

**TOWN OF DRYDEN
TOWN BOARD MEETING
September 24, 2018**

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

Elected Officials: Bambi L. Avery, Town Clerk

Other Town Staff: Jennifer Case, Bookkeeper
Ray Burger, Planning Director

TRINITAS

R Burger provided board members with a draft resolution to be used as a starting point should they decide to move the matter forward tonight. An email has been received from Brad Bennett of Trinitas asking that the board not hold up sketch plan for adjustment of the number of 4-bedroom units. Cl Green expressed concern that there is nothing about energy usage and consumption, measuring emissions or type of heating system in the proposed resolution. There needs to be an understanding of the kinds of energy uses that this kind of development creates and measures to reduce consumption. B Bennett explained they typically use electrical split systems. They are building to the LEED standard for a green development as well as to NYS Code initiatives that will make this a very green project. R Burger stated in the County 239 process they address the energy component and there will be a full environmental assessment form prepared.

Cl Green asked if the sketch plan conference at this stage, is the board agreeing to this mix of units. R Burger confirmed that is true. During SEQR the board will analyze greenhouse gases and can address the heating/cooling system and that will give feedback toward the design of the units.

Supv Leifer reviewed the items R Burger has identified as being necessary to move forward with site plan review:

The Site Plan must address the following issues:

1. *Include details of how the Site Plan shall comply with the Varna Community Development Plan adopted December 2012*
2. *Provide profiles of parking garage including finish materials*
3. *Show typical internal building floorplans*
4. *Any Site Plan shall address items in Zoning Law Section 1103 including but not limited to:*
 - a. *Sidewalks along Dryden and Mt. Pleasant Roads*
 - b. *Bus stop along Dryden Road*
 - c. *Entrance signs*
 - d. *Clearing and landscaping plans*
 - e. *Proposal for single family homes and a pocket park on the north side of Dryden Road*
 - f. *Designate placement of future carshare and EV charging stations*

- g. Parking and information kiosk near the rail trail entrance at Mt. Pleasant Road*
- h. Trails connecting to the community garden*
- i. Details of traffic control features at Mount Pleasant exits*

Comments/questions/discussion:

- Parking space for trail use may be in the garage or near the trail head.
- The board agrees a bus shelter should be requested.
- Detail of the Dryden Road exit is also requested.
- 563 parking spaces are required by zoning; 506 are provided in the current site plan.
- The trend seems to be toward fewer people owning motor vehicles.
- There is a provision that the site plan designate space for additional parking should it be needed.
- The area designated for commercial space is sufficient.
- Designated retail parking spaces should be identified.
- Half of the project is still targeted toward dorm-type living.
- The total number of units is more than envisioned in the Varna Plan.
- Can the unit mix be changed, and total numbers reduced?
- The project has been reduced by 61 beds.
- Reducing the number of full bathrooms may (or may not) discourage student rentals.
- The market needs more family friendly two and three-bedroom units.
- There is a lack of traditional, affordable housing for families.
- Projected rents for this project have not yet been determined.
- Can the number of four-bedroom units be decreased and the three-bedrooms increased?
- Can the number of bathrooms in the four-bedroom be limited to two?
- Changing the number of bathrooms may change the clientele.
- There is a need to target middle priced units.
- The town wants units that will attract people in addition to students.
- Currently more than half the units are marketed to students.
- Can Trinitas double the number of three-bedroom units?
- There is still concern with a total of 600 beds.
- A change in the mix of unit types would change the makeup of the community.
- The large scale of the project is a problem. Could it be done in phases? Not likely.
- Is there an acceptable unit mix?
- The units are rented furnished unless the occupant doesn't want it.
- Trinitas would consider leasing by the unit instead of by the bedroom.
- Trinitas could perhaps double the number of 3-bedroom units.
- There is data that the rental market is getting saturated and that we need more owner-occupied homes.
- This is a transient place for students.
- This site is identified for development in the Varna plan.
- Moving this on to site plan review is essentially approving the concept.
- Details are worked out in site plan review.
- The main way this project does not meet the Varna plan is the sheer scale and adding all these bedrooms at once.
- Part of the environmental review is compatibility with the neighborhood and the development plan.
- The footprint of the buildings is reflective of the whole mix.
- If the board is not comfortable with the current sketch, it should vote no.
- Moving on to site plan will allow the board to dig into the details more.
- Units that were owner-occupied could subsequently be rented out.

- Families, young professionals and workforce people (\$35K to \$55K annual income) need housing.
- The board needs to be specific with what it wants in the number of units and the mix of units.
- 60 three-bedroom units would be more acceptable.
- There is potential that the dwelling units per acre could go up, parking requirements would be reduced, and/or the project loses economic viability.

After further discussion of the makeup of the units, the board passed the following resolution:

RESOLUTION NO. 139 (2018) - SKETCH PLAN FOR TRINITAS VENTURES HOUSING DEVELOPMENT AT 959 DRYDEN ROAD (TOWNHOMES AT DRYDEN)

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

WHEREAS, Trinitas Ventures, LLC (“Trinitas”), presented a proposed Sketch Plan dated 06/01/2018 to the Dryden Town Board pursuant to the Site Plan Review Procedure under Article XI of the Dryden Zoning Law, and

WHEREAS, the Town Board at duly convened meetings held on June 21, 2018, July 19, 2018, and August 16, 2018 heard presentations from Trinitas and provided comments and expressed concerns and expectations for any future site plan that developer may submit, which concerns included urging Trinitas to modify its plans to better fit the Varna Plan, and

WHEREAS, Developer presented a revised Sketch Plan dated 09/04/2018, and

WHEREAS the Town Engineer, TG Miller presented questions to Developer’s proposed FEAF, in letters dated July 18, 2018, and September 20, 2018, to which developer has indicated it is still reviewing and is in the process of supplying a complete response,

NOW THEREFORE BE IT RESOLVED, the Town of Dryden accepts Developer’s Sketch Plan dated 9/4/2018 with the following conditions that shall be provided to Developer in writing by Planning Director, Ray Burger, within 10 days:

The Site Plan must address the following issues:

1. Include specific details of how the Site Plan complies with the Varna Community Development Plan adopted December 2012.
2. Provide profiles of the proposed parking garage that includes a description of the finish materials.
3. Show typical internal building floorplans for all proposed unit types.
4. Any Site Plan shall address items in Zoning Law Section 1103 including but not limited to:
 - a. Install sidewalks along Dryden Road and Mt. Pleasant Road.
 - b. Bus stop along Dryden Road with a bus shelter.
 - c. Concept Designs of Proposed Entrance signs.
 - d. Clearing and landscaping plans.

- e. Proposal for single family homes and a pocket park on the north side of Dryden Road.
- f. Designate placement of future carshare and EV charging stations.
- g. A minimum of five parking spaces designated for trail use and information kiosk near the rail trail entrance at Mt. Pleasant Road.
- h. Trails connecting to the community garden.
- i. Details of traffic control features at Mount Pleasant Road and Dryden Road exits.
- j. Designate replacement parking location and commercial parking location.
- k. 552-bedroom limit. Cap 4-bedroom units at 60 units.

2nd Cl Lamb

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

2019 BUDGET WORKSHOP

Ray Burger presented his proposed budget for the Planning Department and reviewed it with the board. All personnel charges in the B fund. The main changes are code enforcement officer wages. He proposes moving both CEOs closer to \$50,000 annually and combines the stormwater officer wage with one officer. The new CEO will start at \$45,000 with an expected increase to \$47,000 in 2019.

Cl Servoss suggested a 2% cost of living increase for 2019 with funding set aside in case the compensation study shows that people are underpaid so that there is funding available to do a retroactive salary increase if necessary. The CPI is expected to be 2.07%.

J Case said B1430.1 (vacation buy-out) should be increased from \$27,500 to cover accumulated sick time to be used toward health insurance premiums.

There is a slight increase predicted in revenue. That is a difficult line to predict.

A7110.411 is for non-grant related trail expenses, non-match items.

The department continues to work on a proposal for fee adjustments.

A8020.412 – \$5,000 for streetscape and infrastructure in Varna if DOT gets the project going.

\$30,000 is contemplated toward the Comp plan review and rewrite (A8020)

Budget Overview –

Supv Leifer said he asked department heads to submit what they were looking for in a budget. They will then meet with the board about their requests after the tentative budget is prepared. The budget will look different because of the change to the sales tax offset. Assessed values are up about 2.5% county wide.

The cost of the Dodge Road bridge needs to be added (either one payment or spread over two years).

August fund balance amounts (as of 8/31) if the rest of the year goes completely as budgeted are:

A fund - \$560,000 (including DPW, Recreation and other reserves)
 B fund - \$117,000
 DA fund - \$436,000 (including equipment reserve over \$200,000)
 DB fund - \$537,000

Fire Protection District – We have budgets for the departments. Neptune and Varna are asking for significant increases. Etna is a moving target now and the board will decide Etna's fate by end of the budget process. Any of Etna's funds and equipment revert to the town. The overall budget wouldn't be far from what was budgeted for 2018.

Supv Leifer said after looking at the Town of Lansing's budget he increased the board salaries, combined the budget officer line with the Supervisor line and increased that line. It is still lower than Lansing. He proposes increasing the bookkeeper salary to \$65,000 based on how the duties have expanded and to make it more competitive. The secretary line is reduced because it will become a part-time position. The part-time bookkeeper/HR person will move to 35 hours a week and the number in the budget is probably more than will actually be paid out. The amount allocated for training was increased.

Funds for an independent audit (\$15,000) were added this year. Legal was increased from \$35,000 to \$50,000 then moved back to \$35,000. The A1430.1 line for vacation buyouts was at \$20,000 for 2018, would probably be ok if it were lowered to \$10,000. There are sections of the budget yet to be filled in. Supv Leifer will finish the revenue section.

Freese Road Bridge –

The purpose tonight is to narrow the number of options down to 1 and then have a public information session on that option. The board discussed the options that are left (3, 6, 9 and 11).

Cl Servoss said she presented the four options to the Tompkins County Facilities and Infrastructure Committee on September 20. Of the five committee members present (Glen Morey, Dan Klein, Dave McKenna, Ann Koreman and Henry Granison), four said they would prefer number 11, the new two-lane truss bridge because of the amount of traffic. Glen Morey liked 6, the single lane new bridge with the old truss as a façade (the least expensive option).

Cl Servoss said she favors the new two-lane truss bridge. It would continue the gateway type vision in to Varna and provide safety. The board could move forward with two alternatives and have the public information meeting with a bit more detail on those two choices.

Supv Leifer is in favor of a two-lane bridge with the truss façade.

Cl Green is in favor of moving a one-lane bridge (3 or 6) forward. Cl Lavine agrees. SHPO must weigh in and this way there is an effort to incorporate historic elements. 6 has a well-separated pedestrian walkway but is still part of the same unit.

Cl Lamb is concerned with misleading people when he believes there is a majority on the board that wants a two-lane bridge. One lane fails because of the stop light and that creates a real problem for residents. He also doesn't want a maintenance budget.

Supv Leifer and Cl Servoss would like to choose two options to move on to the public information meeting for input. Cl Green said if it is truly the case that there are three votes to move forward with a two-lane option. 9 would be looked on more favorably by SHPO than 11. Maintenance of the trusses would be the responsibility of the town. Mitigations recommended by SHPO could prove to be costly.

The cost of 9 is \$2,491,000, the façade has a 20-year life span, and the town is responsible for any maintenance of that. The cost of 11 is \$2,161,000.

The board reached consensus to move to the public information meeting with alternatives 9 and 11. Cl Lavine said the board needs to make it clear that we need input from SHPO about the historic significance of various parts of the current bridge and how deteriorated it is. Cl Servoss will talk with Ben Warner and schedule public information meeting, probably the first week in November.

There being no further business, on motion made, seconded and unanimously carried, the meeting was adjourned at 10:50 p.m.

Respectfully submitted,

Bambi L. Avery
Town Clerk