

TOWN OF DRYDEN PLANNING BOARD
December 19, 2017

Members Present: Joe Wilson, David Weinstein, Craig Anderson, John Kiefer (Acting chair), Tom Hatfield, Marty Hatch, and Jim Skaley (Alternate), Joseph Wilson
Liaisons Present: Craig Schutt (Conservation Board)
Town Hall Staff: Ray Burger, Planning Director

The meeting was called to order at 7:01 p.m.

Currently the November and December minutes are not available for review/approval.

Public Comments:

Chris Kappler who lives at 34 Mineah Rd. expressed his concerns regarding the possible rezoning of the area.

- D. Weinstein said there's a resolution to discuss this issue - the Town Board does the actual adopting of changes to zoning
- Water scarcity issue is of major concern

Public Hearing on 1540 Ellis Hollow Road subdivision plat started at 7:10 pm.

B. Dolph explained that there were changes to the original proposal and spoke about

- Conservation easement proposal for Lot 6
- Shared driveway agreement for Lot 7
- Revised map of the development that had been sent out today
- Right-of-way with Cornell is within Lot 7
- Turn around on driveway should be between Lot 4 and Lot 5

D. Weinstein asked if Lot 6 is a new lot and if the lot 5 owner will own the lot designated with the conservation easement

- Yes and Dryden will own the conservation easement

D. Weinstein said clarification is needed as to the number of lots,

- It appears lot 7 is the road
- Questioned ownership of lot 5 & 6 - this needs to be sold to one person
- Looking at the map - White versus gray shading, the driveway appears to end at the gray shading
- Could Cornell block access
 - B. Dolph said no, they can't

C. Anderson asked if the updated preliminary plan will be ready by next month for review? The document needs to be available 21 days prior to the next meeting. T. Hatfield agreed with C. Anderson

- B. Dolph stated that all docs were previously approved with contingencies at the Oct. 26, 2017 meeting. He doesn't feel the change should require a postponement
- J. Wilson said he agrees with C. Anderson and the standard procedures should be followed.

- The map needs to be in its final form before a final decision can be determined

B. Dolph stated that except for a minor change he's provided everything asked of him.

- C. Anderson said according to the subdivision law this requires further documentation
- He also questioned landscaping (to shield nearby properties)
 - B. Dolph said the other house is quite a distance away.
 - M. Rider said he lives on the west side of this project and there's another house owned by H. Kramer
 - B. Dolph said he will have the map corrected to show the residences
 -

D. Weinstein also brought up the subject of wetland

- M. Rider (owner of an adjacent parcel) said there's a seasonal creek
- B. Dolph stated that Steve Maybee (worked for the County) has been hired to look into this issue and figure out a design
- B. Dolph said that amazingly, soil conditions were very good

D. Weinstein also stated there's a difference between the conservation easement at the 1640 development and the 1540 development. B. Dolph owns the property and is here, however, a person can't purchase the land until this is passed

- B. Dolph stated his lot 5 buyer basically stated they will agree to the terms of the conservation easement. It was made clear that any subsequent owner is also to enforce that easement.

T. Hatfield said there's another issue to consider

- the buyer may want to eventually donate that parcel
- the conservation area needs to be delineated
- D. Weinstein said it should be 2 parcels
 - T. Hatfield said it wouldn't be marketable with restrictions being put in place
- J. Wilson asked Mr. Rider if everyone had time, could they have access to view the property for possible screening and Mr. Rider said yes.

R. Burger said for the next meeting the conservation easement template for 1540 will be needed

- The templates for 1624 have been sent out

T. Hatfield said a corrected map showing the right-of-ways, and adjacent properties need to be available for the public to review

B. Dolph asked what he needs to have ready for the next meeting

C. Anderson told him all of the information he needs is stated in the subdivision law.

Issues still needing to be addressed:

- Corrected map showing
 - Current house locations
 - Cornell property
 - Exact parcel information
 - Pins and boundaries shown on preliminary map
 - Lot 7 reflecting the driveway, how far it goes
 - Buffering of adjacent areas-what is going to be removed and what's being left undisturbed
 - Easements
 - Conservation analysis

At 8:03 pm George Reed of DRS gave a presentation of the Delaware River Solar project showing

- Screening adjustments
- 2 & 1.3 MW areas
- Subdivision lines
- Ending up with 3 parcels; 1 parent & 2 leased lots

J. Skaley asked about the separation from Ferguson Road

- G. Reed said they are open to the Board's recommendations
 - Larger screening was recommended

Discussion about the potential for growth 25-30 years from now, subdivision and zoning laws that need to be reviewed

It was recommended that

- the system be pushed back 80' from Ferguson Rd and collapse internal setbacks
- greater depth of screening on the south

J. Keifer asked if everyone agreed with the recommendations

- C. Anderson requested that 10' be added to the flag lot widths (50'-60') to accommodate future development
- Everyone agreed that would be included in the recommendation

J. Osmeloski commended the Delaware River Solar Company and how they've approached the project. He urged the Board to approve this project.

Density issues and NYSEG issues were discussed

R. Burger asked for the Board to make recommendations to the Town Board regarding this project

M. Hatch offered the following resolution:

RESOLVED, that the Dryden Planning Board, having reviewed the Delaware River Solar project, hereby makes the following recommendations

1. The system be pushed back 80' from Ferguson Rd and collapse internal setbacks
2. Greater depth of screening on the south
3. Widen flag lot access to 60' (adding 5' on each side of each current flag lot access)

And FURTHER RESOLVED that the proposed project be moved forward for the Town Board to review and approve.

Seconded by J. Wilson and unanimously approved.

Next they spoke about the Dryden Agriculture and Farmland Protection Plan. They discussed possibly having a special meeting next or they could individually send comments/recommendations to the Town Board. D. Weinstein proposed that they send their comments/recommendations to the Town Board.

- T. Hatfield said they could accept the plan as is (due to time restraints-the grant expires December 31, 2017) and later bring it back to make amendments
- Public hearing for the Agricultural Plan is scheduled for next Thursday

R. Burger gave an update regarding the Mineah Rd. project

- They are supposed to be submitting a new plan for the site in February since they found insufficient water supply for the original proposal
- A SWPPP Notice of Termination has been sent out.
- They discussed the different possibilities for housing design
- S. Lyon, who lives on Mineah Rd, expressed her concerns (speaking on behalf of some of her neighbors) regarding safety, traffic control and water issues

Bottom line, development needs to be restricted.

- D. Weinstein suggested investigating what densities work for this area
- J. Kiefer recommended reviewing the current zoning and make recommendations for certain areas
- M. Hatch asked what the status of the connection with Mineah Rd and the other side of Mineah Rd.
 - Cornell land is the connector
 - T. Hatfield said recommendations should be made and D. Weinstein agreed

The last issue on the agenda was the ZBA request regarding front yard setbacks and sign setbacks in front yards. R. Burger gave an overview and talked about setbacks. Neighborhood consistency was brought up. J. Kiefer asked if anyone wanted to form a subcommittee. It was decided that the issue be returned to the ZBA asking for more specifics.

C. Anderson asked about the Town Board charging the Planning Board with reviewing the solar law and R. Burger will get clarification from the Town Board.

There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 9:30 p.m.

Diane Michaud
Deputy Town Clerk