

**Dryden Conservation Board
October 30, 2018**

Members Present: Peter Davies (Chair), Craig Schutt, Gian Dodici, Tim Woods, Bob Beck, Jeanne Grace, and (at 7:40) Nancy Munkenbeck.

Liaisons: David Weinstein (Planning Board, and Dan Lamb (Town Board)

The meeting was called to order at 7:02 p.m.

Review and approval of minutes from September 25, 2018

C. Schutt made a motion to approve the September 25, 2018 minutes with two minor corrections, seconded by G. Dodici, and unanimously approved.

Reports and updates:

Agricultural Advisory Committee – C Schutt

See attached report from October 10, 2018 meeting.

Planning Board – D. Weinstein

See attached report from September and October 2018 meetings.

Wind Generation Law

P. Davies, the submitted Small Wind Energy Electrical Conversion System (WEECS) stated that the windmills should be installed a certain distance from all habitation, even that of the owner, and it was pointed out that for efficiency you want it as close as possible to where the electricity is being used.

D. Weinstein suggested the version with the changes set out in red might help the Planning Board to see the changes, and each of them could be debated separately.

P. Davies will email the colored version to D. Weinstein to provide to the Planning Board.

D. Weinstein advised the Planning Board was fixated on the fact that there is no demand yet, that they felt like they did not need to do anything urgently.

D. Lamb thinks that should not be the case. We should have this framework in place PRIOR to there being a demand.

Mineah Road

Discussion ensued between D. Weinstein and members of the Board regarding the Mineah Road development issues:

- Slopes exceeding 15%
- High erosion
- Water problem

D. Weinstein, the Comprehensive Plan advises against building on slopes exceeding 15%, however, nothing in the zoning law addresses the slope issue.

Dryden Rail Trail – B. Beck

- Two of the three kiosks have been installed
- The seven benches that were previously installed now have the “Dryden Rail Trail” routed out on the top board.

- Two of the benches are memorial benches for Stephanie Gardner.
- The Rail Trail group proposed a Gift Policy that was approved by the Town Board for donating money in memory or in honor of someone. The donation would be \$800 for a bench and \$10,000 for a kiosk. The Town will provide the plaque and would have to approve any wording on the plaques.
- Hope to have the 3rd kiosk installed very soon, but are waiting on an easement.
- We have applied for a crossing on Route 13 (by Agway) and are waiting for a site visit from the Department of Transportation.

New Business:

Trinitas

Board reviewed and discussed information pulled off our website regarding the development site.

P. Davies, it is almost entirely rooftops and parking lots with a few token trees. Total lack of attention to slopes, vegetation on slopes, runoff and what appears to be vertical walls all over the place.

Discussion ensued regarding the issues that can be seen with the Trinitas development:

- Building the garage into the slope
- Amount of earthwork that will need to be done
- Current stream, pond, pond runoff and storm water plan
- Lack of sewer and old infrastructure capacity to handle water runoff
- Water running to Dryden Road
- Density

Discussion included the steps with the Environmental Assessment Form, SEQR, and if an environmental impact statement may be required.

Agreement was made for each member of the board to complete the following prior to the November 27th meeting:

- Read through the Trinitas environmental assessment form (forwarded by D Weinstein) and prepare questions if their actions to mitigate erosion and water runoff or any other environmental effects are not well documented.

Freese Road Bridge

P. Davies, most of the time we are concerned about environment and biological issues, I do not know if in the past we have looked at historical conservation.

N. Munkenbeck, Yes, we were involved with the Red Mill Bridge.

The board and the liaisons discussed:

- cost analysis
- narrowing of the water channel
- the pier of the existing bridge being removed if/when the bridge is replaced, information from the engineers, and the width of the pier at the creek bed
- bridge lifespan
- historical value of the bridge and if it is worth the maintenance costs to preserve the history of the bridge
- safety issue, NYS DOT recommendations, and the industry standards
- traffic study

- NYS Office of Historical Preservation will be weighing in on this and they may require we change our plans for the bridge.
- historical issues are something this Board can deal with, in general.
- County is emphatic about have a two-lane bridge on Freese Road

B. Beck, State Environmental Conservation Laws states what Conservation Boards can do.

It was agreed that they need to pull it out and review it again to see what the law states they can be weighing in on.

More information will be gathered and topic is tabled until next month's meeting.

Natural Resources Conservation Plan

C. Schutt, some members of the Planning Board stated a guidance document based on our plan and the ag plan would be useful to them when they are reviewing things. We would need to go through those plans and decide what the more important issues are and come up with a guidance document.

P. Davies, each member of the board will also complete the following prior to the November 27th meeting:

- Prepare a bulleted list, not to exceed one page, of action items for the Planning Board and Town board based on the recommendations of the NRCP.

P. Davies, requested everyone email their list to the other members no later than 4 days prior to the meeting so everyone has time to review.

B. Beck made a motion to adjourn the meeting at 8:50 pm, seconded by C. Schutt, unanimously approved.

Respectfully submitted,

Chrystle Terwilliger
Deputy Town Clerk

Report to the CB on the Ag Committee meeting 10 – 10 – 2018

Prepared by Craig Schutt liaison from the CB to the Ag Committee

1. A discussion continued from the previous meeting on a document for procedures of operation for the AC being developed. The AC finalized the draft they had been working on and passed a resolution requesting the Town Board consider it for approval. The draft is based on the CB document. The Town Board voted to accept the document at its regular board meeting on 10 – 18 – 18.
2. There was discussion about the new Farm Friendly signs being placed on routes entering the town. Due to the interest and questions regarding the signs it was decided that a statement explaining the purpose and meaning of the signs be placed on the town web site. There was a particularly interesting question from the Lewis County Planning Department. A planner from their department sent an email to the Deputy Clerk asking where Dryden sourced the signs. A CCE agent from Lewis County had driven through Dryden and saw the signs and they were very impressed by them and are considering doing something similar in their county.

1. 651 Peruville Road site plan review and approval of second dwelling unit.
2. Mineah Road development update: Pineridge Cottages development. Mineah Road residents' appeal to the ZBA for rescinding the 3 building permits already issued was denied. The residents claimed it was inappropriate to build on such steep slopes, >15 degrees, and to approve 3 cottages in an area where water availability is so limited.
3. In response to the Town Board's request that the Planning Board and Conservation Board provide a Wind local law for possible adoption into Town Code, the version passed by the Conservation Board was offered for analysis to the Planning Board. The Planning Board wants a slow deliberate process in studying this issue instead of immediately moving toward modifications of the Conservation Board's version, so it will address this over the next few months.
4. Ag Site Plan Review: Recommendations from the Ag committee for modifications of our zoning law were discussed. We agreed on definitions, and proceeded to debate the appropriate form for an abbreviated site plan review process to meet the Ag and Market's requirements for scope and for 45 day turn around.
5. Recommendations to the Town Board about the Special Use Permit for 1610 Dryden Road (old Phoenix Book Barn) were discussed.
6. The Planning Board recommended and the Town Board approved the appointment of John Kiefer for Planning Board Chair following the retirement of Marty Mosely. Deborah Cipollo-Dennis was appointed to replace Marty Mosely.
7. Telecommunication Law revisions will be considered at a future meeting.
8. Decisions made by the Planning Department on the appropriate sewage generation rates and the definitions of what can be included in the calculation of Green Space were questioned. These decisions will greatly impact whether the Trinitas SEQR yields a positive declaration and whether the development will require a variance to meet the Green Space requirement. Despite previously indicating that it was not financially possible for Trinitas to reduce its proposal below 602 bedrooms, Trinitas met the conditions set by the town that the proposal have no more than 552 bedrooms and no more than 60 4-bedroom apartments.
9. At the next meeting, the Planning Board will begin reviewing the status of existing initiatives and establish a plan going forward for initiatives such as recommendations for updates to the Comprehensive Plan and for changes to local laws such as Zoning and Subdivision.
10. A lengthy discussion was held about whether zoning variances for road frontage less than 250' should be granted for large interior parcels surrounded by development with minimal road frontage.