

**TOWN OF DRYDEN
TOWN BOARD MEETING
November 21, 2019**

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 Superintendent

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

Supv Leifer opened the meeting at 6:05 p.m. Board members and audience recited the pledge of allegiance. He announced that the public hearings scheduled for 6:00 p.m. for consolidation of certain water and sewer districts were officially opened, but the first item on tonight's agenda would be the presentation of a feasibility study for town-wide broadband. That would be followed by three other public hearings and then he would take comments on the proposed consolidations.

**PRESENTATION
BROADBAND STUDY**

Ryan Garrison of Hunt Engineers gave the attached presentation and discussed the report they have prepared regarding the possibility and process of a town-owned, town-wide broadband service.

**RESOLUTION #153 (2019) – ACCEPT REPORT OF HUNT ENGINEERS FOR
MUNICIPAL INTERNET ACCESS NETWORK**

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

RESOLVED, that this Town Board hereby accepts the Preliminary Engineering Report for Municipal Internet Access Network prepared by Hunt Engineers, Architects, Land Surveyors & Landscape Architect, DPC dated September 2019.

2nd Supv Leifer

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

Comments/discussion:

- The report can be shared with the public, but R Garrison will have to check with respect to the appendices.
- 5G is being rolled out, but it will happen slowly and be focused in more populated areas.
- This project may cause Spectrum and other providers to become more competitive in pricing.

- Other local providers have limited technology, use copper drops to homes and are susceptible to electrical properties and weather conditions.
- This proposal is for fiber only, not telephone or television.
- There could be cooperation/colocation/other businesses sharing this infrastructure.

Supv Leifer said the town is focused on the asset and at some point would have another funding source. He would like to form a working group to review the report and come up with the operation model. We want to be prepared and ready to go for a funding source in May. There are also low interest loans, the bond market, and other grants. The network would be built out in phases.

Anyone interested in being a part of the task force working on this project should email the Supervisor at supervisor@dryden.ny.us.

R Garrison will provide models that the task force can use for guidance and examples and information on municipalities that have carried this type of project through to a net income.

**PUBLIC HEARING
1610 DRYDEN ROAD
PROPOSED DOG DAYCARE AND KENNEL**

Supv Leifer opened the public hearing at 6:56 p.m. R Burger explained this business would be located next to the Elemental Pet Vets and requires a special use permit in this rural residential district. The County in its 239 asked that the applicant document energy use in the building and that was done yesterday. The Planning Board reviewed this application last night and made some recommendations.

Hannah Chase, owner of the proposed business, Second Home Boarding and Daycare, said this will be a small 24-hour facility for dogs only. She and perhaps one other person will run the facility. There are not a lot of places that offer around the clock care. She has worked in the veterinary service field and at the Tompkins County SPCA and will be able to provide around the clock care and administer medications as needed. She is familiar with sheltering dogs, the standards of care and what goes along with it.

She is purchasing 1.5 acres behind the Old Book Barn, now Elemental Pet Vets. They provide modern day western medicine, rehab and related care. They will work closely together in a symbiotic relationship. They are sharing a driveway and parking and she will access her property through his existing driveway and parking area. The building will be located behind his barn but still visible from the road.

R Burger read the SEQR Part 3 description. #13 in the Part 1 was not completed and R Burger said 13a should be checked yes, and 13b should be checked no. 17b was also not completed and should be checked no because storm water discharges will infiltrate on site. The applicant agrees to these amendments to Part 1.

Public comment:

Shirley Lyon said she is concerned with our zoning and the way the definitions read. We are saying daycare, but it's a kennel, and if granted under the term kennel animals can be raised, sold, boarded, bred, shown, treated and groomed. If you set this precedent under rural residential, what do we do about back yard breeders? She would like a stipulation that if this is permitted, and she has no problem with that, that animals will not be raised, reared, sold, or bred at this location.

H Chase said she is agreeable to that. She doesn't like the term kennel and is trying to pick up clients who treat their dogs like she does. This is as boarding facility and is designed to be less of a kennel. There will be a great room and doors that go to small rooms with a window, more like dog bedrooms.

The Planning Board is concerned about potential noise. They recommend sound-proofing insulation in the walls and ceilings and applicant is planning to do that. To mitigate sound when the dogs are outside, they suggested a berm and evergreen hedge along the side of the nearest residence and evergreen trees on the south, east and west sides to interrupt the sound. H Chase said the building will sit directly behind the barn.

R Burger said the Planning Board is also concerned with the driveway. The current apron is very large with a pole in the middle. They suggested that one side or the other be closed. A new driveway is planned for construction next year. H Chase said the apron is currently used as two driveways and that has worked well. There is just about enough space for two cars on either side. The way it is used is like an entrance and an exit and you can get into traffic quicker. After discussion it was decided that having an entrance and exit clearly marked would be helpful.

Rich Leonard said when he opened his kennel, he had to agree to no noise between 10:00 pm and 6:00 a.m.

H Chase said no dogs will go out without being supervised, will always be in the back yard and on a leash. The way the structure is being created it should be sound proof.

C1 Lamb asked if the berm would be burdensome. H Chase said there currently is a lot of shrubbery and smaller trees surrounding the lot. She is planning to put in some spruce trees, but the existing shrubbery will help with sound. R Burger said the evergreens may be sufficient since there is a 300' distance between this building and the nearest residence.

Supv Leifer closed the public hearing at 7:18 pm

J Kiefer said one recommendation from the Planning Board had to do with the permanent parking and connection to Route 13 from the parking lot and the possibility of sharing that with the adjacent land owner. A sketch was presented that showed an entrance road off Route 13 into the three properties, a suggestion of what could take place. H Chase said R Burger had discussed this with her. Prior to next year's construction, applicant will meet with the owners of Elemental Pet Vets and the property to the east and the Planning Director to explore the possibility of a shared access point for all three properties.

Kim Chase said she has lived in the community since she was ten years old and her daughter went to school here. She is proud that Hannah has come back to this community to build a business in the community that she was raised in.

Martha Robertson asked what energy systems would be used in the building. H Chase said they will use energy efficient appliances, EPA water system, will use ductless mini-split systems. There will be no guillotine doors that are generally used in kennels and that will conserve energy.

R Burger suggested a possible mitigation for continuing to use the apron drive could be to install entry and exit signs. Applicant will discuss that with the Deweys at Elemental Pet Vets.

R Burger said there is a special section in the zoning law, Section 1308, for kennels. It requires that if a kennel has outdoor runs there would be a minimum lot size. This operation does not have an outdoor run, so they will not apply the minimum lot size.

The Board reviewed Part 2 of the environmental review form. All boxes are checked no or small impact and the board concurs.

RESOLUTION #154 (2019) - NEG SEQR DEC - APPLICATION FOR A SPECIAL USE PERMIT AND SITE PLAN APPROVAL FOR A DOG DAYCARE AND KENNEL LOCATED AT 1610 DRYDEN ROAD, TOWN OF DRYDEN TAX PARCEL 44.-1-13.412

Supv Leifer offered the following resolution:

WHEREAS,

A. The proposed action involves consideration of the application of Hannah Chase for Special Use Permit and Site Plan Approval for a dog daycare and kennel located at 1610 Dryden Road, tax parcel 44.-1-13.412; and

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; and

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.

2nd Cl Lamb

Roll Call Vote	Cl Lavine	Yes
	Cl Green	Yes

C1 Servoss	Yes
C1 Lamb	Yes
Supv Leifer	Yes

RESOLUTION #156 (2019) - Approving Site Plan and Granting Special Use Permit for a Dog Daycare and Kennel at 1610 Dryden Road, Tax Parcel 44.-1-13.412

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

WHEREAS,

- A. Hannah Chase has applied for a Special Use Permit (SUP) to operate a dog daycare and kennel at 1610 Dryden Road, Tax Parcel 44.-1-13.412; and
- B. The proposed kennel will share access and parking with the existing Elemental Pet Vets veterinary clinic; 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 November 21, 2019 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 October 31, 2019, the Tompkins County Planning Department recommended that the applicant document that they have considered the four energy elements for new construction projects outlined in the "Tompkins County Energy Recommendations for New Construction (2018)" and the applicant has supplied that documentation, and
- H. The Stormwater Management Officer reviewed the proposal and concluded that only a 'Simple' Stormwater Pollution Prevention Plan (SWPPP), consisting of erosion and sediment control practices, and prepared by the Stormwater Management Officer, is 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 November 21, 2019, 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 August 21, 2019 as site plan for 1610 Dryden Road, conditioned on the following prior to issuance of a Certificate of Occupancy:

- a. The subdivision of tax parcel #44.-1-13.412 as indicated on the site plan will need to be filed and easements will need to be exchanged between Hannah Chase and the owners of this parcel in order to execute the shared driveway (labeled as “Future Entry/Exit” on the site plan).
 - b. Should the NYS Department of Transportation (NYSDOT) require the proposed entrance to be relocated, a new site plan, reflecting that change, shall be submitted to the Director of Planning. If significant changes (to be determined by the Director of Planning) to the site plan are necessary because of NYSDOT requirements, a new Site Plan Review shall be required.
 - c. Animals will not be raised, reared, bred or sold at this facility.
 - d. Sound proofing insulation will be installed in the building’s walls and ceiling.
 - e. Install an evergreen hedge along the west, south and east boundaries.
 - f. Entry and exit signage will be installed on the current driveway apron.
 - g. Prior to next year’s construction, applicant will meet with the owners of Elemental Pet Vets and the property to the east and the Planning Director to explore the possibility of a shared access point for all three properties.
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 Rural Residential district and compatible with the purpose of this district as kennels are an allowed use in this district and this parcel is located along the Route 13 corridor 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 a dog daycare and kennel that should complement the existing veterinary clinic on the adjoining lot .The property is adjacent to a vacant parcel to the east, and single-family dwellings to the south across Route 13. There is also a business located to the south and the Route 13 corridor has other businesses in the general area;
 - c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. The requirement for sidewalks along the frontage is waived since there are no existing or planned pedestrian facilities along this busy stretch of Route 13;
 - 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 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 additional landscaping, the primary parking area is in front of the building so that it connects to the adjacent parking from the veterinary clinic, access is shared with the adjacent business,

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 dog daycare and kennel at 1610 Dryden Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2nd Cl Green

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

PUBLIC HEARING
I-DEAL SELF STORAGE
16 FREEVILLE ROAD

Supv Leifer opened the public hearing at 7:28 p.m. R Burger explained that the business at the intersection of Route 38 and Enterprise Drive has grown to the point of needing an expansion building and they are proposing another building to the east of the present structure. It would be a 20' x 170' unheated building, so there is no energy issue. This requires an amendment of the current special use permit. The initial site plan showed a new entrance from Route 38, but DOT would not allow that, so they will use the single entrance from Enterprise Drive. No sidewalk was required on the initial permit three years ago. This proposal has a sidewalk along the Route 38 side, so there will be some pedestrian continuity along Route 38.

R Burger suggested a few conditions in the draft resolution:

- Put intermittent screening on the two road frontages.
- Clarify that the sidewalk would connect to the pavement (not the property edge).
- The new building would have a similar finish as the existing building.
- To have the fire department come in with a truck to verify the access around the back of the buildings is adequate for their operations.

The Planning Board made some recommendations at their meeting last night:

- To mitigate the impact on the surrounding neighborhood, keep the present monument sign rather than the proposed sign on the façade.
- Screen the current heating appliance (should have been screened).
- Install the silt fence on the contour per DEC regulations.

Bill Hilker, Jr. asked for clarification on the location of the sidewalk. R Burger said it should extend into the DOT right of way, so they would need to get a permit from DOT. It was explained that as each property is developed in that area the owner will install a sidewalk and eventually there will be continuity. The board waived this on the initial permit, but is not willing to do that this time.

Applicant has no problem with screening the heating appliance on the existing building.

C1 Servoss commented that the existing trees are growing very slowing. She asked if they could add more trees that grow faster. That will be addressed in the landscape plan and R Burger suggested that evergreens would be more appropriate.

The silt fence shown on the plan appears as an arc. DEC regs require it to be on a contour and that will be monitored by stormwater officer. John Kiefer said no contours are shown on the map; the point is to be sure the silt fence is installed properly.

The Planning Board recommends that the monument sign remain and there be no sign on the façade. R Burger said a façade sign is allowed up to 25% of the front façade. What is suggested is within those limits, but the Planning Board is recommending a condition that is more consistent with the neighborhood and more consistent with commercial guidelines, making a judgment about the consistency with the character of the community and commercial guidelines.

B Hilker said I-Deal Self Storage is part of their logo. They weren't permitted orange doors on their original application and it takes away from who they are. Not having the orange I-Deal Self Storage sign across the front also takes away from their identify. He asked if another color would be acceptable.

J Kiefer said that if you look at the town's commercial design guidelines, they talk about monument signs as opposed to building mounted signs, plantings in front of buildings, parking and such. The intent is to cause commercial properties to have some degree of subtlety. The current building is great with a neutral color, monument sign, and plantings out front. The neighborhood is a combination of residential and businesses and we need to be respectful of the residential component and have the building fit in with the nature of the neighborhood. There is no mistaking what the business is about. There is no need to have more than what is there is for people to know what it is.

C1 Lavine asked if there was any evidence that it would be harmful to not have orange doors and/or the façade sign and B Hilker replied there was not.

There were no further comments from the public and the public hearing was closed at 7:49 p.m.

Supv Leifer read Part 3 of the environmental assessment and the board reviewed Part 2. Each item was marked no or small impact may occur.

RESOLUTION #156 (2019) NEG SEQR DEC - APPLICATION TO AMEND THE SPECIAL USE PERMIT AND SITE PLAN APPROVAL FOR THE SELF-STORAGE BUSINESS LOCATED AT 16 FREEVILLE ROAD, TOWN OF DRYDEN TAX PARCEL 38.-1-30.15

Supv Leifer offered the following resolution:

WHEREAS,

A. The proposed action involves consideration of the application of Willis Hilker to amend the Special Use Permit and Site Plan Approval for the self-storage business located at 16 Freeville Road, tax parcel 38.-1-30.15; and

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; and

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.

2nd Cl Lamb

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

RESOLUTION #157 (2019) - Approving Site Plan and Special Use Permit Amendment for an Additional Self-Storage Building at 16 Freeville Road, Tax Parcel 44.-1-13.412

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

WHEREAS,

- A. Willis Hilker has applied to amend his Special Use Permit (SUP) to add a 20 ft. x 170 ft. building to the existing self-storage business at 16 Freeville Road, Tax Parcel 38.-1-30.15; and
- B. The original SUP and site plan was approved by the Town Board on October 20, 2016; 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 November 21, 2019 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 October 30, 2019, 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 only a Basic Stormwater Pollution Prevention Plan (SWPPP), consisting of erosion and sediment control practices, and that has been provided, 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 November 21, 2019, 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 September 5, 2019 as site plan for 16 Freeville Road, conditioned on the following prior to issuance of a Certificate of Occupancy:

- a. A landscaping plan to include intermittent screening along the Freeville Road and Enterprise Drive frontages shall be submitted to and approved by the Director of Planning.
- b. Sidewalks shall be installed along Freeville Road and connect to the pavement at Enterprise Drive.
- c. The building front facing Freeville Road shall be a stucco type façade to match the existing building.
- d. The proposed façade sign (on the face of the building) is not approved; the existing monument sign can remain.
- e. The heating appliance on the existing building will be screened to match the building façade.
- f. The silt fence will be installed parallel to the contours following DEC regulations.
- g. The Neptune Hose Company (Dryden Fire Department) shall approve the driveway dimensions and turning radii.

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 self-storage is an allowed use in this district and this parcel is located along the Route 38 (Freeville Road) corridor with other commercial businesses;
- b. The proposed use is visually compatible with adjoining properties and with the natural and manmade environment, as this proposal is for expanding an existing allowed use in this commercial district. The property is bordered on the east and west by abandoned

dollar stores and the village has zoned the land to the south for commercial use. A residential area lies to the southwest but this is across a signalized intersection and will have some landscaped screening on the south and west borders of the lot.

- c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. There will be a sidewalk installed along Freeville Road, parking is adequate, the fire department will approve final driveway preparations and there is no demand for sewer and water;
- 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 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, and additional screening is being imposed through the Town Board's site plan approval;
- 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 side of the building facing Freeville Road will have a stucco-type finish and landscaping along the road frontages will break up the large expanse of building.

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 amendment for the self-storage business at 16 Freeville Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2nd Cl Lamb

Roll Call Vote	C1 Lavine	Yes
	C1 Green	Yes
	C1 Servoss	Yes
	C1 Lamb	Yes
	Supv Leifer	Yes

**PUBLIC HEARING
51 HALL ROAD
HEAVY EQUIPMENT AND TRUCK REPAIR BUSINESS**

Supv Leifer opened the public hearing at 7:52 p.m. and said this is the location where Tiny Timbers had their manufacturing facility. R Burger explained this is special use permit because of the truck repair component of the operation. It is mostly a heavy equipment repair. It is located in the back corner of Hall Road and was an assembly facility prior to this. It is a reuse of the same building. There are no new proposed structures on the property. It is a change of use in an existing structure.

Applicant Adam Delong said this will be a small operation and confirmed that everything will be contained in the building. The buildings at the end of that street all match and the area at that corner of the road is considerably improved. They recently insulated the building. It is probably 75% more efficient. Nothing will be done outside.

It was noted that the Rail Trail Task Force has heard from some residents that some businesses were creating a parking situation on the dead end road. Nick Bellisario clarified that the parking was happening on Hall Road, not on Hall Woods Road.

There was no further comment and the public hearing was closed at 7:57 p.m.

Supv Leifer reiterated that this is a reuse of an existing business and any waste materials generated by the business are regulated by the NYS Department of Motor Vehicles. The board reviewed Part 2 of the environmental assessment form. All items are marked no or small impact. There are ten parking spaces on the side of the building that should be adequate for the clientele and employees.

RESOLUTION #158 (2019) NEG SEQ DEC - APPLICATION FOR A SPECIAL USE PERMIT AND SITE PLAN APPROVAL FOR A HEAVY EQUIPMENT AND TRUCK REPAIR BUSINESS LOCATED AT 51 HALL ROAD, TOWN OF DRYDEN TAX PARCEL 52.-1-4.111

Supv Leifer offered the following resolution:

WHEREAS,

A. The proposed action involves consideration of the application of Adam Delong for Special Use Permit and Site Plan Approval for a heavy equipment and truck repair business located at 51 Hall Road, tax parcel 52.-1-4.111; and

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; and

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 SEQRA 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

2nd Cl Green

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

RESOLUTION #159 (2019) - Approving Site Plan and Granting Special Use Permit for a Heavy Equipment and Truck Repair Business at 51 Hall Road, Tax Parcel 52.-1-4.111

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

WHEREAS,

- A. Adam Delong has applied for a Special Use Permit (SUP) to operate a heavy equipment and truck repair business at 51 Hall Road, Tax Parcel 52.-1-4.111; and
- B. The proposed heavy equipment and truck repair business will be reusing an existing metal building; and
- C. An application, sketch plan, short EAF, and Ground Disturbance Tally Form have been submitted, and
- D. Since no land development activity is proposed, no stormwater plan is required, and
- E. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law §501, §600, §1103 and §1201, and
- F. A public hearing was held on November 21, 2019 with public comments registered in the meeting minutes and considered by this board, and
- G. The Tompkins County Planning Department was not required to review the application pursuant §239 -l, -m, and -n of the New York State General Municipal Law, and
- H. 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 November 21, 2019, 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
- I. 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 October 1, 2019 as site plan for 51 Hall Road, and waives further site plan review;
- 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 Light Industrial/Office district and compatible with the purpose of this district which is light industrial, service and warehousing enterprises. A truck repair business is an allowed use in this district;
 - b. The proposed use is compatible with adjoining properties and with the natural and manmade environment, as this proposal is for a heavy equipment and truck repair business in an area dominated by industry. The property is surrounded by warehouses, contractor yards, and a cement plant;

- c. Parking, vehicular circulation, and infrastructure for the proposed use is adequate. The requirement for sidewalks along the frontage is waived since there are no existing or planned pedestrian facilities along this road;
 - 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 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, the primary parking area is to the side and rear of the building, access is shared with the adjacent business,
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 heavy equipment and truck repair business at 51 Hall Road with the Town of Dryden Standard Conditions of Approval as amended August 14, 2008.

2nd Cl Servoss

Roll Call Vote	C1 Lavine	Yes
	C1 Green	Yes
	C1 Servoss	Yes
	C1 Lamb	Yes
	Supv Leifer	Yes

TOWN CLERK

RESOLUTION #160 (2019) – APPROVE MINUTES

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

RESOLVED, that this Town Board hereby approves the meeting minutes of October 10 and October 17, 2019.

2nd Cl Green

Roll Call Vote	C1 Lavine	Yes
	C1 Green	Yes
	C1 Servoss	Yes
	C1 Lamb	Yes
	Supv Leifer	Yes

PUBLIC HEARING

WATER DISTRICT CONSOLIDATION SEWER DISTRICT CONSOLIDATION

Supv Leifer said water districts 1, 2, 3, 4, 5, and 6 and sewer districts 2, 4, 5, 6, and 7 are being consolidated. He has spoken with Pam VanGelder at Bolton Point and the board will

set the water rates by resolution at its December 12 meeting. Sewer rates are set by local law and he will have that ready to publish for December 12.

The primary reasons for doing the consolidations are the administrative savings and that there is zero debt for these districts. Consolidation will make it easier to track personnel time and repairs. The fund balances of the districts will be merged to one entity. The consolidated districts will be funded through user fees.

There was no public comment.

C1 Green said she knows staff will appreciate the stream lined record keeping for the consolidated districts.

Supv Leifer said sewer districts 2, 4, 5, 6, and 7 will be consolidated and all go to the Ithaca Area Wastewater Treatment Plant. The board has discussed the consolidations several times over the past four years. There will be a billing change to customers in that there will be no charge on the property tax bill; revenue will be raised by user fees. Rates will be set at the December 12 meeting.

HIGHWAY/DPW DEPARTMENT

R Young said he has requested a budget modification for the lift he previously talked with the board about and for labor for repair of old machinery. He is preparing a list of items he would like to purchase that can be approved all at once so he doesn't have to do one at a time in the future.

They have put up no parking signs along the roads where needed, cleaned out the turnarounds, and have plowed once. He is working on another form for the EV charging stations. When those are up and running, electricity will also be provided to the recreation shed. This is a budget neutral item, there is no cost for installation, and users will pay for their electricity.

RESOLUTION #161 (2019) – APPROVE BUDGET MODIFICATION

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

RESOLVED, that this Town Board hereby approves the following budget modifications:

From	To	
DA5120.1 Bridges--Pers Serv	DA5130.1 Machinery--Personal Service	24,362.09
A5132.4 Garage--Contractual	A1490.2 Public Works Equipment	20,000.00
To	To	
DA2302 County Plowing Revenue	DA5130.2 Machinery--Equipment	37,792.87

2nd C1 Lamb

Roll Call Vote	C1 Lavine	Yes
	C1 Green	Yes
	C1 Servoss	Yes
	C1 Lamb	Yes
	Supv Leifer	Yes

CITIZENS PRIVILEGE

None

DISCUSSION/ACTION ITEMS

Community Housing Development Fund - Supy Leifer said the town would be pledging \$50,000 from unreserved fund balance in the A fund to be used if there is a project that comes to Dryden. This allows the town to be an associate member. The next thing we need to work on in the town is affordable housing and it's important to partner with the County, Cornell, and City of Ithaca. We need to get developers to build workforce housing and we need to have transportation to make it accessible for people.

Martha Robertson said this is exciting and hopes that this leadership inspires others to join in. She suggested there be a press release and public announcement, perhaps at one of the projects on Slaterville Road. \$50,000 may not sound like a lot, but a private builder or developer also can qualify and can get support.

RESOLUTION #162 (2019) - PLEDGE OF TOWN OF DRYDEN UNRESERVED "A" FUND BALANCE FUNDS FOR THE COMMUNITY HOUSING DEVELOPMENT FUND

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

WHEREAS, the Dryden Town Board supports the goals of the Community Housing Affordability Program and the Community Housing Trust Program, jointly known as the Housing Fund, to increase the availability of Affordable Housing in Tompkins County.

WHEREAS, the Town Board of the Town of Dryden would like the Housing Fund to work to increase the availability of affordable housing in the Town of Dryden,

WHEREAS, the County of Tompkins, the City of Ithaca, and Cornell University are partners for the "Community Housing Development Fund," under a Memorandum of Understanding for the period of time spanning 2015 to 2021, and

WHEREAS, the CHDF Program helps communities, organizations, and housing developers throughout Tompkins County respond to the diverse affordable housing needs of residents by providing grant funds towards the construction and rehabilitation of housing units that will remain affordable to successive buyers or renters, and

WHEREAS, the Tompkins County Comprehensive Plan (2015), the Tompkins County Housing Needs Assessment (2016), and Tompkins County Housing Strategy (2017) detail policies, data, and goals related to housing affordability for Tompkins County residents and the importance of ensuring an adequate supply of affordable housing in the community, and

WHEREAS, in its first ten years of existence, the CHDF Program has awarded \$3.8 million towards the construction and rehabilitation of 491 affordable housing units, of which 385 units have already been built or are currently under construction, and

WHEREAS, in recent years, CHDF award requests have begun to exceed available funding, and the shortage of funds as compared to requests is anticipated to worsen in the remaining years of the current program period, which could potentially delay or prevent a number of affordable housing units from moving forward to construction, and

WHEREAS, the Town of Dryden has been approached by the County of Tompkins to become an associate member of the CHDF and where such membership only requires a pledge of \$50,000, and

WHEREAS, the Town of Dryden's contribution will be made available for a qualifying project in the Town of Dryden during the period of the current CHDF MOU, which expires in November 2021 and corresponds with the Town's 2020 and 2021 fiscal years, and

WHEREAS, the CHDF Program is an established program that is successfully advancing Tompkins County's affordable housing policies and targets, while serving as an effective public-private partnership and community-driven solution to local affordable housing challenges, and

WHEREAS, the Town Board of the Town of Dryden shares the goal of increasing affordable housing availability in the Town of Dryden, and

WHEREAS, under the CHDF's current Memorandum of Understanding (2015), Tompkins County has committed at least one hundred thousand dollars (\$100,000.00) per year for six years and now seeks to increase that amount by an additional one hundred thousand dollars (\$100,000.00) per year during the last two years of the current agreement, now therefore be it

RESOLVED, that the Town of Dryden shall pledge \$50,000 from the unreserved fund balance of the "A" fund to become an associate member of CHDF, and

RESOLVED, further, that the Town Supervisor or his designee is authorized to execute any required amendment to the Community Housing Development Fund Memorandum of Understanding or other documents required in order to join CHDF consistent with this resolution.

2nd Cl Green

Roll Call Vote	C1 Lavine	Yes
	C1 Green	Yes
	C1 Servoss	Yes
	C1 Lamb	Yes
	Supv Leifer	Yes

Planning Board Resolutions – Last week the Planning Board passed two resolutions and forwarded them to the Town Board. The first has to do with a moratorium on conservation subdivisions that use restrictive covenants as a tool to protect open space. R Burger said there have been five conservation subdivisions in the past four years and only two of those used the tool of a restrictive covenant. There are other tools that could be used, so it wouldn't necessarily stop conservation subdivisions; they would have to use another mechanism to preserve any open space.

C1 Green asked how the work would proceed in the six-month period. R Burger said there has already been dialogue with the Planning Board and the town attorney. J Kiefer said based on the attorney's response, we'll know how to proceed.

RESOLUTION #163 (2019) – ACCEPT RESOLUTION OF PLANNING BOARD

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

RESOLVED, that this Town Board hereby accepts Resolution #24 of the Town of Dryden Planning Board recommending a moratorium on processing conservation subdivision

applications which use “restrictive covenants” as a form of open space protection and will take whatever steps are necessary to implement such moratorium.

2nd Cl Green

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

The second resolution by the Planning Board has to do with allocating resources for enforcement. There is concern that there are not enough funds set aside in the event of a matter going to litigation. Supv Leifer said the board could do budget modifications if necessary.

J Kiefer said the Planning Board had a brief discussion about enforcement of zoning regulations and how that gets done and whether it is done consistently and uniformly. It seems the answer to that may be no. If one was to look for violations of our zoning regulations you could likely find a lot of them. It is disheartening for members of the Planning Board because they spend a lot of time thinking about how the town appears to its residents and whether it is a welcoming place to be. They think about what is written in the zoning code a lot and try to apply the regulations in a uniform and thoughtful manner. When members then see dilapidated buildings and junk cars and such it is disheartening. Another example is what happened with the Blue Bird subdivision and some mistakes were made. After a discussion with Ray Burger, it seems part of it is related to staffing.

J Kiefer said he doesn't have an understanding of how big the problem may be, but it appears there is a problem. It would be helpful to think about how the town enforces what is written into its zoning and whether it is being done in a manner that everyone is comfortable with. The Planning Board is questioning whether things can be done better, and if we choose to do better, how do we do that.

Discussion/comments:

- Are fees adequate?
- Fees need to be related to the cost to the town.
- The Planning Department is looking at what other towns are currently charging and the average workload for each type of project.
- Fees were last revised in 2014 and there wasn't a significant impact on revenue.
- R Burger expects to make a recommendation on fee structure in January 2020.
- The board might establish a set aside instead of a formal reserve and it could be based on prior years' work.
- If we need more enforcement, we may need a part-time code enforcement officer.
- Revenue won't be generated by property code violations.
- The town does not have “Zoning Enforced” signs; perhaps that would help.
- Public education is necessary.
- Staffing level should be reviewed for adequacy.
- The workload is variable; violations may slip when there are other applications to consider and get construction happening properly.
- Some projects are more time and resource intensive.
- Making the jump to take a violator to court is costly.
- The Department tries to pursue positive solutions.

- We could contract with someone to periodically drive around and look for property code violations and prepare notices of violation.
- Some issues will not be resolved unless the matter goes to court.

R Burger will prepare a report and proposal to present in January that addresses fees and staffing for enforcement. Supv Leifer asked him to check with Jason Molino to see whether there will be any movement toward some county-wide code enforcement services.

Supv Leifer closed the public hearings on the water and sewer consolidations at 8:47 p.m. The plans have been adopted and there is no proposal to amend them. He will get the rates calculated and will get the information to the board for the December meeting.

PLANNING DEPARTMENT

R Burger said board members have the October Department report. The Town Board has declared lead agency status on the Trinitas project and letters were sent to the various involved agencies. The next meeting of the Planning Board with the contractor for the Comprehensive Plan update is December 11 at 6:00 pm in the DPW building.

COUNTY BRIEFING

M Robertson reported the airport project should be completed soon and a ribbon cutting ceremony is expected in mid-December.

Bail reform was discussed at the public safety meeting this afternoon. There is a lot of consternation about the discovery process in criminal proceeding. Cash bail was eliminated for misdemeanors and nonviolent felonies. Some upstate counties are quite upset about it. The County has added two staff in the District Attorney's office to deal with the new discovery rules. They are not sure if they will need additional staff in the Sheriff's office. Many counties are having to add staff in a major way. A lot of processes will have to happen much faster than they did in the past. This is another unfunded mandate with no discussion about what it means or guidance on how to implement. Tompkins County will probably pass a modified resolution that says they agree with the goals and changes, but think since the state mandated this, they should pay for the changes. She noted that as evidence these are the right investments to make, Tompkins County Jail population is down around 49-52 since local reform. The county will look into what it takes to renovate and modernize the jail, add more classroom space, a better clinic and other things.

With respect to the solar project on the west side of town, people are shocked at how many huge utility poles have gone up and how many trees have come down. She asked if there is any information about what the town expected. Does NYSEG have any responsibility to tell anyone what their work is going to look like? R Burger said the next step is to get a meeting with NYSEG and find out what their expectations are and what their mandates are so we can find out where the excesses are if there are any.

R Burger explained there are three separate inter-connects happening. The advantage Dodge Road has is that they are linear in nature so it is more what people are accustomed to seeing. On Stevenson there is a matrix of 24 poles to accomplish the interconnect of those five fields to the north.

M Robertson said Cornell did not expect it to look like this. They expected underground conduit. NYSEG is in the middle of a rate case and maybe this is the right time to address this. She will work with R Burger and Supv Leifer and said this is a good time to express our position.

ADVISORY BOARD UPDATES

Planning Board – Has been very busy with various projects. Doing outreach with EDR for the comp plan update is a big step. EDR is going to have some adjustment getting used to our hands-on approach. They are setting up a shared online system for Planning Board members to share and do outreach.

The Planning Board hopes to have preliminary recommendations on short-term rentals at their next meeting. The town will need justification for any attempt to regulate this type of industry.

Varna Zoning Subcommittee presented a draft proposal that was approved by the Planning Board last night. The goal is to make the town's zoning more closely comply with the expectations of the Varna Hamlet Plan.

The Planning Board recommended John Kiefer for chair again in 2020.

Conservation Board – Talked about deer management, conservation easements and enforcement, ditches and runoff and erosion.

Recreation & Youth Commission – County Youth Services are serving a large number of kids at Dryden High School and 4H Acres. There will be a Community Winter Celebration in the Village of Dryden on December 7 and the Rec Dept will be helping with that. DRYC members are eager to be a part of the comprehensive planning process. There are still vacancies on DRYC (two currently). They have good representation now from the Dryden school. Cl Green will apply to serve on that board when her town board term is over and will serve as their link with the Rail Trail Task Force.

Ag Committee – Continues to review ag district revisions. A Cornell grad student attended about the Green New Deal and explained what is happening with that. It is mostly focused on the City of Ithaca. Marie McRae attended the Planning Board Comp Plan meeting to represent the Ag Committee. They talked about riparian buffers and how that falls into watershed management.

Rail Trail Task Force – The FH Fox Bridge is getting railings installed and will have signage on railings. There is a subcommittee choosing a contractor for bridge and related trail work over Route 13. They have narrowed down three potential firms to interview December 2. Cl Lamb responded to the DEC's recommendation that we replace the trestles on the Game Farm section with new ones. There will be a meeting of the engineers involved in that to try to negotiate a rehab of the trestles rather than replacement. Arranging a meeting – we want to talk to the engineer who reviewed the drawings.

J Skaley reported that eagle scouts worked on a trail from the Varna Community Center to Hillside Acres. It was widened and benches and signage added. They would like to connect that trail up to the rail trail and there are a couple possible routes to think about.

Safety & Preparedness Committee – Janet Bretscher announced that the inaugural class of CERT trainees finished last Monday. All ten who started the training completed it. They are now in the process of forming a Community Emergency Response Team for the town of Dryden. Nine of the participants have expressed keen interest in joining the team (one participant is too young to join). She thanked Christina Dravis for introducing the program, getting the non-profit status, identifying instructors and organizing the training sessions that went flawlessly. They are grateful for the instructors who gave up their time to teach the FEMA curriculum and share their passion for this type of work.

Next steps will be to get together to talk about the CERT team, continuing education sessions in January and organizing the next set of CERT trainings. They will also reach out to the villages and public safety providers to explain what CERT is and how CERT can be used for assistance.

J Bretscher introduced CERT student Ellie Kramer who presented a letter signed by all class members and a photo of the class (attached). E Kramer commended the board for being forward-thinking in this area. Another student, Diane Eaton, was also present.

C1 Green thanked and congratulated them on being members of the pilot CERT class. She noted that wonderful networking was established so that in the event of an emergency they know key folks and will quickly be able to connect.

Climate Smart Task Force – met this past week and concluded they will work toward silver certification (beyond the bronze certification already received). Dryden is one of very few communities pursuing this and they think they have the climate smart actions to earn that level of certification. This will put us in a very favorable position for additional grant money. They have applied for funding toward the planner for the comprehensive plan update. Pursuing silver status will make us very fundable. John Kiefer thanked C1 Green for continuing to chair that committee.

At 9:30 p.m. the board adjourned to executive session for the purpose of receiving legal advice.

Respectfully submitted,

Bambi L. Avery
Town Clerk

Recreation Department Report

October 2019

Recreation Office:

- Registration is open for Winter 2019-2020 programs. Flyers have been distributed along with online promotion.
- Three Dryden Alum have offered to coach our Volleyball program. Thank you to DRYC member Rhonda for finding these coaches.
- Family Semi-Formal Valentine's dance will take the place of the Father Daughter Dance this year. Dance is February 15th at the Dryden Fire Station.
- Recreation Department was represented at the Dryden Community Café Chili Cook Off, placing second.
- The Recreation Department will be holding a Holiday Card Contest on 12/7 at the Café. All cards will be sent to Troops after the contest.
- The Department has been working with Diane Pamel at the Southworth Library to help make the Holiday Celebration on 12/7 a success.
- Due to construction at Dryden Elementary School and Cassavant, the Department is currently seeking an alternative location for Dryden Community Summer Camp.
- All soccer goals have been returned for storage with help from the Highway Department.

Youth Football

- Banquet for Junior and Senior Football teams was 11/8/19 at the Dryden Fire Station.
- Equipment was handed in to the Recreation Department that night from players.

Winter Programs

- Youth Basketball Clinic: 11/19-11/20
- Youth Travel Basketball: 12/2-3/7/20
- Shooting Stars Basketball: 1/11-2/15
- Youth Karate Sessions #2 & #3: 12/4-2/5 & 2/12-4/15
- Youth Wrestling: 12/3-3/1
- Adult Basketball (Open Gym): 11/17/19
- Youth Volleyball: 1/11-2/15
- Creative Writing Class at Dryden Town Hall and Ellis Hollow Community Center
- Family Semi-Formal Valentine's Day Dance

Memorandum

Date: November 21, 2019

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Application materials and other documents for some of the items below can be found at:

<http://dryden.ny.us/departments/planning-department/permit-review-links/>

Trinitas –Townhomes at Dryden: The Town Board took the preliminary step of declaring their intent to act as lead agency for the purpose of conducting the environmental review. Letters have been sent out to other involved agencies to ask for their concurrence.

Rail Trail Bridge Crossing Route 13: A request for expression of interest went out to engineering firms for design and management of the Dryden Rail Trail Phase 2 project that includes building a bridge over Route 13. Six firms replied and their proposals are being reviewed.

Comprehensive Plan Update: The next meeting of the Planning Board committee to update the comprehensive plan will be held on December 11 at 6 pm in the DPW building. Discussion will include the public outreach plan and community survey.

Special Use Permit for a dog daycare and kennel at 1610 Dryden Road: An application to operate a dog daycare and kennel business will be considered at a public hearing held by the Town Board on November 21. This proposal is in a rural residential district.

Special Use Permit amendment to expand the self-storage business at 16 Freeville Road: An application to add another building to the existing operation at the corner of Route 38 and Enterprise Drive will be considered at a public hearing held by the Town Board on November 21. This business is located in a mixed use commercial district.

Special Use Permit for a heavy equipment and truck repair business at 51 Hall Road: An application to operate a heavy equipment and truck repair business in this light industrial district will be considered at a public hearing held by the Town Board on November 21.

Planning Department activity for TOWN -Oct 2019

Building permits: 16 (3 single family homes, 1 medical office)

Zoning permits: 7

Special Use Permit Reviews: 3
Site Plan Reviews: 2
Variance reviews: 1
New businesses: 1
Fire safety inspections: 0
Building inspections: 30
Certificates of Occupancy/Compliance: 11
Subdivisions: 2
Violation notices: 0
Complaints: 1
Fire calls: 0
Training hours: 9

Planning Department activity for VILLAGE -Oct 2019

Building permits: 2
Zoning permits: 2
Special Use Permit reviews: 0
Site Plan Reviews: 1
Variance reviews: 0
New businesses: 0
Fire safety inspections: 0
Building inspections: 0
Certificates of Occupancy/Compliance: 1
Subdivisions: 0
Violation notices: 2
Complaints: 1
Fire calls: 0

November 18, 2019

Re: Community Emergency Response Team (CERT)

Dear Dryden Town Board,

As students finishing up the CERT course, we want to thank you for being forward thinking in regards to emergency preparedness. We are especially grateful to the Safety and Preparedness Committee for organizing this impactful course. Many of us are interested in staying involved with Town of Dryden CERT.

The FEMA website offers similar information as this course, but it holds no comparison to having Marty Kopcho and others sharing their vast knowledge and experience in person. The Varna Fire station has a functional and comfortable classroom and being there added an element of authenticity to the experience. Our classmates also brought valuable contributions to the course (e.g. 911 communications manager, wilderness first aid, survival training, and a nurse practitioner). The course instructors that volunteered their time included:

- a Sergeant from the NY State Troopers with hazmat expertise
- a County Public Health Preparedness Coordinator with expertise in biological threats
- and fire fighters and EMTs with first responder and leadership expertise

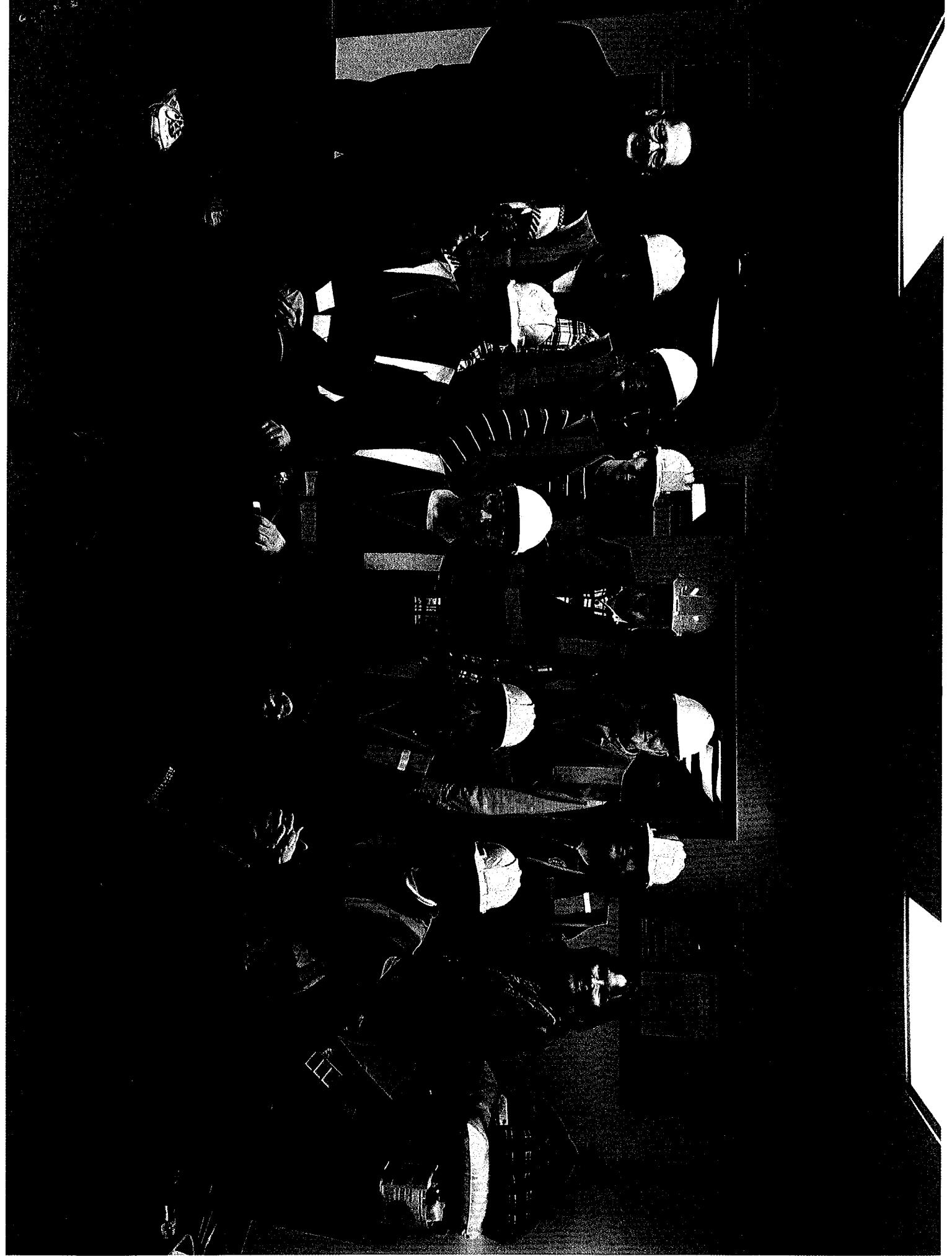
In addition to covering CERT organization, fire safety, medical operations, disaster psychology, and terrorism, we learned important lessons on when we should step in and when we should not. It's very helpful to think things through BEFORE an emergency or disaster event. We feel more prepared, both personally and as Dryden community members. This course has exceeded our expectations and was well worth our time investment.

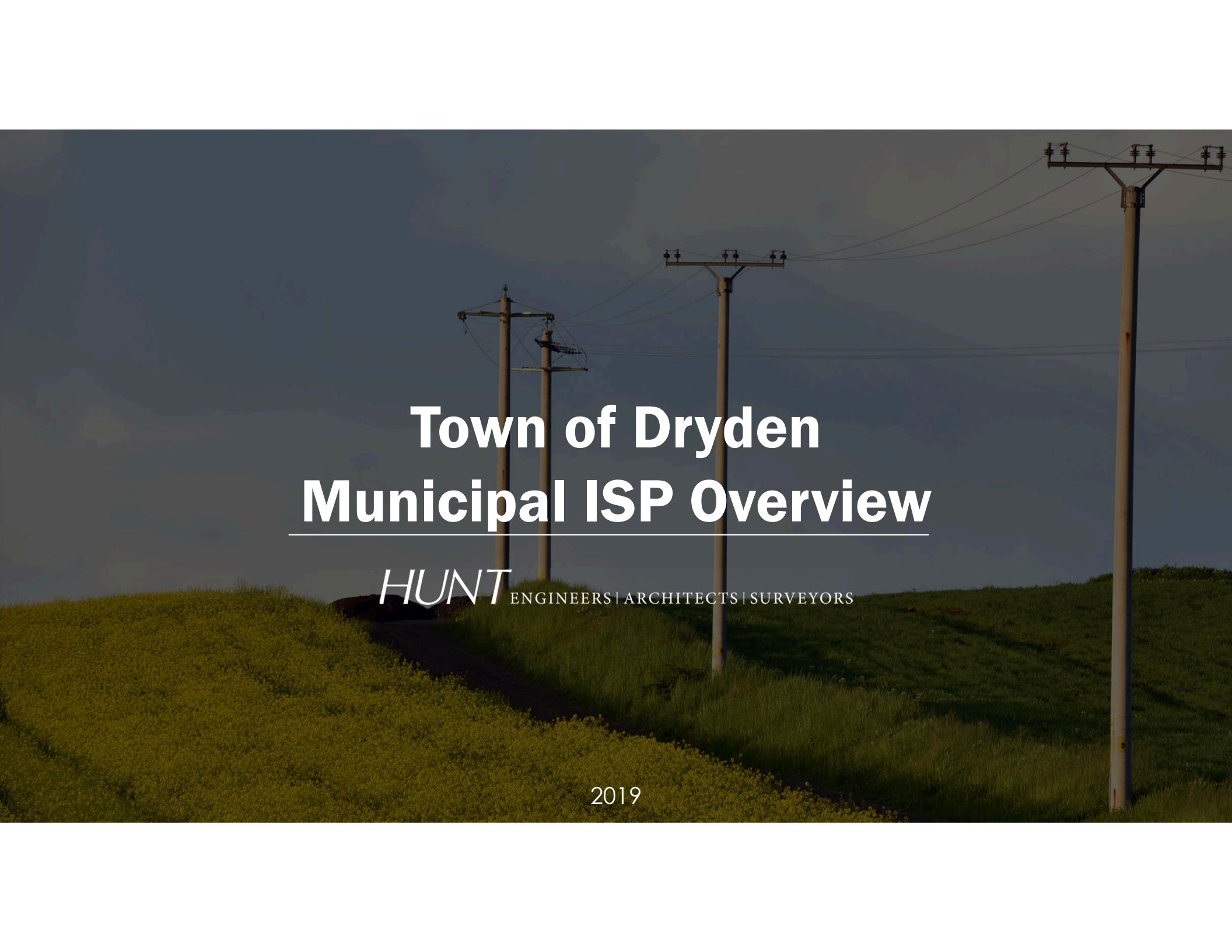
Sincerely,

The Class of November 2019

A. A.
David Eaton
Suzanne Ahern
Tim Woods
Markie

Janice Bretscher
Zek Woods
Tony Bretscher
Elly Cen
Audrey





Town of Dryden Municipal ISP Overview

HUNT ENGINEERS | ARCHITECTS | SURVEYORS

2019

Dryden FTTH Engineering Report

Study Objectives

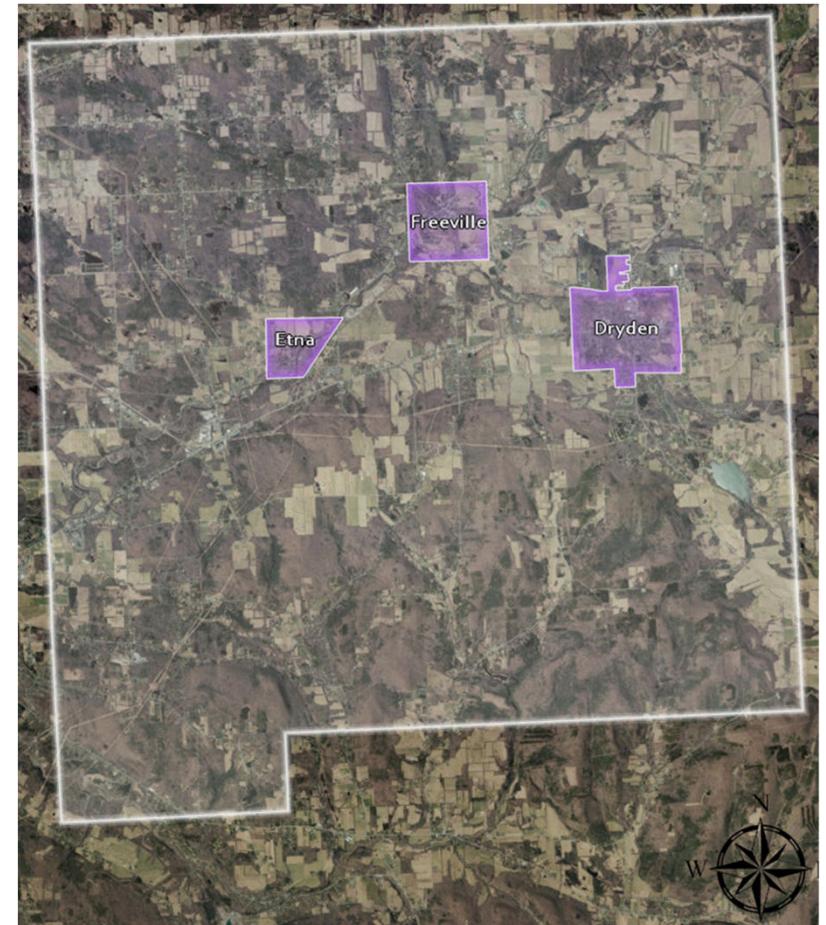
1. Determine all Internet Service Providers (ISPs) that operate within the Town boundaries, what levels of service they provide and what cost.
2. Work with the Town to develop, deploy and analyze a survey to businesses/residents.
3. Develop a conceptual plan for the Fiber-to-the-Home (FTTH) network.
4. Report any funding opportunities.
5. Work with the Town to develop a plan for construction, maintenance and an operations plan of the network that will inform the feasibility study.



Town of Dryden

Snapshot

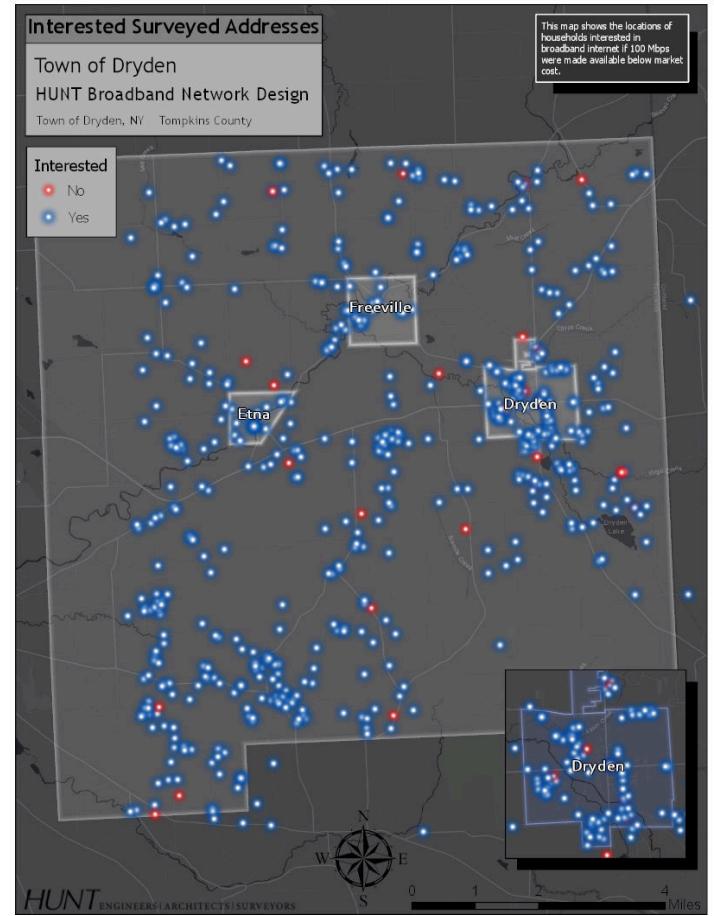
Estimated Population 2020	14,940
Households	6,016
Businesses	802
Area	94.33 mi ²
Median Household Income (2013 5-year ACS)	\$62,852
Service Providers	Charter Communications (Coaxial) Frontier Communications (ADSL) Clarity Connect (Wireless) Cellular Carriers



Survey

Key Facts:

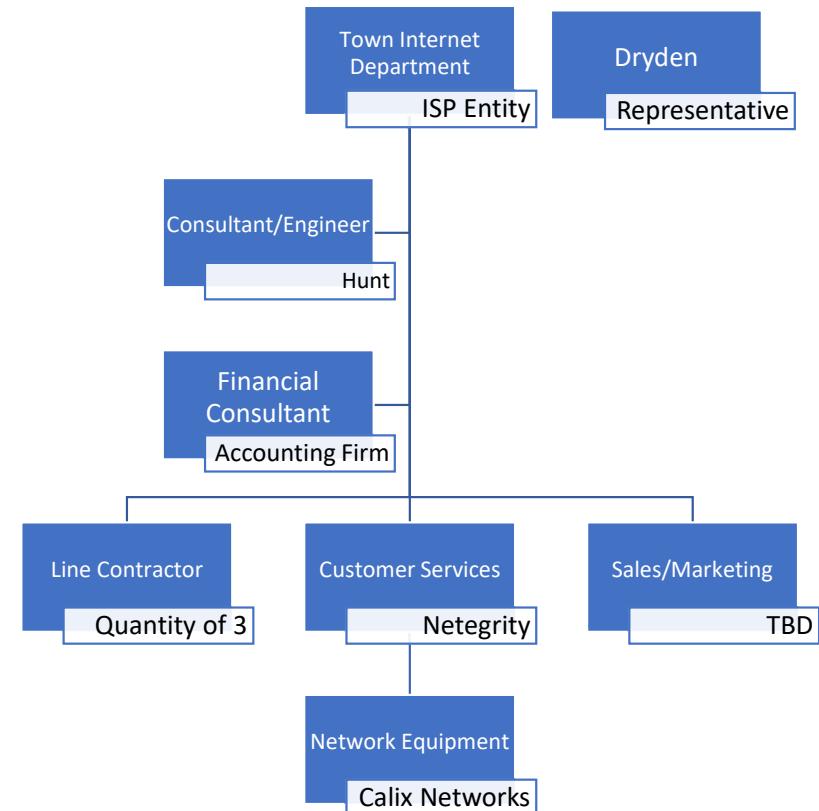
- 3979 households surveyed; 935 received (24% response rate)
- 95% of surveys came from residential.
- 46% of surveys receive less than 10 Mbps download with 41% of surveys paying between \$51-100 per month for service.
- 71% of surveys subscribe to Spectrum for service.
- 96% of surveys responded that they would be interested in 100 Mbps service.



Internet Service Department

- Town Department that provides internet service upon request.
- Municipal Entity.
- Utilize a subcontractor model reducing town participation to oversight.
- Invest in technology like fiber to ensure the Town's network will be viable for years to come.

Service Level	Monthly Rate
400 Mbps/400 Mbps Residential	\$50
1 Gbps/1 Gbps Residential	\$100
400 Mbps/400 Mbps Business (Dedicated)	\$75
1 Gbps/1 Gbps Business (Dedicated)	\$150



Fiber-to-the-Home

- All fiber optic cabling.
- Passive Optical Networking - Mostly passive components.
- Limitless capability.
- Distance limitation of 12 miles from active equipment.
- Easy to monitor & support.
- Almost all “greenfield” wireline installations are some form of PON.



Project Overview

Description

Based on the interest expressed from the survey of Town residents, an estimated number of potential customers and miles of fiber can be determined. This activity predicts potential revenue and estimated construction costs required to build a FTTH network that serves both residential and business users.

Schedule

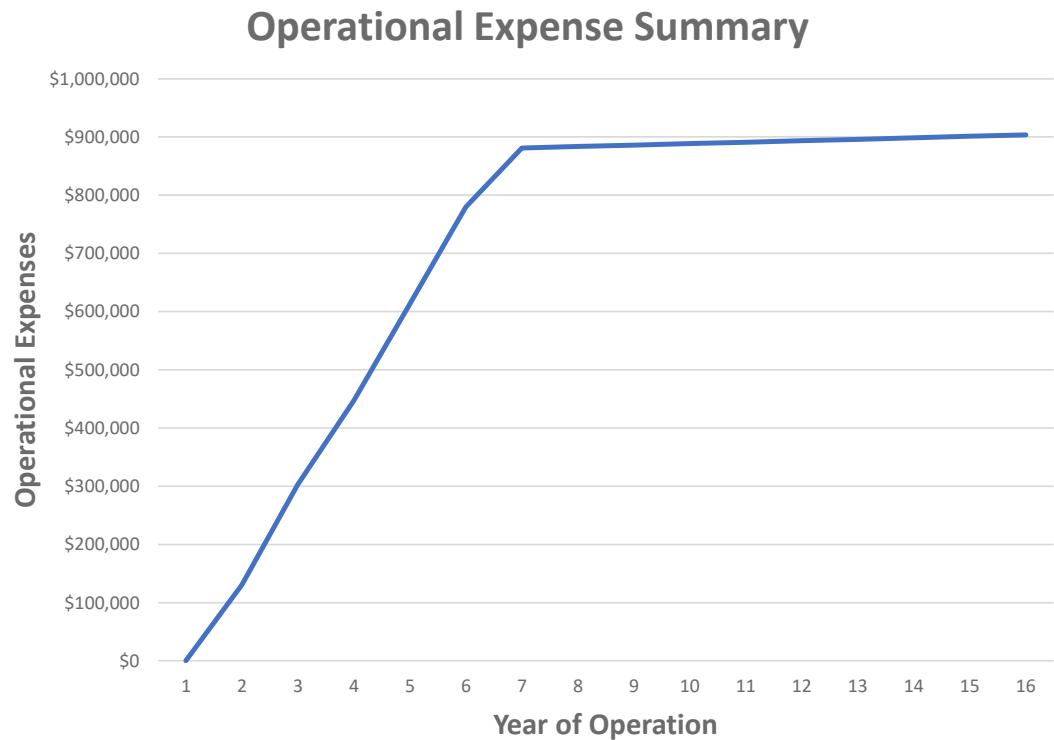
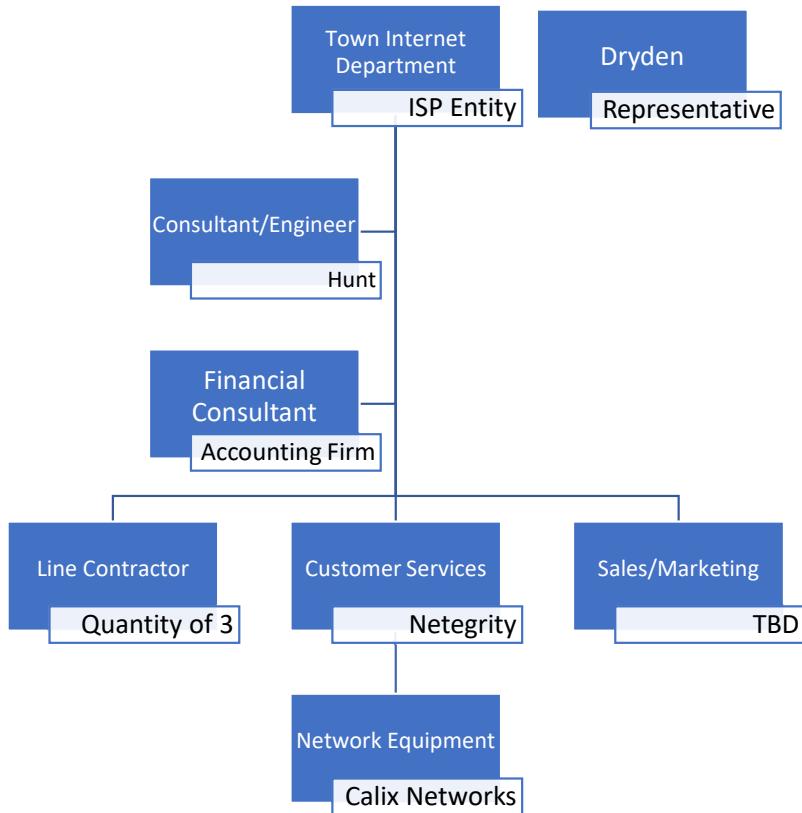
Build-out of the proposed FTTH network access across the Town of Dryden service territory will be completed within six years. The first five years would focus on reaching all areas of the Town and picking up customers with a sixth year focusing on redundancy in distribution. Note that this is construction of the distribution lines and customer hookups will be part of the Internet Service Department operations.

Projected Customer Subscriptions						
	Year 1	Year 2	Year 3	Year 4	Year 5	Total
Homes Passed	1190	986	1280	1280	1280	6016
Residential 400 Mbps	714	591	768	768	768	3609
400 Mbps Take Rate %	60%	60%	60%	60%	60%	
Residential 1Gbps	119	98	128	128	128	601
1 Gbps Take Rate %	10%	10%	10%	10%	10%	
Business 400 Mbps	8	4	50	50	50	162
400 Mbps Take Rate %	20%	20%	20%	20%	20%	
Business 1Gbps	5	2	33	33	33	106
1 Gbps Take Rate %	5%	5%	5%	5%	5%	

Project Costs

Project Cost Estimate							
	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Subtotal
Central Office	\$80,000	\$0	\$0	\$0	\$0	\$0	\$80,000
Branch Office	\$0	\$80,000	\$0	\$0	\$0	\$0	\$80,000
Network Equipment	\$100,000	\$100,000	\$23,000	\$23,000	\$22,000	\$0	\$268,000
Transport Cable	\$0	\$560,000	\$0	\$0	\$0	\$0	\$560,000
Distribution Cable	\$480,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$4,080,000
Customer Equipment	\$97,000	\$195,000	\$200,000	\$185,000	\$195,000	\$0	\$872,000
Customer Installs	\$630,000	\$1,260,000	\$1,260,000	\$1,260,000	\$1,260,000	\$202,500	\$5,872,500
Total	\$1,387,000	\$2,915,000	\$2,203,000	\$2,188,000	\$2,197,000	\$922,500	\$11,812,500
Contingency	\$208,050	\$437,250	\$330,450	\$328,200	\$329,550	\$138,375	\$1,771,875
Total Construction	\$1,595,050	\$3,352,250	\$2,533,450	\$2,516,200	\$2,526,550	\$1,060,875	\$13,584,375
Incidentals	\$111,654	\$234,658	\$177,342	\$176,134	\$176,859	\$74,261	\$950,906
Total Project Cost	\$1,706,704	\$3,586,908	\$2,710,792	\$2,692,334	\$2,703,409	\$1,135,136	\$14,535,281

Operational Costs



FTTH Financial Overview

Projected Earnings

Year	EBITDA
Year 1	\$0
Year 2	(\$74,745)
Year 3	\$230,664
Year 4	\$793,816
Year 5	\$1,285,766
Year 6	\$1,758,066
Year 7	\$2,882,541
Year 8	\$3,676,432
Year 9	\$3,684,981
Year 10	\$3,697,567
Year 11	\$3,710,191
Year 12	\$3,722,852
Year 13	\$3,735,551
Year 14	\$3,748,288
Year 15	\$3,761,063
Year 16	\$3,773,876

Key Highlights

- The proposed build-out would cost an estimated \$14.6 M
- Consistent earnings up to \$3.7M annually.
- Cash flow vs. Maintenance Costs are positive.
- Earnings (EBITDA) meets capital construction costs between years 9 & 10.

Funding

- USDA Re-connect.
- USDA Community Connect.
- NYS Empire State Development Grant Funds.
- Various Loan Programs.

Next Steps

1. Finalize Business Model.
2. Conduct Financial & Legal Reviews.
3. File required paperwork.
4. Align scope with funding to create a final project schedule.
5. Finalize all funding sources (Grants, Bonds, Loans).
6. Begin a design of the network.
7. Survey pathways and determine feasibility of overhead and underground cabling.
8. Submit ROW & pole attachment applications.
9. Begin marketing campaign targeted to the phasing of the project. Also, all residents who requested to be contacted on their survey should be targeted with a subscription mailer.
10. Procure construction service to build the first phase of the project.
11. Begin implementing business processes.