

TOWN OF DRYDEN
PLANNING BOARD MEETING
February 27, 2020

Present: John Kiefer, Chair, Tom Hatfield, Craig Anderson, Tony Salerno, Daniel Bussmann, Joe Wilson, David Weinstein, Alice Green (alternate), Simon St Laurent (alternate)

Absent:

Staff: Ray Burger, Planning Director

Liaisons: Nancy Munkenbeck, Conservation Board

Chair John Kiefer opened the meeting at 6:00 p.m.

Public Comment

None

Approval of Minutes

Joe Wilson moved to approve the minutes of January 23, 2020 with minor corrections that have been made, seconded by J Kiefer, all in favor.

19 Quarry Road

R Burger – This property was sold to John Mills Electric and they propose to put a pole barn up behind the present office building. Ted Dates is here representing the applicant. This lot was given a use variance back in 1989 for a business in a residential district, so it is an allowed use. Original site plan did not include this extra building, so we are going through a site plan review. It is SEQR Type II so there is no environmental quality review associated with it. There will be no employees, no increased truck traffic (they have occasional deliveries), and there is a yard person on site. No outside storage of materials, they just want covered cold storage for their extra equipment.

J Wilson - Inquired about the siding. J Mills stated the front of the building would be cultured stone and cement board around the 12X10 overhead door to mimic the look of the existing building, the other three sides and roof would be metal. The other sides are obscured by trees so there would be no need for compliant siding.

RESOLUTION #3 (2020) – APPROVE SKETCH PLAN – 19 QUARRY ROAD

J Kiefer offered the following resolution and asked for its adoption:

RESOLVED, that the Town of Dryden Planning Board hereby approves the sketch plan presented for the addition of a pole barn at 19 Quarry Road and waives further site plan review subject to the Standard Conditions of Approval (8-14-2008).

2nd T Hatfield – all in favor

Freese and Dryden Road Intersection/Mayfly Development

R Burger advised this is the site that the Tiny Timbers proposal was on with the 15-lot subdivision that is dormant. Matt Durbin from Mayfly Development and Adam Fischel from Marathon Engineering stated they would like to entertain a discussion here. They sent out sketches that show the subdivision site up top and the second terrace below.

J Kiefer said in the interest of disclosure, D Weinstein owns property immediately adjacent to this property.

Adam Fischel and Anthony Arsay from Marathon Engineering discussed the Tiny Timber (“the cottages”) plan for 15 single home lots and that the sewer capacity evaluation was for 15 lots above and 15 more below. They are proposing 3 new buildings which would be a multi-family town home development on the lower portion. The two front buildings (facing Freese Road) would be 2 stories each at about 3,900 square feet and the rear building would be 3 stories at about 5,800 square feet. This would be a total of 32 dwelling units for about 65 bedrooms in addition to the cottages development. They are adding about 45% beds but also providing a mixed demographic.

Matt Durbin – We did Ivy Ridge, 802-812 Dryden Road, which has 42 units on roughly 3 acres. This would be 47 units on a little over 4 acres.

- Would like to create a good mix of housing.
- They get a lot of interest from young professionals that cannot afford more than a one bedroom, so there will be 8 one-bedroom units and 3-bedroom units on top.
- They will keep the existing stormwater plan that was previously approved; but may need to increase size of ponds.
- The back buildings will be below the roof line of the upper 2-story units.
- 100 parking spots to accommodate families with two vehicles.
- They have integrated a community center.
- Would like different siding than the cottage weathered look; a less maintenance intensive siding.
- Would like the opinion of the board before moving forward.

D Weinstein congratulated him for wanting to keep the plan for the upper area. They really want single family homes that are relatively small footprints. As you’re coming across the bridge you will still see a large building that is reaching up to near where the trees are, and he thinks it is not in keeping with what the Varna Plan was trying to get across.

- Did calculations using the dimensions that are on the tax map and it is not 2.3 acres, it is 2.08 acres. This doesn’t give you the full 3.
- You were saying these are townhouses, but they look like apartments. Our definition is that a townhouse can’t share a floor with another apartment.
- As apartments you would still get 14 units per acre under the zoning, but they come in a different way. Only the corner lot with the house can be considered redevelopment. You can’t take a redevelopment lot and link it to another lot and have the whole thing qualify for redevelopment.
- If you have someone that dumps a lot of gravel on a spot, that also doesn’t meet the criteria of redevelopment. You only get redevelopment on a .25-acre lot, not the rest.

- Given the smaller acreages and the smaller number of units (see attached table from our zoning) under the old zoning you would be eligible for 22 units, not 32.
- Planning Board has recommended new zoning to the town board to have less allowable density to try and meet the objectives of the Varna Plan. Under the new zoning you would be entitled to about 15 units. Could be apartments or townhouses but only 15 for that site.
- Planning Board liked Ivy Ridge, we thought it would be different, now we want more diversity back but what your building is another bookend that is going to look similar. Except for 15 cottages up on top, we are getting a building at the highest density you can put there and not much of a diversity of different options.
- You need to take a hard look at the Varna Plan. Housing types for a renter or a home buyer.
- Scale back density to be more in line with 15 units per acre.

M Durbin – Once they are built, we will have a better sense if these will be owner occupied or rentals. Total number of beds based on the current plan would be 104. A mixture of 40 beds up top and 64 beds below

J Wilson inquired about energy efficiency. M Durbin advised these will all be totally electric with energy efficient mini splits for heating and cooling. The same as 802, will follow county guidelines. 802 was LEED certified.

D Weinstein – Something to think about, Cornell was very sensitive about protecting the fields that are used to look at how diseases spread through crops. We were able to get Cornell to agree that there didn't have to be a huge fence and they agreed to have an extension of the Cayuga Trail. Putting this many people right next to the fields with easy access is just asking for a problem to be created. Cornell will close out those fields from access and it is a community resource right now. This is another reason to cut back on the number of beds. M. Durbin – we have a good working relationship with Cornell and will continue to be respectful and welcome discussion with Cornell.

A Green- Inquired about green space for kids, programming for families with children to have some type of play space or picnic area. M Durbin – We have a pavilion, a courtyard, a community center which will be all green around it. There is an opportunity to design on the back side of the property for green space.

T Hatfield inquired about stormwater basins. M Durbin – They would like to eliminate the wet pond for a safety perspective, this has not yet been determined. Discussed discharge, ditch, Fall Creek, slope, capture and storage.

C Anderson – The upper section was originally a conservation subdivision, so it really didn't have to apply with ADA. You might consider a sidewalk to Freese Road and move the dumpster to out back. Keep design guidelines in mind for the cottages up on top. Maybe an old mill feeling to back buildings?

D Weinstein surprised C Anderson would state he likes the plan when we just recommended less density. C Anderson reminded D Weinstein that it has not been adopted.

J Skaley stated this will increase traffic to Freese Road just below the Rt 366 intersection and there is already traffic congestion during commuting times. We don't know yet what DOT is going to do at that corner, possibly a stop light. This could result in backup problems. Not sure what the solution is but wanted to point it out. M Durbin – we do not want stacking to be an issue. There is a bus stop on the

corner of the site and they hope tenants will use it. We have covered parking for bicycles and are promoting not using vehicles for everything. They will try to incorporate design elements to alleviate use of vehicles.

J Skaley stated he would hope they participate in the upcoming information meeting with the Department of Transportation. He is advocating sidewalks on both sides of the road and a bike lane.

M Durbin – we will consult and revisit all of this with DOT.

J Wilson stated traffic going toward the bridge is not an easy transition.

S St Laurent – Would encourage them to look at the soils on the lower area and make sure it is suitable for the construction they are proposing. With regards to the bus stop on Rt 366, he is not a fan of glass enclosures. Mayfly will reach out to TCAT and see what other options are available.

Further discussion:

- Exterior finishing - will look at something more durable for siding.
- Would like to increase the size of the two-bedroom units to match Ivy Ridge to 900-950 square feet to allow room for things like a laundry area in the units.
- They need to pay attention to the design guidelines and that the upper occupants will need to be able to access the bottom area.
- They can provide ADA compliant one-bedroom units.
- Abandon homeowner's association but need to continue to protect conservation area.
- If upper units are sold, affect?
- Redevelopment bonus for entire lot appropriate? Premature, wait and see the project, trade-offs and what is involved.
- Redevelopment bonus is decided by the Planning Board or Town Board depending on who is adjudicating the application. It is ill defined.

1408 DRYDEN ROAD

R Burger - This is a vacant lot between Upscale and Four Season Storage. This is a sketch plan review for a proposed Dollar General Store. DeAnna Hyché is here representing the Broadway Group, and their engineer Brian Gross is also here.

- They would be subdividing the property from 1410 Dryden Road; they have not yet received the official number. They are proposing a 9,100 square foot retail facility, would be on septic, drainage would be handled through chambers in the back of the building.
- It is a corner facility so they would be upgrading two of the four sides to be in compliance with the design standards. The chosen color is sand beige, but color is negotiable, as is the exterior materials. We show brick and hardy plank, or we could do a stone base with the back two sides of the building being metal.
- In reviewing the Town's commercial design standards and ordinance, based on the building's square footage 46 parking places, which we do have the area to be able to do that. However, client research shows this will be short term parking (in and out of the store) so the ideal number is actually 30 parking places. We have shown 35 on the layout with reduced front parking at 15 parking places.

- In an effort to observe Town design regs and ordinance there is a median in the parking lot.
- Shared access with Upscale Remodeling. Driveway already permitted through DOT pending shared access agreement.
- Discussed frontage, shared space, where subdivision line goes.
- This operation is a 7am to 10 pm operation. Photometric Plan – lights will be on one hour after closing for staff to depart before lights go off. There will be two overhead lights, one in the front parking lot and one in the rear parking areas. They are shielding and directed in towards the parking lot.
- One large truck delivery each week. This is designed so the truck will turn in behind the building for unloading.
- Dumpsters are behind the building and enclosed with material matching the building or they can do a 6' privacy fence.
- Stormwater – infiltration? Pretreatment is in chamber unit, designed allow it to settle out and then go on into the rest of the chamber units itself.
- Concern that infiltration tests are done in the same location. Chambers are developed in preparation for a hundred-year flood.
- Town encourages developers to use green techniques for stormwater. This system filters water better than a retention pond, but the size of this lot did not allow other options to handle runoff. They must consider all areas and are accounting for more than 4 acres.
- Parking lot – they've worked with permeable surfaces but cannot maintain with snow/salt/plows.
- Heating – In New York it is their desire to use gas or propane, however, with reviewing Tompkins County requirements they are willing to go with four 5-ton electric heat pumps. The zone heating with the 4 units allows them to spread the heat better.
- J Wilson stated they will need cold weather heat pumps. D Hyche assured them they have never had a problem with their units.
- J Wilson reviewed the SEQR in regard to the amount of energy demand and then DEC's workbook. You expressed your heat demand in terms of amps. DEC workbook stated it should be calculated by wattage consumed so your SEQR response should be revised to KW hours.
- Water/septic use – they are considered a low flow facility.
- Recycled materials – cardboard.
- They used an environmental firm because of the gas station spill, and nothing came up on either this property or Upscale's property.
- C Anderson stated he doesn't believe they need as much parking and maybe change to no parking in front of the building and change it to green space.
- Parking lot will be shielded by shrubs.
- C Anderson -Sidewalk to street on one side so pedestrians are not mixed with traffic. Striping on driveway would also be an option to provide a place for pedestrians to walk.
- R Burger will check with the fire department to be sure fire lanes are accessible.
- C Anderson doesn't feel it meets design guideline, suggested something with a little more character. Discussion ensued regarding roof lines, coloration, exterior finish.
- Try to stick with lower shrubbery with less root system. Multiple easements exist across the front.
- Sidewalk or pathway suggested to mobile home park behind this lot.
- J Kiefer – Pointed out Route 13 traffic is heavy during morning and afternoon commutes. She realizes they are serving traffic that already exists, they are not a destination location. They

estimate 6-8 turn in/outs during heavy commuting times. Because this is an existing curb cut there is an awareness of a driveway being there.

- \$60,000-\$90,000 average in tax benefit and 10-12 employment positions.

J Kiefer – To summarize, we have discussed sidewalk, heat pump, parking, architectural, pathway to neighborhood, plant selection, striping or sidewalk, and rendering of retaining wall (after footprint). D Hyche asked for formal definition with regards to parking and what we want so she can go back to her client with the information.

This is an allowed use in an allowed district. What is being put in the store is not important, the building is what needs to meet the requirements. A decision was made for no public hearing.

Tompkins County prefers electric over gas so it would be all electric units.

Applicant to attend March 26th meeting for site plan review, parking, corrected SEQR, and TG Miller review. County has a 30-day window for their review.

Ag and Markets into Solar Law – R Burger will send draft to K Sokoni.

T Hatfield left at 8:18 pm

Short Term Rentals – Review information T Salerno distributed for discussion at the next meeting.
C Anderson – add adjacent or attached property.

Upcoming meetings:

Meet with EDR on March 11th for the comprehensive plan meeting

Public workshop for comprehensive plan on March 25th at the Fire Hall

D Weinstein – The Chens need to know if they have to go to the Zoning Board of Appeals or if they can re-zone the parking lot. J Kiefer will put it on the agenda for the next meeting.

There being no further business, meeting was adjourned at 8:25 p.m.

Minutes transcribed from recording by
Chrystle Terwilliger, Deputy Clerk