gives companies recognition for the positive steps they take to reduce emissions.

Although Dominion is one of twenty-six members of the Transmission & Storage Sector of the Natural Gas STAR program, there are significant program measures that it has failed to implement. By making feasible, cost-effective improvements at the Borger station, Dominion has an opportunity to better safeguard the environment, protect the public, and improve the company's image within the community.

## Proposal for the Dryden Town Board:

1. Dominion has admitted that none of the gas turbines at the Borger Station are equipped with an oxidation catalyst. An oxidation catalyst is equivalent to a catalytic converter on an automobile--required standard equipment on almost all vehicles produced since the 1970's. It is attached to the combustion exhaust stream to reduce pollutants such as carbon monoxide, formaldehyde, and VOC's. Dominion has committed to installing oxidation catalysts at other facilities impacted by its "New Market Project," including on new turbines at Horseheads, Sheds, and Brookman Corners. Notably, in response to public demand, Dominion has also committed to installing an oxidation catalyst on its **existing** Taurus 60 turbine at the Brookman Corners compressor station by October 2018. **Dominion should explain why oxidation catalysts have not been installed at the Borger station. The town board should ask when this will occur so that the residents of Dryden receive the same level of protection as other communities.** Some references here:  
<http://www.synergycatalyst.com/natural-gas-compression-catalyst/>  
[http://www.meca.org/galleries/files/MECA\\_comments\\_on\\_OTC\\_Gas\\_Compr\\_092611\\_final.pdf](http://www.meca.org/galleries/files/MECA_comments_on_OTC_Gas_Compr_092611_final.pdf)
2. Two of the three compressors at the Borger station are powered by very old Dresser Clark DC 990 turbines (one dating back to 1984). As such, they produce nitrogen oxide (NOx) emissions and other pollutants that greatly exceed that of the station's third turbine, a Taurus 70 turbine installed in 2010. In fact, during the recent community meeting, Dominion staff admitted that if the station's older turbines were replaced, the facility likely could fall **below** the Title V threshold for a major pollution source, which at Borger is triggered by NOx. Since the Dresser Clark turbines use wet seals, they also produce more fugitive emissions (methane, VOCs, and HAPs) than modern "dry seal" turbines. In the presence of

sunlight, NOx and VOCs create harmful ground-level ozone. Dominion staff has also admitted that these antiquated turbines are challenging from a maintenance standpoint.

Pollutant levels can be substantially reduced by replacing the two Dresser Clark turbines at Borger with modern equipment. For example, the Centaur 50 turbine manufactured by Caterpillar (same *Solar* series as the Taurus 70) with approximately 6000 horsepower would be a comparable substitute. (Alternatively, a single Taurus 70 turbine could potentially be used in place of the two Dresser Clark turbines.) Modern Caterpillar turbines have dry seals and are equipped with the lean-burn SoLoNOx feature. They can also be equipped with electric starters. **The town board should request that Dominion replace its old Dresser Clark turbines at Borger with modern equipment like at Horseheads, Sheds, and Brookman Corners.** Although turbine replacement is not inexpensive, costs may be mitigated by savings achieved with less maintenance or downtime and the fact that the older turbines would likely require replacement in the not-too-distant future anyway. (Note: The town board should not support substantially more horsepower that would allow additional compression or gas flow.)

3. The Natural Gas STAR program provides fact sheets on several additional methods for reducing methane loss and emissions at compressor stations and related infrastructure, some of which are identified below. **The town board should ask Dominion to explain whether these improvements are planned for equipment at the Borger station, and if not, why.** It should be noted that replacement of the Dresser Clark turbines would address or obviate many of the compressor issues identified below relating to seals, starters, and air/fuel ratio control. Other Gas STAR fact sheets relating to techniques and process operations may also be applicable. <https://www.epa.gov/natural-gas-star-program/recommended-technologies-reduce-methane-emissions>

#### **Compressors/Engines:**

Wet Seal Degassing Recovery System for Centrifugal Compressors, PRO Fact Sheet (payback 0-1 year)

Replace Gas Starters with Air or Nitrogen, PRO Fact Sheet #101 (payback 0-1 year)

Reducing Emissions When Taking Compressors Off-Line, Lessons Learned (payback 0-1 year)

Install Automated Air/Fuel Ratio Controls, PRO Fact Sheet #104 (payback 0-1 year)

Install Electric Motor Starters, PRO Fact Sheet #105 (payback 1-3 years)

Install Electric Compressors, PRO Fact Sheet #103 (payback 1-3 years)

Replacing Wet Seals with Dry Seals in Centrifugal Compressors, Lessons Learned (payback 1-3 years)

#### **Dehydrators:**

Reroute Glycol Skimmer Gas, PRO Fact Sheet #201 (payback 0-1 year)

Pipe Glycol Dehydrator to Vapor Recovery Unit, PRO Fact Sheet #203 (payback 0-1 year)

Replace Glycol Dehydration Units with Methanol Injection, PRO Fact Sheet #205 (payback 0-1 year)

Zero Emissions Dehydrators, PRO Fact Sheet #206 (payback 0-1 year)

Convert Natural Gas-Driven Chemical Pumps, PRO Fact Sheet #202 (payback 1-3 years)

Convert Pneumatics to Mechanical Controls, PRO Fact Sheet #301 (payback 1-3 years)

#### **Pneumatics/Controls, Valves, Other:**

Convert Gas Pneumatic Controls to Instrument Air, Lessons Learned (payback 0-1 year)

Options for Reducing Methane Emissions From Pneumatic Devices in the Natural Gas Industry, Lessons Learned (payback 1-3 years)

Replace Burst Plates with Secondary Relief Valves, PRO Fact Sheet #605 (payback 0-1 year)

Install Flares, PRO Fact Sheet #904 (payback 0-1 year)

Install Electronic Flare Ignition Devices, PRO Fact Sheet #903 (payback 1-3 years)

Replace Bi-Directional Orifice Metering with Ultrasonic Meters, PRO Fact Sheet #907 (payback 1-3 years)