

**Town of Dryden
Planning Board Meeting
Wednesday November 20, 2019 at 6:00pm**

Varna Community Center

AGENDA

6:00 Call to Order

- **Public Comment Period (for items not on the agenda and limited to 3 minutes)**
- **Approval of Minutes 10/23/19 and 10/29/19**
- **Updates/Next Steps (All)**

Resolution #24 Restrictive Covenants/Conservation Subdivisions

Resolution #25 Planning Department Resources

Comp Plan Stakeholder List Info to EDR

Short Term Rentals

Ag District Review: Presentation at December Mtg?

PB Membership Changes

PB Chair Recommendation

- **Varna Auto Garage Addition (Burger)**

Project Introduction and Discussion

- **PB Comments on Three SUP Application Before the TB (Burger)**

1610 Dryden Rd - Kennel/Dog Day Care at New Vet Business

16 Freeville Rd - Self Storage Building

51 Hall Rd - Change of Use to Heavy Equipment/Truck Repair

- **Varna Committee Update (Weinstein, Skaley, Anderson, Hatch)**

See Minutes from 10/29 Meeting and Attached Draft Resolution

- **December Meeting Date 12/18/19 6PM DPW**

8:00 Adjourn

Resolution on the Recommendations of the Dryden Planning Board to the Town Board on Revisions to be made in the Dryden Town Zoning Law in Article III (Definitions) and Article VII (Hamlet of Varna).

Whereas the Dryden Planning board authorized a subcommittee (Resolution ____) to produce recommendation changes to the zoning for the hamlet of Varna, and that subcommittee met in open public meetings from August 1 through Sept 3, 2019,

Whereas the Dryden Town Zoning Law currently allows potential development densities in Varna that far exceed those specified in the Varna Community Development Plan of 2012,

Whereas changes need to be made to bring the potential allowable densities into compliance with build-out goal articulated in the Varna Plan,

Be it Resolved that the Dryden Planning Board recommends the following changes be made to the Varna Hamlet zoning districts as indicated in the attached Proposed Varna Hamlet Districts Map.

Be it Resolved that the Dryden Planning Board recommends the following changes be made to the Dryden Zoning, consisting of the replacement of Article III and Article IV, containing the addition of new definitions and the modifications of existing definitions, and replacement of Article VII as attached in the files, "Article III. Zoning definitions revised-11-11-19.docx", Article IV revised-11-11-19.doc", and "Article VII revised-11-11-19.doc."