

**Town of Dryden
Planning Board Meeting
Thursday February 28, 2019 at 7:00pm
Dryden Town Hall
93 East Main Street**

AGENDA

7:00 **Call to Order**

- **Public Comment Period (for items not on the agenda and limited to 3 minutes)**
- **Approval of Minutes 1/24/19, 2/7/19**
- **Energy Committee Update: 3/7/19 Public Presentation**
- **Meeting with Town Counsel (Khandi)**

List of agenda items is attached. Other board members are invited.

Time Permitting Items

- **ZBA Request for PB Review (Ray)**
Reconfiguration of subdivision at 1932 Slaterville Road (Habitat for Humanity)
- **PB Member Training Budget (Kiefer)**
- **PB Meeting Date and Time (Anderson)**
- **PB Projects - Small Scale Wind Ordinance Committee (Weinstein, Hatch)**
Provide feedback to Committee. Draft was sent via email 2/14.

Future/Ongoing Meeting Topics

- **Mineah Road Residents Request for Rezoning (Weinstein)**
- **Planning Board Projects**
Energy Committee - Update
Small Scale Wind - Update
SUP/Allowable Uses Analysis - Need to Form Working Committee
Varna Zoning vs Varna Plan - Skaley
Comprehensive Plan General Update - Need to set next steps

Continue Discussion of PB Project List

- **March Meeting Date 3/28/19 7:00 PM**

9:00 **Adjourn**

Topics for 2/28 Planning Board discussion with Khandi

- Planning Board's role and duties?
 - Common Driveways and Private Roads, section 1201, E. and section 1301, E. the subdivision law states,
 - 'The construction of the Common Driveway - Private Road shall be approved by the Town engineer before any building permits are issued.' The town has, in the past, issued both building permits and Certificates of Occupancy before roads have been completed. Should the town ask for a bond to cover the cost to complete the unfinished portion before a permit or CO is issued? Should this be changed?
 - How should the Town Board give the PB a charge or task, in writing, by resolution or verbally?
 - How should the PB communicate with the TB, in writing, by resolution or verbally?
 - Can the PB take on a task on its own without first asking the TB?
 - While conducting a Site Plan Review, can the TB or PB review a building's components and interior mechanical systems?
 - Could incentive zoning be applied town wide? If so, what would be their limitations?
 - Can the Town create its own building code?
 - Can the town modify the NY state building code?
 - Who is in charge of making sure an approved SPR is being followed?
 - When should PB member recuse themselves from a discussion or a vote?
 - Can the chairperson or another member ask a PB member to recuse themselves?
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- Open meeting law: when is a subcommittee of the PB subject to OML?
 - Open meetings law: recommendations for email communications between PB members?
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- What should PB do if it thinks zoning law conflicts with comprehensive plan language?