

**TOWN OF DRYDEN  
TOWN BOARD MEETING  
September 20, 2018**

Present: Supervisor Jason Leifer, Cl Daniel Lamb, Cl Linda Lavine,  
Cl Kathrin Servoss, Cl Alice Green

Elected Officials: Bambi L. Avery, Town Clerk  
Rick Young, Highway/DPW Superintendent

Other Town Staff: Ray Burger, Planning Director  
Khandi Sokoni, Town Attorney

Supv Leifer called the meeting to order at 7:05 p.m. Board members and audience recited the pledge of allegiance.

**PUBLIC HEARING  
SPECIAL USE PERMIT 1384 DRYDEN ROAD  
DRIVE THROUGH FACILITY**

R Burger explained this is a special use permit application for a drive-through facility. The foot print is basically the same as the existing building that previously held a clothing business. It will now be a coffee roaster/café.

Applicant Riley Brewer said there are no changes since the last time he was here. They are trying to have a bit shorter drive-through lane. They don't have the room they thought they had for a drive-through lane, but they don't want to do complicated business there. It will basically be coffee, espresso-based drinks, pre-done baked goods and bagels. The goal is to get people through as fast as possible because they don't want backups to Route 13.

There were no public comments.

The board reviewed the short form SEQR Part 1 dated May 28, 2018. There were some minor changes that the applicant agreed to:

- 3(b) Total acreage to be physically disturbed - changed to .02 acres because of alteration of the asphalt footprint.
- 4 - Nearby land uses - the urban box was checked in addition to industrial, commercial, residential aquatic and other (trailer park, utility)
- 5 - Is the proposed action consistent with the adopted comprehensive plan - checked Yes.
- 9 - Does the proposed action meet or exceed state energy requirements - checked Yes.
- 13(a) - Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency - changed to Yes.
- 13(b) - identified as classified "A" stream 898-247.
- 14 - typical habitat types - wetland was checked in addition to suburban.

- 17 – creation of storm water discharge, either from point or non-point sources?  
Changed from No to Yes. (a) and (b) checked No.

The board reviewed Part 2. All items were marked no or small impact. The statement in Part 3 reads: This site has served as a retail business for over 40 years and the conversion to a cafe in this commercial district represents a minimal change. The potential increase in traffic will have a small impact but insignificant in this commercial district.

**RESOLUTION #126 (2018 - NEG SEQR DEC - APPLICATION OF RILEY BREWER FOR A  
SPECIAL USE PERMIT AND SITE PLAN APPROVAL FOR A RESTAURANT/DRIVE-  
THROUGH FACILITY LOCATED AT 1384 DRYDEN ROAD,  
TOWN OF DRYDEN TAX PARCEL 52.-1-13.1**

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

WHEREAS,

A. The proposed action involves consideration of the application of Riley Brewer for Special Use Permit and Site Plan Approval for a restaurant/drive-through facility located at 1384 Dryden Road, tax parcel 52.-1-13.1

B. The proposed action is an Unlisted Action for which the Town Board of the Town of Dryden is the lead agency for the purposes of uncoordinated environmental review in connection with approval by the Town.

C. The Town Board of the Town of Dryden, in performing the lead agency function for its independent and uncoordinated environmental review in accordance with Article 8 of SEQRA, (i) thoroughly reviewed the Short Environmental Assessment Form (“EAF”), Part I and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) thoroughly analyzed the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) completed the EAF, Part 2;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the EAF, Part I and any and all other documents prepared and submitted with respect to this proposed action and its environmental review, (ii) its thorough review of the potential relevant areas of environmental concern to determine if the proposed action may have a significant adverse impact on the environment, including the criteria identified in 6 NYCRR §617.7(c), and (iii) its completion of the EAF, Part 2, including the reasons noted thereon (which reasons are incorporated herein as if set forth at length), hereby makes a negative determination of environmental significance (“Negative Declaration”) in accordance with SEQR for the above referenced proposed action, and determines that an Environmental Impact Statement will not be required, and

2. The Responsible Officer of the Town Board of the Town of Dryden is hereby authorized and directed to complete and sign as required the determination of significance, confirming the foregoing Negative Declaration, which fully completed and signed EAF and determination of significance shall be incorporated by reference in this Resolution.

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

Supv Leifer closed the public hearing at 7:18 p.m.

R Burger said he has suggested three conditions regarding dark sky compliant lighting, moving the dumpster or providing runoff prevention and screening the dumpster.

**RESOLUTION #127 (2018) - Approving Site Plan and Granting Special Use Permit for a Restaurant/Drive-through Facility at 1384 Dryden Road, Tax Parcel 52.-1-13.1**

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

WHEREAS,

- A. Riley Brewer has applied for a Special Use Permit (SUP) to operate a restaurant with a drive-through window at 1384 Dryden Road, Tax Parcel 52.-1-13.1 and
- B. The proposed restaurant will occupy an existing commercial building, and
- C. An application, sketch plan, short EAF, and Ground Disturbance Tally Form have been submitted, and
- D. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- E. A public hearing was held on September 20, 2018 with public comments registered in the meeting minutes and considered by this board, and
- F. The Tompkins County Planning Department has reviewed the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and
- G. In a letter dated September 10, 2018, the Tompkins County Planning Department concluded that the proposal will have no negative inter-community or county-wide impact, and
- H. The Stormwater Management Officer reviewed the proposal and concluded that a Stormwater Pollution Prevention Plan (SWPPP) is not required, and
- I. Pursuant to the New York State Environmental Quality Review Act (“SEQRA”) and its implementing regulations at 6 NYCRR Part 617, the Town Board of the Town of Dryden has, on September 20, 2018, made a negative determination of environmental significance, after having reviewed and accepted as adequate the Short Environmental Assessment Form Parts 1, 2, and 3, and
- J. The Town Board has reviewed this application relative to the considerations and standards found in Town Zoning Law §1104 for site plan review and §1202 for Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board approves the sketch plan documents, submitted with the application dated June 9, 2018, as site plan for 1384 Dryden Road, conditioned on the following prior to issuance of a Certificate of Occupancy:

- a. Installed lighting shall be dark-sky compliant.
- b. The dumpster shall have a containment device to capture dumpster runoff or shall be relocated to the left front corner of the building.
- c. Dumpster shall be adequately screened, to the satisfaction of the Zoning Officer.

2. The Town Board hereby finds that the considerations for approval of the requested Special Use Permit listed in Section 1202 of the Town of Dryden Zoning Law have been met, specifically that:

- a. The proposed use is compatible with the other permitted uses in the Mixed Use Commercial district and compatible with the purpose of this district as it is a service business located along Route 13 in an area with other commercial businesses;
- b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as this proposal is for the re-use of an existing commercial facility with minimal site changes proposed. The property is adjacent to commercial operations on three sides and a mobile home park on the fourth side. Mature landscaping screens the facility from the mobile home park;
- c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate;
- d. The overall impact on the site and its surroundings considering the environmental, social and economic impacts of traffic, noise, dust, odors, release of harmful substances, solid waste disposal, glare, or any other nuisances has been considered and found to be negligible, based on the information and reasons in the Short Environmental Assessment Form;
- e. Restrictions and/or conditions on design of structures or operation of the use (including hours of operation) necessary to ensure compatibility with the surrounding uses or to protect the natural or scenic resources of the Town have been incorporated into the site plan;
- f. The project complies with the requirements for site plan review and conforms to the Town’s Commercial Design Guidelines to the maximum extent practicable in that: the site is screened from residential uses by the existing landscape and will be further screened by a 6’ fence and the impact of front yard parking will be reduced by roadside landscaping and no new road cuts are proposed.

3. The Town Board, finding that the applicant is in compliance with all other provisions of the Town Zoning Law and other applicable ordinances, approves a Special Use Permit for the restaurant/drive-through facility at 1384 Dryden Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2<sup>nd</sup> Cl Servoss

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**INTRODUCTION**  
**1610 DRYDEN ROAD**  
**PROFESSIONAL OFFICE (VET CLINIC)**

R Burger explained this project to renovate the old Phoenix Books barn to a veterinary clinic will require a special use permit because this is a residential district. Information is available on the town's website. Curtiss Dewey, DVM, applicant, presented the project, Elemental Pet Vets, PLLC, and the site plan. He explained that his integrated medicine practice will generally focus on geriatric pet medicine and he talked about his treatment methods (herbal, acupuncture, massage, underwater treadmill, laser therapy, and others).

There will be easy ingress and egress and the neighbors are supportive. They will need DOT approval for the planned entrance.

**TRINITAS**  
**SKETCH PLAN REVIEW (continued)**

Brad Bennett of Trinitas introduced Evan Bryant, Michael Keith (of Hunt Engineers) and David Cruzy (SRF Associates). He displayed an aerial view of the project as most recently modified. They have achieved 60% green space and added a community garden (about .5 acres) that will also be available to those living outside the project. The playground along the trail has been doubled in size (7500 sq ft). They have designed a family friendly plan for all the three-bedroom apartments. They continue to submit items for environmental review and expect to have that finalized by the end of next week. The parking variance has been reduced to 11% and they will not need a green space variance. There is pedestrian access to the Rail Trail from Dryden Road. That is something that is important in the Varna Plan, as well as community areas like the playground. The commercial space has been expanded to 2,100 square feet. The community garden is situated next to the Varna Community Center and helps create the community space referred to in the Varna plan. The family friendly apartments have been added. There are 240 bike parking spaces that fit with the multi-modal and transportation pieces of the Varna Plan. The development has a village-like feel that is consistent with the Varna Plan. The floor plan of the three-bedroom units was displayed and explained. They expect it would be attractive to families.

Other things they expect would be consistent with the Varna Development Plan:

- Development (page 18) opportunity it identifies the subject site as one of two primary underutilized sites in the hamlet.
- Networks “there is an opportunity for a network of small scale residential streets, pedestrian pathways and bike paths that can be connected with adjacent development. This project does that as it borders the rail trail and can connect to Dryden Road.
- Community Amenities – The community is very proud of the Varna Community Association and Trinitas wants to offer the community garden space that can integrate with the Varna center.
- Natural and Open Space – talks about paths to the site that connect to the trail system and the park (discussed in this presentation).
- Parks and Trails – it mentions the unofficial trail which is the rail trail on their property border and is used for recreation, walking, jogging and pedestrian pathway. The project is very consistent with that.
- Summary of Existing Conditions says the unutilized and vacant sites provide space that when developed can incorporate public green spaces that would cater to family and student community which they think their project does.

- There are a couple of examples of development in the plan. There is a townhouse development that looks similar, on a smaller scale, with large greenspace areas and mentions walking and hiking. Another in the Varna hollow is a townhouse development. It says “these units could be for young professional students or designed to help the demand for senior housing” which they believe is consistent with their project.
- The trail side example (the subject site) shows a mix of townhouses and a density of 10 dwelling units an acre which they are pretty close to. The rendering shown in the plan has less green space than their project.
- Character Analysis - The rendering of the exterior of the townhomes is consistent with the plan. “Under any scenario, the character of the hamlet will change. The primary purpose of this plan is to find the means for encouraging redevelopment and new development in the hamlet, but in a way that compliments, continues and improves upon current character.” (page 37).

Trinitas would like to end the sketch plan process and move to the site plan process.

### **Questions from the Board:**

Cl Green – Will there be bike racks? Yes. Electronic charging stations? Will consider that infrastructure. Sidewalks along Mt Pleasant Road? No.

Cl Green pointed out that the rail trail project is looking for parking spaces either uphill or downhill of the trail easement and an informational kiosk. That area will be a major entrance point for the rail trail and some space for parking and a kiosk is part of the rail trail plan. An additional corner there to expand parking will help.

Cl Servoss – is pleased that they listened to comments and modified some layouts. She is glad they increased the size of the playground and pleased about the community garden. She asked if there would be a path from the townhomes to the garden. The design hasn’t evolved that far, but perhaps a mulch trail would work. The garden will be open to all residents of Varna, not just the renters.

Cl Lamb - How would access to the parking garage work? Every resident would have to register their car. There could be designated spots for the rail trail users. What do they envision for the retail space? Perhaps a small restaurant or coffee shop. Where are the three-bedroom units? Along Dryden Road on the left side. (It was noted the family units were far from the playground.) Would the leases be for the unit or individuals? It would be market driven; they can do either. Some units are at set price, but they can be flexible.

Cl Lavine – Summarize the types of units. There are 66 one-bedroom units, 33 two-bedroom units, 10 three-bedroom, and 110 four-bedroom units. Family units are the 10 three-bedrooms.

Cl Green – Dryden has a reputation for being very attentive to green energy issues. She asked if there was anything in this new version that responds to the town’s priority to have the most energy efficient buildings possible. The initial specs to LEED specifications and the town has said that they know that those are minimal and wants this proposal if it goes forward to reach even higher than LEED. She understood they would consider heat pumps as the method of heating. B Bennett said they would consider it.

Cl Green – asked what kind of envelope tightness specs they were looking for. They would definitely meet code. He does not have the specs but can bring someone who can address that when they move on to the site plan submittal.

## Public comment

**Dave Weinstein**, 51 Freese Road, said he gives Trinitas credit for acknowledging the Varna plan this time, but they haven't really made an effort to adapt to the basic goals of the Varna plan. They are proposing massive scale, little mixture of types of people and little mixtures of types of living spaces. The board has given them opportunities to try and meet the goals laid out and what they are giving back are nickels and dimes. Most people in Varna have their own garden space and there actually is a community garden already. These things do little for meeting the basic needs for our community and it would wind up being a real detriment to the community and its ability to grow as a cohesive whole. He pointed out they have made another attempt to get around the Town's rules to show that they are now, according to them, meeting our 60% green space requirement. They included as green space the sidewalks connecting their interior group of sidewalks to the rail trail and we allow that to be used as green space. But they are counting almost half a mile for that connection between their interior sidewalks and the rail trail which is right there. It can't be much more than a few hundred feet. They are playing with numbers again trying to get over our rules. Please turn down this sketch plan. It is not ready to move forward. Please save us from this endless terror in which we have to look at these little nickel and dime pieces and try and figure out why they are falling short. The board has done enough to investigate. It is time to say that Trinitas has not given us a real reason to move forward because this plan isn't meeting the community's needs.

**Will Parker** said he is fed up. He's seen this happen so much in his life. He is still trying to recover from the fiasco on the corner of Dryden Road and Forest Home. He hasn't seen any kids or families there. It is all students. Do any of these folks plan to come to community breakfasts or chicken BBQs or come to Varna church? Are they going to pay taxes and help us? He lives at 57 Freese Road and has lived here since 1982. He pays taxes. He doesn't have any idea if what is going to move in is going to help or get involved in the community. This is just a bad case of cancer.

**Kim Simmons** said she appreciates the board listening. She lives at 832 Dryden Road and has been a member of the community since 1969. She has sent a letter about the infrastructure of Varna. They have been told since 2015 that there was \$460,000 earmarked for Varna for updating the infrastructure, the sewer and water, which is all a problem. In adding the Tiny Timbers and the expected development at 1061 Dryden Road, her feeling is that the town should complete the infrastructure improvements and updates. They haven't been done since the 1950's. There have been sewer leaks and water leaks. None of that has been addressed and now you are going to add 200 plus units to that already overtaxed system. You are also adding another possible 600 vehicles to an already overtaxed roadway. We don't have that kind of space. It doesn't seem like a good idea. She doesn't believe it is anywhere near the Varna plan that a lot of residents spent years trying to get through the board. It was supposed to take us through 2035 before we had this kind of influx. It seems very short-sighted. It's not what Varna wants. Please, listen.

**Jim Skaley**, 940 Dryden Road, said this is becoming an interactive process which is unfortunate. This process gives little tidbits of information but doesn't provide a comprehensive perspective. They add some small amenities and have not shown that these are the kinds of amenities that the community wishes to have. At the same time, just recently he had the privilege of going to the Varna church for a talent show at which people all knew each other and contributed and had fun and good times. This proposal is going to put 600 strangers in the middle of a community. Tell us how you are going to create a cohesive community when you have that kind of influx. Not only are they 600 strangers, but they will be moving in and out on a regular basis. That does not conform to the goals and concepts in the Varna Community Plan.

Ten three-bedroom townhouses is sufficient to attract families? You've heard over and over what we need is affordable housing. What we need is family-centered housing. The trail side plan on page 70 shows the buildout analysis. This area was identified by the community for mostly single family houses, not compact townhouses. He referred the board to those documents and the information that the community has presented before it makes a decision. This is not going to build community. This will create more problems than he can imagine. The project needs to be redefined completely or you vote no. This will destroy the hamlet.

### **Comment/questions/discussion**

- Reiteration of need to consider the energy use and impacts.
- Not ready to move forward to site plan; not enough time to digest and not enough change.
- The number of family friendly units is a token gesture and out of the realm of what the Varna plan specifies.
- Is there a possibility to include affordable owner-occupied single-family homes in this project? No, though there could be on the parcels on the north side of Dryden Road.
- Could there be significantly more of the three-bedroom family units? No.
- The green space calculation in the zoning law clearly talks about sidewalks connecting the community to recreational resources. The sidewalk from Dryden Road to the rail trail was included in the calculation, not the internal sidewalks.
- The one-bedroom units could be workforce housing.
- The two-bedroom units could possibly be family friendly.
- The three-bedroom units are clearly family oriented.
- The four-bedroom units with four bathrooms are clearly dorm oriented.
- The two and three-bedrooms could help the market for the workforce, but there are currently only 43 of those.
- Is there a possibility to decrease four-bedroom units and increase the two-bedroom units?
- The number of increased family units impacts schools.
- These units will be considerably less expensive than other projects such as City Center.
- It may not solve the missing middle area but is somewhere close to that.
- There should be some consideration for things like Ithaca Car Share.
- There should be provision for electric charging stations.
- By building the units expensively you price some people out of the market.
- The board would like to know what the rent per unit estimates are.
- The community didn't contemplate a dorm.
- Understanding that who rents the units can't be regulated, the layout will determine who will live there.
- Any new development brings people you don't know to the community.
- It is difficult to get people to volunteer.
- What is the amount of real property tax they expect to pay? Over seven figures.
- Estimated assessed value of the property is 50 million dollars, so perhaps \$700,000 in property taxes.
- Unrelated people living together is an unstable unit; this is a randomness that is surprising.
- The Varna plan was put together by the community for the community and that should be the guiding concept.
- Approving the sketch plan approves the concept of the plan as stated. You can modify a bit with site plan review, but you can't change the basic concepts.

R Burger said if anyone wants to move the sketch plan forward, it can be approved with a list of items to be seen in the full site plan when submitted. Then you can move on to the full Environmental Assessment Form and have the project kind of fixed in space. The modifications from that point are more minor, so yes in the sense that the sketch plan represents the concept going forward.



Atty Sokoni said Section 1102 of the Town’s Zoning Law reads: “At the sketch plan conference, based upon the information provided, the Board will determine any and all additional information required in the detailed site plan. Within 10 days of the completion of the sketch plan conference the Board shall provide in writing a detailed list of necessary components for a complete application and detailed site plan after the sketch plan conference.”

After further discussion, the board decided it was not comfortable closing the sketch plan tonight. R Burger will compile an initial list of the board’s concerns and bring it to the budget workshop on September 24.

Trinitas has submitted a traffic study and it will be part of SEQR analysis. Cl Green said it is hard to imagine that there is capacity to accommodate the additional traffic when you bring this volume of people in and asked how they arrived at that conclusion.

The engineer said that NYS DOT uses strict guidelines for acceptable capacity. The study on full build capacity resulted in a conservative look due to the student component. They had 30% of the population going east of the site and most of it going north at the Mt Pleasant intersection. It is likely it will be less. Based on the study and the hamlet plan there is capacity during peak hours. It is based on methodology. The analysis is based on national and locally accepted methodologies. Based on those measurables, there is sufficient capacity during peak hours to accommodate both existing and new traffic. They are not projecting a significant amount of new traffic because they know that most of the population will be going toward the west. The student population will go toward the university and impact Game Farm Road. Most traffic from the site will exit off Dryden Road. There is a smaller impact from Mt Pleasant because they can’t go left on to Mt Pleasant from the parking garage. There was a suggestion to reduce the speed limit on Mt Pleasant Road.

**RESOLUTION #128 (2018) – APPROVE MINUTES**

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

RESOLVED, that this Town Board hereby approves the meeting minutes of August 9, 2018 and August 16, 2018.  
2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**CITIZENS PRIVILEGE**

**Joe Osmeloski** expressed concern that the recent decision by the Judge in the solar case suggests that no building permits are needed for structures (page 12 of the decision). Atty Sokoni explained that the judge was specifically referring to §280(a) of Town Law that has to do with access by a fire department. The Town of Dryden Zoning Law has a definition of a building and a definition of a structure. Building permits will be required in the town. The town’s solar law also specifically requires a building permit.

**Debbie Lecoq**, 935 Dryden Road, thanked the board for listening. The site plan looks too mixed up and confusing. It is a large project. She understands we are maximum capacity for sewer. Varna is too small to have such a large project.

**RECREATION DEPARTMENT**

Monthly report has been submitted. They are prepping for the winter program brochure and are requesting funding from the rec reserve for a storage building.

**PLANNING DEPARTMENT**

Monthly update has been submitted. R Burger said the ZBA will be busy next month and will hear four cases. Two are for front yard setbacks. One is the quarry operation on Quarry Road is applying to have a similar non-conforming use on that lot transferring it to a modular home fabrication facility. The neighbors of 16 Mineah Road are appealing the issuance of building permits.

With respect to the matter at 473 Bone Plain Road, a contractor is going to obtain the property and has resources to clear the property and put something on it to sell.

The Code Enforcement Agreement with the Village of Dryden renews annually in July and has not been approved yet. The agreement provides for an increase of \$2,000 to \$28,000 annually.

**RESOLUTION #129 (2018) – APPROVE CODE ENFORCEMENT AGREEMENT WITH THE VILLAGE OF DRYDEN**

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

RESOLVED, that this Town Board hereby approves a contract with the Village of Dryden to provide code enforcement services to the village for the annual sum of \$28,000.00 and the Town Supervisor is authorized to execute the same.

2<sup>nd</sup> Cl Green

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**ADVISORY BOARD UPDATES**

**Planning Board** – There was no August meeting. Marty Moseley has announced he is resigning.

**Conservation Board** – They are discussing updating the renewable energy law as it relates to wind power and whether there is a need to change the height requirements for a special use permit.

**Recreation & Youth Commission** – They are focusing on budget issues. The County youth services folks are expected to come with a request for increased funding for youth services. They’ve had a vacancy and there was no youth employment readiness program this year, so there will be some questions about that contract. There are still several vacancies on DRYC and will be looking for people to fill those vacancies. There was a discussion about the mission and purpose of the DRYC and members better understanding the dual role of paying attention to recreation and youth services. Cl Green said there used to be an orientation program for members. The commission needs to redevelop that because it is a complex set of tasks that are undertaken by those members.

**Ag Advisory Committee** – The committee sent the board a draft of their new committee rules and procedures for review and comment. There was discussion of site plan review for ag land operations. They continue to look at zoning related to agriculture. Ag districts are up for review in the county. The right to farm signs are starting to go up in town. Now that the ag and farmland protection plan is complete, the committee would like the town board to consider turning them into a board instead of a committee, similar to the Conservation Board. That is recommended in the ag plan and it was recommended in the comp plan years ago.

**Rail Trail Task Force** – They are still seeking grants. They received a \$10,000 award from Cornell to be paid over two years. They are waiting to hear on the TAP grant application. With a grant from AARP seven benches have been installed and three kiosks will be constructed (Village of Freeville, George Road and Village of Dryden). Two weeks ago the agreement with DEC for access to the trail through the Game Farm was finalized. Bob Beck and Cl Lamb will meet with Game Farm staff tomorrow to determine how the town's DPW can get access to that area. The town may need an engineering study for the trestles there to determine whether any stabilization is necessary.

The crossing at George Road was discussed. It has been striped and a request for a reduction in the speed limit has been sent to the state. There will be a solar powered pedestrian crossing flashing light installed.

**Safety & Disaster Preparedness Committee** – Janet Bretscher reported the committee met August 27 and will continue to meet on the 4<sup>th</sup> Monday of each month at the Ellis Hollow Community Center at 7:00 pm. They have their 5<sup>th</sup> member, Christina Dravis, who is the communications center manager of the Tompkins County Emergency Response Team. She has a wealth of knowledge on preparedness training experience.

If the Cayuga Power Plant reopens using natural gas being trucked in by large trucks carrying compressed natural gas, there are two possible routes through the town of Dryden. What they have learned is that the trucks vary their routes. There could be 100 trucks per day and they are huge and vulnerable to rollovers. There have been 18 traffic incidents in Otsego County in the first 12 months.

The Borger Compressor Station communicated with them recently about a blowdown and a message was sent via the Swift 911. It worked smoothly.

Dominion Energy's Air Title 5 permit is up for renewal. They submitted it to DEC on May 15. It is not certain when the review process will be finished. Katie talked with Teresa Phelps at Cortland Office and has filed a FOIL for the application. This is the time, during the review process, to meet and provide comment. J Bretscher asked if the town board would agree to send written request to Dominion and to the DEC. The Safety Committee would like a meeting with Dominion to ask if they have included any of the upgrades or changes of equipment that were discussed last year.

The Committee would also like the board to send a written request to the DEC asking to meet with their air engineer to discuss the application, have some input and give them the recommendations that they came up with a year ago, ask if they were included in the application, and ask them to hold a public hearing so the local community can comment and have some input.

The committee has written drafts of the letters. Time is of essence and this needs to be done soon if we are to have any input in the application process.

Supv Leifer will send the letters. Cl Lamb will talk with Don Houser.

**HIGHWAY DEPARTMENT**

Highway Superintendent Rick Young requested a resolution to sell equipment that is no longer needed.

**RESOLUTION #130 (2018) – AUTHORIZE THE SALE OF HIGHWAY/DPW EQUIPMENT**

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

RESOLVED, that this Town Board hereby authorizes the Highway/DPW Superintendent as follows:

To sell the following list of equipment at a surplus auction or by advertisement to bid or to a public entity:

1. E 2500 Self-controlled salt spreader
2. Woods S106 Mower. Serial #:1282406
3. Rawson/Koenig Truck Bed Utility Box with cabinets (white)
4. Ariens Pro 32 – 16.5 Horse Snow Blower. Serial #: 1342
5. Case Farmall 70 with sweeper. Vin #: Y52114
6. Ingersoll Ran. T30 Gas-operated compressor
7. A/O Smith 80 Gallon Water Heater. Serial #: 1525M001427
8. Versa-Vac Model: 1000 Gallon Sewer Vac. – Vin #: 1J9111728WC124172
9. 2011 Chevrolet Silverado Pickup Truck. Vin #: 1GCNKSE09BZ268273
10. 2011 Chevrolet Silverado Pickup Truck. Vin #: 1GC3KZCG8BF223147
11. 2011 Chevrolet Silverado Pickup Truck. Vin #: 1GC3KZCG6BF224863

2<sup>nd</sup> Cl Green

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

R Young requested permission to hire two more full-time employees in connection with taking over 28.88 miles of county road for plowing. He has provided the board with detail, and they discussed the amount the county would pay per mile for this service and the town’s expense for two full-time employees. The result is that it would cost the town a few thousand dollars and those employees will do other town work when it isn’t winter and he will be able to cut back on the number of part-timers hired in the summer. They will be hired before the end of this budget year, as soon as possible to get them trained on the trucks.

**RESOLUTION #131 (2018) – AUTHORIZE HIRE OF TWO NEW HIGHWAY EMPLOYEES**

Cl Lamb offered the following resolution and asked for its adoption:

RESOLVED, that this Town Board hereby authorizes the Highway Superintendent to hire two new Highway Department employees.

2<sup>nd</sup> Cl Green

Roll Call Vote	Cl Lavine	Abstain
	Cl Green	Yes
	Cl Servoss	Yes

Cl Lamb	Yes
Supv Leifer	Yes

George Road Bridge – The final design report has been created and is on the website. They are taking comments but moving forward with that bridge. It will be a single span, conventional two-lane bridge.

**NEW BUSINESS**

**Water Service Agreement for 802 Dryden Road** – There is a draft but the board has not yet reviewed it.

**Park & Recreation Impact Fees Law** – The board briefly discussed the draft local law. Atty Sokoni will review this prior to introduction.

**Planning Board Appointment** – Three applications have been received to fill the vacancy resulting from Marty Moseley’s resignation and there is an alternate. Supv Leifer would like to appoint Deborah Cipolla-Dennis because she was recently on the Town Board and served as liaison to the Planning Board. The Planning Board will recommend a chair at their next meeting.

**RESOLUTION #132 (2018) – APPOINT PLANNING BOARD MEMBER – CIPOLLA-DENNIS**

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

RESOLVED, that this Town Board hereby appoints Deborah Cipolla-Dennis to fill the unexpired term of Martin Moseley (12/31/2022) effective at the end of the Planning Board meeting on September 27, 2018.

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**USE OF RECREATION RESERVE**

Supv Leifer explained that the Recreation Department needs space to store its supplies and equipment. There is a problem with moisture and rodents in the space used now. They have priced the cost of a shed and pad for the shed and would like to use \$35,000 from the recreation reserve. Cl Green said she agrees there is a need for this and understands that the balance in the rec reserve fund is just short of \$61,914. If the town gets the TAP grant and not another grant anticipated to backstop that TAP grant, then there won’t be enough in the rec reserve for that.

**RESOLUTION #133 (2018) – AUTHORIZING USE OF FUNDS FROM THE TOWN OF DRYDEN RECREATION CAPITAL RESERVE FUND TO PROVIDE FUNDING FOR A STORAGE SHED FOR THE TOWN OF DRYDEN RECREATION DEPARTMENT**

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

WHEREAS, the Town Board of the Town of Dryden established the Town of Dryden Recreation Capital Reserve Fund (“the Recreation Reserve Fund”) by resolution #158 adopted

on September 9, 2009, for the purpose of accumulating all or part of the costs related to the development and/or improvement of recreation facilities, fields, parks, trails, and other related assets in the Town of Dryden; and

WHEREAS, pursuant to General Municipal Law §6-c, an expenditure from the Recreation Reserve Fund requires authorization by the Town Board, and such authorization is subject to a permissive referendum; and

WHEREAS, the Town of Dryden Recreation Department has demonstrated the need for a storage shed to properly store and maintain equipment for youth and adult recreation programs including but not limited to football, lacrosse, and summer camp; and

WHEREAS, the current storage facilities, located within the highway department barn, have proven inadequate to properly store recreation department equipment because of issues with moisture, rodents, and space.

NOW, THEREFORE, BE IT

RESOLVED that the Town Board authorizes the following expenditure of an amount not to exceed \$35,000 towards a storage shed for recreation department equipment; and be it further

RESOLVED that, pursuant to Town Law §90 and 91, within ten (10) days from the date of this resolution, the Town Clerk, in the same manner as provided for notice of a special election, shall post and publish a notice which shall set forth the date of adoption of this resolution, shall contain an abstract of such resolution concisely setting forth the purpose and effect thereof, shall specify that this resolution was adopted subject to a permissive referendum; and shall publish such notice in the Ithaca Journal, a newspaper published in Tompkins County having general circulation in the Town, and in addition thereto that the Town Clerk shall post or cause to be posted on the sign-board of the Town, a copy of such notice within ten (10) days after the date of the adoption of this resolution.

2<sup>nd</sup> Cl Green

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**Retirement Resolution**

Because of the change in hours for the positions of confidential secretary to the supervisor and recreation supervisor the town needs to file a resolution with NYS Retirement.

**RESOLUTION #134 (2018) – ESTABLISH STANDARD WORK DAY FOR CERTAIN POSITIONS**

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

BE IT RESOLVED, that the Town of Dryden, Location code 30690, hereby establishes the following standard work days for its employees and will report days worked to the New

York State and Local Employees' Retirement System based on the time keeping system or the record of activities maintained and submitted by these members to the clerk of this body:

Title	Standard Work Day (hrs/day)
Recreation Supervisor – Part Time	6
Recreation Supervisor – Full Time	7
Confidential Secretary to the Supervisor - Part Time	6
Confidential Secretary to the Supervisor – Full Time	7

2<sup>nd</sup> Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

On motion made, seconded and unanimously carried, the board adjourned to executive session to discuss the employment history of particular individuals at 10:16 pm. The board returned to regular session at 11:03 p.m.

**RESOLUTION #135 (2018) – AUTHORIZE PLANNING DIRECTOR TO OFFER POSITION**

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

RESOLVED, that this Town Board hereby authorizes the Planning Director to offer the position of Code Enforcement Officer to a qualified individual at an annual salary range of \$45,000 to \$47,000.

2<sup>nd</sup> Cl Lavine

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes
	Supv Leifer	Yes

**RESOLUTION #136 (2018) – AUTHORIZE STIPEND TO PAYROLL CLERK**

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

Whereas from approximately 6/25/18 to 7/19/18 the bookkeeper/HR person was out of work due to a medical condition.

Whereas the payroll clerk and supervisor's secretary stepped up and handled additional duties and performed them in a seamless fashion; and

Whereas neither of these positions are 40 hour positions, so no comp time accrues for them.

Be it therefore resolved that in appreciation, this town board approves a stipend in the amount of \$4.00 per hour to the payroll clerk with a cap at \$800.00.

2<sup>nd</sup> Cl Lavine

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes

Supv Leifer Yes

**RESOLUTION #137 (2018) – AUTHORIZE STIPEND TO SUPERVISOR’S SECRETARY**

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

Whereas the Town Board decided to move the computer server to a cloud-based system and

Whereas the contracted IT provider needed an onsite coordinator and

Whereas the supervisor's secretary has coordinated the migration and fielded extensive troubleshooting and problems reported by all users for the period 6/18/18 to present and

Whereas the supervisor's secretary acted as liaison to the IT provider while simultaneously completing her regular work duties AND some of the HR person's duties during her absence,

Be it therefore resolved that this town board appreciates the and-then-some effort and approves a stipend in the amount of \$500 to be paid in the next pay period convenient to the payroll clerk.

2<sup>nd</sup> Cl Lavine

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes

**RESOLUTION #138 (2018) – AUTHORIZE PAY RATE INCREASE – SUPERVISOR’S SECRETARY**

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

Whereas the payroll clerk has announced her intent to retire 10/12/18, and

Whereas the bookkeeper/HR position has met with increasing demands/time-consuming duties that were not originally part of the job description, and

Whereas a department restructuring seems in order.

Be it therefore resolved that

1. The payroll clerk position will expand to include additional duties delegated by the bookkeeper and change from 20 hours/week to 35 hours/week; and
2. The hourly rate for the new payroll/Bookkeeper HR Assistant position will be \$20.00/hour effective 8/13/18 in recognition of simultaneous new job training while still doing secretary job.
3. The supervisor's executive assistant position will change from 35 hours/week to 20 hours/week, with an hourly rate of \$17-\$18 depending on experience of person hired.

2<sup>nd</sup> Cl Lavine

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes
	Cl Servoss	Yes
	Cl Lamb	Yes



There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 11:07 p.m.

Respectfully submitted,

Bambi L. Avery  
Town Clerk