

**TOWN OF DRYDEN
TOWN BOARD MEETING
November 15, 2012**

Present: Supervisor Mary Ann Sumner, Cl Stephen Stelick, Cl Joseph Solomon, Cl Jason Leifer, Cl Linda Lavine

Elected Officials: Bambi L. Avery, Town Clerk
Jack Bush, Highway Superintendent

Other Town Staff: Dan Kwasnowski, Director of Planning
Mahlon Perkins, Town Attorney
Jeff Kirby, Telecommunications Consultant

Supv Sumner opened the meeting at 7:34 p.m. and board members and guests participated in the pledge of allegiance.

**PUBLIC HEARING
JASON DEMAREST, 53 PINCKNEY ROAD
SPECIAL USE PERMIT & SITE PLAN REVIEW
EXPANSION OF SELF STORAGE FACILITY**

Supv Sumner opened the public hearing at 7:35 p.m. and the board dispensed with reading of the public notice. She explained that the application involves construction of a third building behind the two existing buildings. The board has reviewed the application and applicant presented a sketch plan at the October 18 meeting.

There were no comments or questions from the board or the public and the hearing was left open while the board reviewed the long environmental assessment form. (Long form is required for all special use permit applications under the new zoning ordinance.) Dan Kwasnowski said the form prepared by the applicant contains accurate information. No impacts were identified in the SEQR review. The hearing was left open at 7:43 p.m.

**PUBLIC HEARING
VERIZON WIRELESS RECERTIFICATION
SPECIAL USE PERMIT AMENDMENT
Route 13 & Dryden Road**

Lisa Vangelo, representing Verizon, said she had looked into the questions the board had last month and those answers are contained in a letter dated October 15 that the board has. Verizon is co-located on a tower on Route 13 on the NYSEG property and they are proposing to upgrade to 4G LTE by adding 3 antennas and 6 lines of coax. There will be no height change and no changes to aesthetics.

J Kirby said the issue of swapping out antennas was addressed by Verizon and they answered the issue as to whether there was any approval by the town. Other than that everything was addressed at the October meeting. He understands Verizon's point, but would like some assurance that the instance of swapping out of antennas would not happen again in the future without notifying the town. Greg Hanley, RF Engineer, said the same antennas have been on the tower since the day it was built. They were given approval for twelve 8' antennas and instead six 4' and six 8' antennas were put up in 2006. They come to this board every time they do any type of antenna work in the town. D Kwasnowski noted that the CEO

probably should have caught the change during the Building Permit process and is something we need to be more careful of in the future.

The board reviewed the short form SEQR.

**RESOLUTION #163 (2012) – NEG SEQR DEC – VERIZON WIRELESS
ROUTE 13 & ROUTE 366
SPECIAL USE PERMIT AMENDMENT**

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

WHEREAS,

A. The proposed action involves consideration of the application of Verizon Wireless for a special permit to modify an existing cell tower at NYS Route 13 and Route 366 in the Town of Dryden.

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.

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 the New York State Environmental Conservation Law – the State Environmental Quality Review Act “(SEQR), (i) thoroughly reviewed the Short Environmental Assessment Form (the “Short 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 Short EAF, Part II;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the Short 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 Short EAF, Part II, including the findings noted thereon (which findings 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 neither a full Environmental Assessment Form, nor an Environmental Impact Statement will 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 Short EAF and determination of significance shall be incorporated by reference in this Resolution.

2nd Cl Stelick

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes

Cl Lavine Yes

There was no further comment on the application for expansion of the storage facility at 53 Pinckney Road and Supv Sumner closed the public hearing at 7:53 p.m.

**RESOLUTION #164 (2012) – NEG SEQR DEC – JASON DEMAREST
53 PINCKNEY ROAD, SELF STORAGE FACILITY EXPANSION**

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

WHEREAS,

A. The proposed action involves consideration of the application of Jason Demarest for special use permit and site plan review to expand the self-storage facility at 53 Pinckney Road by constructing a third identical building.

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.

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 the New York State Environmental Conservation Law – the State Environmental Quality Review Act “(SEQR), (i) thoroughly reviewed the Long Environmental Assessment Form (the “Long 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 Long EAF, Part II;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the Long 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 Long EAF, Part II, including the findings noted thereon (which findings 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 neither a full Environmental Assessment Form, nor an Environmental Impact Statement will 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 Long EAF and determination of significance shall be incorporated by reference in this Resolution.

2nd Cl Stelick

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes

Cl Lavine Yes

**RESOLUTION #165 (2012) – APPROVE SUP & SITE PLAN APPLICATION OF
JASON DEMAREST, 53 PINCKNEY ROAD**

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

RESOLVED, that this Town Board hereby approves the site plan and special use permit application of Jason Demarest to construct a third self-storage building at 53 Pinckney Road, subject to the Standard Conditions of Approval (8-14-2008).

2nd Cl Leifer

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

**PUBLIC HEARING
CROWN CASTLE/SPRINT
ROUTE 13 & ROUTE 366
SPECIAL USE PERMIT AMENDMENT**

Supv Sumner opened the public hearing at 7:54 p.m. dispensed with reading of the public notice. D Kwasnowski explained that the applicant was not present, and was comfortable with the board proceeding without their presence. He said this is a recertification for an upgrade to 4G. There are no new antennas. It involves only switching out equipment on the ground. J Kirby said it is a simple replacement of cabinets and an additional backboard. Their inspection records were up to date. It is the same tower that Verizon is on, at the NYSEG property. The recertification is for the special use permit, not the tower itself.

The board reviewed the short form SEQR form for the Crown Castle/Sprint application.

**RESOLUTION #166 (2012) – NEG SEQR DEC – CROWN CASTLE/SPRINT
1395 DRYDEN ROAD
SPECIAL USE PERMIT AMENDMENT**

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

WHEREAS,

- A. The proposed action involves consideration of the application of Crown Castle/Sprint for a special permit to modify an existing special use permit for an existing cell tower at 1395 Dryden Road.
- 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.
- 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 the New York State Environmental Conservation Law – the State Environmental Quality Review Act

“(SEQR), (i) thoroughly reviewed the Short Environmental Assessment Form (the “Short 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 Short EAF, Part II;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the Short 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 Short EAF, Part II, including the findings noted thereon (which findings 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 neither a full Environmental Assessment Form, nor an Environmental Impact Statement will 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 Short EAF and determination of significance shall be incorporated by reference in this Resolution.
2nd Cl Leifer

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

Supv Sumner closed the public hearing for Verizon at 7:59 p.m.

**RESOLUTION #167 (2012) – APPROVE SPECIAL USE PERMIT AMENDMENT
VERIZON WIRELESS – ROUTE 13 and ROUTE 366**

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

RESOLVED, that this Town Board hereby approves the recertification and application of Verizon Wireless for an amendment to its special use permit granted on April 13, 2006, to allow for a change of antenna, with existing conditions of approval to continue.
2nd Cl Leifer

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

**PUBLIC HEARING
HEAD OVER HEELS
SPECIAL USE PERMIT & SITE PLAN REVIEW**

HANSHAW ROAD

Supv Sumner opened the public hearing at 8:00 p.m. and dispensed with reading of the public notice. The board held a sketch plan review on this project last month and the applicant reports no changes. The town has received the 239(l) and (m) review from Tompkins County Planning. They recommend denial of the application based on an assumption that this will increase greenhouse gas emissions. The town and county comprehensive plans intend to direct future commercial development to existing villages and hamlets and downtown corridors where practical. The County appears to have translated the impacts of a similar sized retail business. In our zoning law, this type of business is not included in the business group section of our zoning law. In rural residential district where this is located, any building in the Business Group of uses over 5,000 sq ft requires a variance. The applicant's building is 9,000 sq ft, but it is in the Recreation Group. The reason it is separated out, is that those types of uses require a certain amount of land and are large buildings, but don't need to be in a commercial center to be successful. These types of businesses don't need the commercial exposure. He also believes it will actually result in less vehicle miles travelled, based on the applicant's survey of patrons that was done prior to deciding to build on this site.

B Schickel said the reality is there is a node of commercial development there already. County Planning is way off base here. Given the location, it's already in a node, and we need a more expansive view of that sort of thing. This is a natural spot.

M Robertson said the definition of node (in the town and county planning documents) here is different. It may not make sense to have such a large facility, but there are large parcels in the north quadrant of the Village. She understands this application and compared to where it is now, it is more accessible.

The site plan was reviewed. It has been tweaked a bit. Handicap parking was shifted a little to allow more direct access to the door. The wooded area that will be left was identified providing more screening from the neighboring property. A lighting plan was given to the Planning Department. There will be no light going off the site.

The board reviewed the long form SEQR.

RESOLUTION #168 (2012) – NEG SEQR DEC – HEAD OVER HEELS RECREATION FACILITY, HANSHAW ROAD

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

WHEREAS,

A. The proposed action involves consideration of the application of Dean Altes for a special use permit and site plan review approval to construct a 9,000 sq ft recreational facility at Hanshaw Road.

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 coordinated environmental review in connection with approval by the Town.

C. The Town Board of the Town of Dryden, in performing the lead agency function for its independent and coordinated environmental review in accordance with Article 8 of the New York State Environmental Conservation Law – the State Environmental Quality Review Act “(SEQR), (i) thoroughly reviewed the Long Environmental Assessment Form (the “Long 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 Long EAF, Part II;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board of the Town of Dryden, based upon (i) its thorough review of the Long 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 Long EAF, Part II, including the findings noted thereon (which findings 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 neither a full Environmental Assessment Form, nor an Environmental Impact Statement will 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 Long EAF and determination of significance shall be incorporated by reference in this Resolution.
2nd Cl Stelick

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

The public hearing was closed at 8:21 p.m.

RESOLUTION #169 (2012) – APPROVE HEAD OVER HEELS SITE PLAN AND SPECIAL USE PERMIT – HANSHAW ROAD

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

RESOLVED, that this Town Board hereby approves the site plan and special use permit application of Dean Altes to construct a 9,000 sq ft recreational facility at Hanshaw Road, subject to the Standard Conditions of Approval (8-14-08).
2nd Cl Stelick

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

Supv Sumner closed the public hearing on Crown Castle/Sprint at 8:23 p.m.

RESOLUTION #170 (2012) – APPROVE CROWN CASTLE/SPRINT SPECIAL USE PERMIT AMENDMENT – 1395 DRYDEN ROAD

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

RESOLVED, that this Town Board hereby approves the recertification and application of Crown Castle/Sprint for an amendment to its special use permit granted on July 8, 2004, to allow for a change equipment on the ground, subject to Standard Conditions of Approval (8-14-08).

2nd Cl Solomon

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

There are two other Section 18 proceedings that are moving along and will likely be ready for December.

CITIZENS PRIVILEGE

Bruno Schickel said he commends the board for tackling the budget the way they are, but thinks they need to go further. He encouraged them to make additional cuts for 2013. In 2008, revenues were 4.4 million. In 2012, revenues are budgeted for 4.5 million. The proposal for 2013 is about 4.3 million. Revenues are basically flat. There is a projected 2.4 million in sales tax and it has been acknowledged that it may be \$100,000 short for 2012. Spending in 2008 was 4.6 million, and you brought in 4.4 million. The gap was filled from savings. Spending increased to 5.6 million in 2011, so the gap grew. It is currently proposed to spend 1.5 million of savings in 2012. The exception is the repayment from NYS of \$682,000, so the gap is less. The problem still is a 1.5 million dollar gap that won't go away. Revenues aren't likely to increase dramatically. Savings that have been filling the gap are dwindling. At the end of 2008, savings and reserves totaled 8.4 million. At end of 2011, it was 4.7 million dollars. If you come in at 1.5 million over spending for 2012 and add back in the money from the state, you will be down to 3.8 million at end of this year. The 2013 budget has been tightened up, but to really reduce spending by 10%, you will have to come in under the budget that you have now, actually come in under, and that is not likely.

If in 2013 as proposed, you overspend by 1.5 million and take it from savings, you will be down to 2.3 million in reserves and unexpended fund balance. Supv Sumner said that is still about 50% of the years appropriations. B Schickel asked what is an appropriate rainy day fund and suggested that it might be about 25%. On a 5.8 million dollar budget that is about 1.4 million. You have around \$800,000 in specific reserves. At the end of 2013, if you hit your budget, and things happen as he suggests, there will be no extra money. If you keep a 25% rainy day fund and keep money in reserves, in 2014 you will not have 1.5 million to take from savings to cover the gap. That would mean to save 1.5 million in 2014, you would have to have a 25% cut in spending. That is too big to realistically do in one year. Spending down the savings has been easy. Cutting 20-25% in one year would be dramatic. He recommends further reductions to 2013 budget, about \$750,000 less than last year, and doing it again in 2014 by about same amount.

B Schickel said the board needs to think about staff cuts. Looking at the problem faced, they need to analyze whether the staffing level is commensurate with other towns of similar size. He personally thinks the Planning Department too big.

The City of Ithaca eliminated 24 positions. The town has a gap and has to deal with it. There is a need to reorganize and right-size and look for cuts in all other areas. You need to get creative. He doesn't envy the board in their position and the challenge. He encouraged them to seriously cut 10% from the actual spending in 2013, not just cut the budget 10%.

TOWN CLERK

RESOLUTION #171 (2012) – APPROVE MINUTES

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

RESOLVED, that this Town Board hereby approves the meeting minutes of October 4, 2012, October 11, 2012, and October 18, 2012.
2nd Cl Solomon

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

HIGHWAY/DPW

No report.

COUNTY BRIEFING

Martha Robertson said the County held their budget hearing on Tuesday night. Speakers were asking for money to be put back in youth services areas. They will meet next Tuesday and will consider those and probably pass the budget with some minor changes.

She was among other elected officials as part of Elected Officials to Protect New York earlier this week. They are asking the Governor for three studies to be done about hydro-fracking that have been talked about, but not done. They were able to meet with Commissioner Joe Martens. The number of officials signed on to the letter is now 544 and are from every County in New York State. Go to www.nyelectedofficials.org to see the letter and names of officials who have signed on. She just read an email that Dr. Shaw has appointed three health professionals for the review of the health study in the SGEIS. It sounds like there might be a move to finish this work by November 29, the deadline for the regulations. She said there is a good chance they will miss the deadline and there will be another comment period. The group was told this week, because it hasn't been obvious, that there has been a DEC health impact study for them to review, and that they would be reviewing a summary of pieces taken from the SGEIS where health impacts were talked about. She said there is hardly anything in there. There are concerns about the revised socio-economic study that was asked for. Elected Officials to Protect New York is considering legal options.

M Robertson said she understands that Chesapeake & Anschutz are now letting leases expire.

RECREATION DEPARTMENT

Written report was submitted last week.

ENGINEERING

No report.

PLANNING DEPARTMENT

D Kwasnowski reported the department submitted a grant application recently. The County offered a grant program (\$5,000 matching grant) related to nodal development. In the town's budget there was \$5,000 for a study looking at bringing Bolton Point water to this part of town. The NYSEG area is the next area plan that he would like to tackle because he feels it is a big opportunity for the town. The water and sewer feasibility study done by the County shows some gaps in mapping. He has talked with A Sciarabba who agrees that we aren't really sure about what is there, capacity, etc. He and Jane wrote the application for \$5,000 to study the NYSEG area for water and sewer infrastructure and come up with a gap analysis of what is there and what needs to be there. A mixed use commercial vision is shared for the area, and this will be helpful in talking with future developers.

ATTORNEY

No report.

BUDGET

Supv Sumner said the public hearing on the budget was held on November 8, but they did not vote. She did make a correction for retirement. This is the same as presented at the public hearing except that she made about a \$40,000 increase to retirement costs. This is budgeted in 2013 for the 2014 retirement contribution. She was able to cover the expense with fund balance so it doesn't change the levy or tax rate.

Jack Bush asked if it was too late to cut more money and was told it was not. He has some concerns similar to Bruno Schickel's. He felt that working together we were okay financially, but Bruno has articulated well his concern and he has the same concern. Every budget cycle he looks to save money. It's a difficult situation for all of us. The highway budget is expensive and is 50% of the budget. He is concerned. With respect to the reserve funds for highway and DPW, he thought appropriated funds not spent would go to the reserves for equipment along with proceeds from sales of equipment. He agrees with the concept, but it is concerned with the numbers in those reserves. He thought there was about \$700,000 in highway reserves, but is actually less than \$300,000 according to the figures he got from the bookkeeper. He is hoping there is some money out there.

If we do, in fact, have a serious problem, he will work with the board and look at it again. He will try to cut more money without hurting services to the taxpayers. To start, there is \$12,500 requested for the Virgil Creek dam inspection. TG Miller has started the process and gotten further than expected, so part of that is actually being paid this year, and that line could be reduced to \$4,000. He has asked the county and the village to help pay for those costs also. He will look at his requests again if the board doesn't pass the budget tonight.

Supv Sumner said that B Schickel's concerns are spot on, except that they have been planning long range and some of his comparisons between past actual and current budgeting are misleading. There was only one year that we spent more than we took in because we always have a million dollars in fund balance and a million dollars left over. We won't have those margins in the future, but she is not panicked yet. We are on the right track and will have to be attentive. All unexpended fund balances except DA still are at 50% of total appropriations. It is not quite as dire as Bruno is suggesting. She reminded everyone that because it is budgeted doesn't mean it has to be spent.

Cl Leifer said they have been talking about spending down the fund balance for years. We have been getting killed with retirement and health care expenses. We are at a point where we may need to look at personnel cuts and need to determine whether we need the amount of

people we have. We have to save on salary, health care, and retirement. We can cut projects, but those are one-shot savings. Long terms savings come from cutting back on personnel. Supv Sumner agrees that is a valid point and we need to look at it. She is visualizing this as an evaluation year. That is something we need to examine. Our staff is the perfect size. She is impressed by how fully occupied everyone is. We are smaller than Ithaca. Cl Leifer said we are leaner staffed because we have to be.

Cl Leifer said Melissa Bianconi and Jack Bush just saw the entire budget today. They all could look at the budget over the weekend and get together on Monday. He'd rather be safe than sorry and we don't have to adopt it until the 20th. He'd like to look a little more at cuts.

Supv Sumner said we are beginning to control health care costs with the consortium and with personnel policies that require new employees to contribute. We have no control over retirement. The Planning and Recreation Departments have both structured new fee schedules in an effort to be sure fees are in alignment with the actual costs of the program. As affordable health care takes effect, it will bring costs and then insurance premiums down. She sees no reason to delay the vote.

Cl Leifer noted the significant decrease in interest incomes. He said the long term problem can't be solved with just cuts, we will need to increase revenues. We could secure grants to help cover wages, but need to look at cutting positions. Supv Sumner said two days from the deadline for adoption of the budget is not the time for it.

Cl Stelick said the board has to do something. A ten percent increase in tax rate will gain \$120,000. It doesn't fix this. A 1.5 million dollar gap is a 25% cut in spending. The easiest cut is employee benefits, which is 20% of the budget. Holding off a few more days is inconvenient, but he can meet Monday morning.

Cl Stelick said on the first of January will begin devoting more time to working on this. It won't be easy. The things we can cut without personnel adjustments are the employee benefits. Supv Sumner said nothing smart can be done between now and Monday. She can continue to monitor budget and make suggestions to department heads with respect to spending. It would be acting rashly to change the budget at this point.

After further discussion, the board set a special meeting for Monday, November 19, at 11:00 a.m. for the budget vote.

NEW BUSINESS

Supv Sumner advised the board that the town could take advantage of a substantial discount in the retirement payment if it can be paid prior to the next abstract and agenda meeting.

RESOLUTION #172 (2012) – AUTHORIZE PAYMENT OUTSIDE OF ABSTRACT

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

RESOLVED, that this Town Board hereby authorizes payment of \$251,182.00 to the NYS Retirement outside of the Abstract in order to take advantage of the early payment discount.

2nd Cl Leifer

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes

Cl Leifer Yes
Cl Lavine Yes

Supv Sumner explained she is proposing new sewer rates for SS1 (Sapsucker Woods District) and SS6 (Peregrine Way District). This will require an amendment to the local law, but she would like approval on the rates in the meantime. Sapsucker Woods district discharges through the Town of Ithaca to the Cayuga Heights Plant. Cayuga Heights has changed their billing, and the Town of Ithaca has noticed they have not been billing us the fee for going through the Town of Ithaca. That would require a fee of \$3.82 per thousand gallons for Sapsucker Woods. Peregrine Way discharges through the Town of Ithaca to the Ithaca Area Wastewater Treatment Plant, and adding the Town of Ithaca rate would require \$2.75 per thousand gallons for that district. The board agrees with the rate increase and that the appropriate local law amendment should be prepared.

RESOLUTION #173 (2012) – DIRECT AMENDMENT TO SEWER RENT LAW

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

RESOLVED, that this Town Board hereby directs the town attorney to prepare an amendment to the Town of Dryden Sewer Rent law providing for an increase in the Sapsucker Woods sewer district to \$3.82 per 1,000 gallons and an increase in the Peregrine Way sewer district to \$2.75 per 1,000 gallons for the effective period beginning January 1, 2013.
2nd Cl Solomon

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

Supv Sumner said she will be doing some outreach on this increase because it may be a substantial difference to some people in those districts.

A request has been made from Polly Wood for authorization to perform a marriage in the Town on Saturday at the Foundation of Light Church.

RESOLUTION #174 (2012) – APPOINT MARRIAGE OFFICER

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

WHEREAS, New York Domestic Relations Law 11-c authorizes the town board to appoint a marriage officer who shall have the authority to solemnize a marriage performed in accordance with other provisions of law, and

WHEREAS, Katarzyna (Kasia) Komorowska and Philip Robinson have requested that Polly Wood preside over their marriage ceremony, and

WHEREAS, Polly Wood is an Ordained Minister through Universal Life Church and by reason of such office is familiar with the requirements of the Domestic Relations Law as they pertain to the solemnization of marriages and is willing to preside over the marriage of Ms. Komorowska and Mr. Robinson, now, therefore,

BE IT RESOLVED AS FOLLOWS:

1. Polly Wood is hereby appointed a marriage officer of the Town of Dryden, Tompkins County, New York, for the single occasion of the marriage of Katarzyna Komorowska and Philip Robinson on November 17, 2012.

2. The authority to solemnize a marriage shall apply only within the Town of Dryden.

3. The marriage officer shall receive no salary or wage for her services but may accept and keep up to seventy-five dollars (\$75.00) for such marriage, paid by or on behalf of the persons married.

4. This resolution shall take effect immediately.

2nd Cl Leifer

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

D Kwasnowski distributed a proposed resolution to amend the Town of Dryden Zoning Ordinance. The design guidelines and landscape standards will now be Appendix E of the Zoning Ordinance. The proposed changes to the zoning map were reviewed. There will be three new zoning districts in the Varna area. A parcel in the Morris Road area was changed to Rural Agriculture. Clifford Norte's property was changed back to Conservation because it makes sense with the zoning ordinance and mining is allowed in the Conservation Zone. There was a small farm field owned by Kimmich changed from Neighborhood Residential to Rural Ag.

There is a schedule of changes for every parcel in the hamlet district that will change. Every landowner will be advised of the proposed change.

Supv Sumner said the board has had the plan and design guidelines for some time and the proposed amendment for a month. Atty Perkins has prepared proposed resolutions. One is to hold a public hearing on the Hamlet of Varna Community Development Plan, which will constitute an amendment to the 2005 Comprehensive Plan. That needs to be done before the Zoning Ordinance is amended. The other resolution proposes amendments to the Zoning Ordinance following the approval of the Hamlet of Varna Community Development Plan. The public hearings can be held at the same time, but the amendment to the Comprehensive Plan will have to be adopted prior to amending the Zoning Ordinance.

**RESOLUTION #175 (2012) - SCHEDULING A PUBLIC HEARING
BY THE TOWN BOARD ON A PROPOSED AMENDMENT TO THE TOWN'S 2005
COMPREHENSIVE PLAN, SUCH AMENDMENT TO BE KNOWN AS
THE HAMLET OF VARNA COMMUNITY DEVELOPMENT PLAN**

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

WHEREAS, the town board requested the town planning board to review and report on a proposed amendment to the town's 2005 Comprehensive Plan relating to Varna; and

WHEREAS, the town Planning Department, with assistance from Behan Planning and Design Consultants, prepared a plan for Varna based upon input from the town board, planning board, ad hoc advisory board, Varna business owners and interests, and the Varna community at large; and

WHEREAS, as a result of the above efforts a report entitled *Hamlet of Varna Community Development Plan* was prepared and in various forms and times presented to the town board, the planning board and the community of Varna; and

WHEREAS, the planning board held a public hearing on October 23, 2012 on the *Hamlet of Varna Community Development Plan* which would constitute an amendment to the town's 2005 Comprehensive Plan; and

WHEREAS, after considering the comments of the public at the public hearing and thoroughly reviewing the *Hamlet of Varna Community Development Plan*, the planning board has recommended that the town board adopt the *Hamlet of Varna Community Development Plan* as an amendment to the town's 2005 Comprehensive Plan; and

WHEREAS, before the town board can adopt the *Hamlet of Varna Community Development Plan* as an amendment to the town's 2005 Comprehensive Plan, it must hold a public hearing thereon, therefore;

BE IT RESOLVED, on the recommendation of the planning board the town board shall hold a public hearing on the proposed *Hamlet of Varna Community Development Plan* on December 20, 2012 at 7:00 o'clock p.m. at the town hall and the town clerk is directed to publish and post notice of such public hearing as required by law.

2nd Cl Solomon

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Summer	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

Atty Perkins reviewed with the board the resolution proposing amendments to the zoning ordinance.

RESOLUTION #176 (2012) - PROPOSING CERTAIN AMENDMENTS TO THE TOWN OF DRYDEN ZONING ORDINANCE PENDING ADOPTION OF HAMLET OF VARNA COMMUNITY DEVELOPMENT PLAN

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

WHEREAS, the town board requested the town planning board to review and report on a proposed amendment to the town's 2005 Comprehensive Plan relating to Varna; and

WHEREAS, the town Planning Department, with assistance from Behan Planning and Design Consultants, prepared a plan for Varna based upon input from the town board, planning board, ad hoc advisory board, Varna business owners and interests, and the Varna community at large; and

WHEREAS, as a result of the above efforts a report entitled *Hamlet of Varna Community Development Plan* was prepared and in various forms and times presented to the town board, the planning board and the community of Varna; and

WHEREAS, the planning board held a public hearing on October 23, 2012 on the *Hamlet of Varna Community Development Plan* which would constitute an amendment to the town's 2005 Comprehensive Plan; and

WHEREAS, after considering the comments of the public at the public hearing and thoroughly reviewing the *Hamlet of Varna Community Development Plan*, the planning board has recommended that the town board adopt the *Hamlet of Varna Community Development Plan* as an amendment to the town's 2005 Comprehensive Plan; and

WHEREAS, the town Planning Department and town attorney have collaborated in the preparation of certain proposed amendments to the Town of Dryden Zoning Ordinance to implement recommendations of the *Hamlet of Varna Community Development Plan*;

WHEREAS, the town board has scheduled a public hearing on the proposed *Hamlet of Varna Community Development Plan* for December 20, 2012; and

WHEREAS, the proposed amendments cannot be adopted unless the proposed *Hamlet of Varna Community Development Plan* has first been adopted by the town board, now, therefore

BE IT RESOLVED as follows:

Subject to the adoption of the *Hamlet of Varna Community Development Plan*, the Town of Dryden Zoning Ordinance last amended and effective August 6, 2012 is hereby amended as follows:

1. **Article III – Definitions** is hereby amended by adding thereto the following definitions in the appropriate alphabetical order in such Article:

Comprehensive Plan – The 2005 Town of Dryden Comprehensive Plan adopted by the Town Board pursuant to Town Law 272-a on December 8, 2005, including amendments thereto.

Green Neighborhood Development – A neighborhood developed and certified in LEED Neighborhood Development rating system and achieving at least basic certification.

Hamlet of Varna Community Development Plan – An amendment to the Comprehensive Plan pursuant to Town Law 272-a and adopted by the Town Board on _____.

LEED – The acronym for “Leadership in Energy and Environmental Design.” LEED is a family of green building rating systems developed by the United States Green Building Council (USGBC). LEED provides verification of high environmental performance in building and neighborhood design and construction. The LEED family of rating systems includes a rating system for Neighborhood Development. A LEED rating system contains a combination of required prerequisites and optional credits and evaluates projects based on a 100-point base scale (not including up to 10 special “innovation” and “regional priority” bonus points, explained in the Rating System). Projects seeking certification must meet all prerequisites and earn at least 40 points by achieving various credits. Beyond basic certification, projects may achieve Silver (50 points), Gold (60 points), or Platinum (80+ points) certification for increasingly high performance.

Neighborhood Development – The development or redevelopment in Varna of at least three (3) tax parcels, or an area of at least two (2) acres.

Redevelopment – The planning, development, design, clearance, construction, or rehabilitation of existing property improvements, regardless of whether a change in the Principal or Accessory Use occurs.

Varna – that area of the Town encompassing the Varna Hamlet Mixed Use District, Varna Hamlet Residential District, and Varna Hamlet Traditional District.

Varna Design Guidelines and Landscape Standards – The Town of Dryden, Hamlet of Varna Design Guidelines and Landscape Standards adopted on _____ as an amendment to the Zoning Ordinance. These guidelines and standards are found in Appendix E, and are hereby made a part of this Ordinance by reference to such Appendix.

2. **Section 400: Districts**, is hereby amended by deleting the definition of “H – Hamlet District” and by adding the following definition to such section:

VHMUD – Varna Hamlet Mixed Use District

The purpose of the Varna Hamlet Mixed Use District (VHMUD) is to foster new and redevelopment of existing properties while retaining the traditional character of buildings, as well as the hamlet character found in Varna and described in the Varna Community Development Plan. The purpose includes Traditional Neighborhood Design, and commercial development of vacant lots, including the combining of lots and rehabilitation of existing buildings.

VHRD – Varna Hamlet Residential District

The purpose of the Varna Hamlet Residential District (VHRD) is to foster development of new residential neighborhoods, and accommodate existing neighborhoods. Lots in this district will be large enough to accommodate significant residential development without affecting the character of the hamlet.

VHTD – Varna Hamlet Traditional District

The purpose of the Varna Hamlet Traditional District (VHTD) is to foster development in environmentally sensitive areas. This area is along Fall Creek, an important drainage area in the hamlet. Lot sizes and a limited amount of development that is sensitive to these resources, and designed in a more traditional manner are preferred.

3. **Section 401: Zoning Map**, is hereby amended to read as follows:

“All land in the Town of Dryden shall fall within one of the established zones as shown on a map entitled the “Town of Dryden Zoning Map” dated December 1, 2012. The original and official Town of Dryden Zoning Map is filed with the Town Clerk. A reduced and unofficial copy is found in Appendix A.”

4. **Section 402: Boundary Determinations** is hereby amended by adding thereto a new subsection H to read as follows:

“H. One Parcel in Two Zones. Except in the VHMUD, VHRD, and VHTD, when a parcel is divided by a zoning district boundary, the regulations and

requirements of the least restrictive zone may be extended for a distance of 100 feet into the more restrictive zone.”

5. **Section 501: Allowable Use Groups Chart** is hereby amended by deleting the column labeled “H Hamlet” from the chart.
6. **Section 600: Area and Bulk Table** is hereby amended by deleting the column labeled “H Hamlet” from the table.
7. There is hereby enacted and ordained a new Article VII to read as follows:

ARTICLE VII: VARNA

Section 700: Applicability

This Article applies only to the three zoning districts which constitute Varna: the Varna Hamlet Mixed Use District (VHMUD), Varna Hamlet Residential District (VHRD), and the Varna Hamlet Traditional District (VHTD).

Section 701: Design Guidelines and Standards

All development and re-development of Lots and property in Varna shall comply with the Varna Design Guidelines and Landscape Standards, including:

- A. Landscape Design. Any proposed development or re-development subject to a building permit or review under this Ordinance shall include a landscape and planting plan that includes:
 1. A map or sketch of existing vegetation to be retained or removed.
 2. A detailed landscape plan that includes a list of the number, type and location of proposed vegetation.
 3. A narrative or drawing demonstrating how the development or re-development will preserve open space and existing natural features including mature trees, tree canopies, land forms, existing topography and vegetation.
- B. Streetscape and Sidewalk Design. Any proposed development or re-development subject to a building permit or review under this Ordinance shall include plans for sidewalks or pedestrian paths that contribute to the goal of a unified pedestrian network in Varna. Any such proposed development or re-development shall include a streetscape and sidewalk plan that includes:
 1. A map or sketch and list of dimensions of proposed pedestrian paths, sidewalks, and trails.

2. A map and sketch detailing streetscape amenities including lighting, sidewalk furniture (such as benches and refuse containers), signage, and a maintenance plan for such amenities, including provisions for snow removal.
3. Any proposed development or re-development along Route 366 requires sidewalks.

C. Building and Architectural Detail.

1. No proposed Building shall exceed 40 feet in height.
2. Any proposed development shall be designed to preserve, as much as practicable, the existing views and line of sight of existing buildings and neighboring properties.

D. Streets and Parking.

1. Any proposed development shall provide a circulation plan in and around the development for pedestrians, vehicles, and cyclists which includes a detailed map showing:
 - a. Proposed roads, trails and cyclist paths.
 - b. The connection of proposed roads, trails and cyclist paths to existing public highways.
 - c. Circulation patterns including points of ingress and egress.
 - d. The dimensions of any proposed roads, trails and cyclist paths.
 - e. The location of any proposed curbcuts to Route 366.
 - f. The location and number of proposed parking spaces.
2. New roads should be designed and located to preserve existing topography, as much as practicable.

Section 702: Varna Use Regulations

All uses in Varna shall comply, to the maximum extent practicable, with the Varna Design Guidelines and Landscape Standards.

- A. Planning Department Report. No application shall be deemed complete without a written report by the Planning Department detailing the extent to which the application complies with the Varna Design Guidelines and Landscape Standards.

1. For applications which require either Town Board approval or Planning Board approval, such report shall be considered part of the application and subject to review by the respective Boards.
 2. For applications which require only a Building Permit, such report shall be completed prior to the issuance of a Building Permit.
- B. No structure or land in Varna shall be used except as provided in the Allowable Use Groups Chart in subsection C below. Uses which are not explicitly permitted are prohibited, unless specifically stated elsewhere in this Ordinance.
- C. Building Sizes:
1. In the Varna districts, no Use shall include a Structure larger than 5,000 square feet without a Special Use Permit.
 2. All exemptions in Section 603 shall also apply in Varna.
- D. In the following Allowable Use Groups Chart:

“P” means the use is allowed as of right, but in many cases requires Site Plan Review;
 “SPR” means this use requires Site Plan Review;
 “Special Use Permit” or “SUP” means the use requires a Special Use Permit;
 “X” means the use is not allowed in that particular district.

Allowed Principal Uses	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Minimum Lot Size
Agricultural Use	P	P	P	None
Farmstand	P	P	P	None
Artist Studio/Craft Workshop	SPR	X	SPR	1/8 Acre
Automotive Repair Garage	SPR	X	X	1 Acre
Bed And Breakfast Establishment	SPR	SPR	SPR	None
Boarding House	SPR	SPR	SPR	¼ Acre
Day Care Center	SPR	SPR	X	1 Acre
Gasoline Station	SPR	X	X	2 Acres
General Office Building	SPR	SPR	X	1 Acre
Hotel/Motel	SPR	X	X	1 Acre

Allowed Principal Uses	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Minimum Lot Size
Industry, Light	SUP/SPR	SUP/SPR	X	2 Acres
Inn	SPR	SPR	SPR	½ Acre
Nursery/ Greenhouse, Retail	SPR	SPR	X	1 Acre
Professional Office	SPR	SPR	SPR	None
Restaurant	SPR	X	X	None
Retail Business	SPR	X	X	None
Retail shopping center/plaza	SPR	X	X	2 Acres
Retreat/Conference Center	SPR	SPR	X	2 Acres
Service Business	SPR	X	X	None
Theater	SPR	SPR	X	1 Acre
Bed and Breakfast, Home	SPR	SPR	SPR	None
Congregate Care Facility	SPR	SPR	X	1 Acre
Day care home, Family	SPR	SPR	SPR	None
Day Care, Family Group	SPR	SPR	SPR	None
Dwelling, accessory unit (See § 1311)	SPR	SPR	SPR	None
Dwelling, multi-family	SPR	SUP	SUP	1 Acre
Dwelling, single-family	P	P	P	None
Dwelling, two-family	SPR	SPR	SPR	10,000 square feet
Dwelling, upper-floor apartments	SPR	SPR	SPR	None
Elder Cottages	See Section 1305	See Section 1305	See Section 1305	None
Home Occupation: Level 1	P	P	P	None
Home Occupation: Level 2	P	SPR	SPR	None
Manufactured Home	X	X	X	None
Manufactured Home Park	X	PUD	X	5 Acres
Senior Housing	SPR	SPR	SPR	1 Acre

Allowed Principal Uses	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Minimum Lot Size
Senior Care Facility	SPR	SPR	X	2 Acres
Workshop/Garage – Non-Commercial	P	P	P	None
Educational Use	SPR	SPR	X	None
Library	SPR	SPR	X	1 Acre
Lodge or Club	SPR	SPR	SUP	2 Acres
Municipal Use	SPR	SPR	X	None
Public Safety	SPR	SPR	X	½ Acre
Public Utility	SUP	SUP	SUP	½ Acre
Religious Institution	SPR	SPR	SUP	None
Recreation, Active	SPR	SPR	X	1 Acre
Recreation, Passive	SPR	SPR	SPR	None
Recreation Facility, Amusement	SPR	SPR	X	2 Acres
Recreation Facility, Athletic	SPR	SPR	X	2 Acres

Allowed Principal Uses	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Minimum Lot Size
Agricultural Use	P	P	P	None
Farmstand	P	P	P	None
Artist Studio/Craft Workshop	SPR	X	SPR	1/8 Acre
Automotive Repair Garage	SPR	X	X	1 Acre
Bed And Breakfast Establishment	SPR	SPR	SPR	None
Boarding House	SPR	SPR	SPR	¼ Acre
Day Care Center	SPR	SPR	X	1 Acre
Gasoline Station	SPR	X	X	2 Acres
General Office Building	SPR	SPR	X	1 Acre

Allowed Principal Uses	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Minimum Lot Size
Hotel/Motel	SPR	X	X	1 Acre
Industry, Light	SUP/SPR	SUP/SPR	X	2 Acres
Inn	SPR	SPR	SPR	½ Acre
Nursery/ Greenhouse, Retail	SPR	SPR	X	1 Acre
Professional Office	SPR	SPR	SPR	None
Restaurant	SPR	X	X	None
Retail Business	SPR	X	X	None
Retail shopping center/plaza	SPR	X	X	2 Acres
Retreat/Conference Center	SPR	SPR	X	2 Acres
Service Business	SPR	X	X	None
Theater	SPR	SPR	X	1 Acre
Bed and Breakfast, Home	SPR	SPR	SPR	None
Congregate Care Facility	SPR	SPR	X	1 Acre
Day care home, Family	SPR	SPR	SPR	None
Day Care, Family Group	SPR	SPR	SPR	None
Dwelling, accessory unit (See § 1311)	SPR	SPR	SPR	None
Dwelling, multi-family	SPR	SUP	SUP	1 Acre
Dwelling, single-family	P	P	P	None
Dwelling, two-family	SPR	SPR	SPR	10,000 square feet
Dwelling, upper-floor apartments	SPR	SPR	SPR	None
Elder Cottages	See Section 1305	See Section 1305	See Section 1305	None
Home Occupation: Level 1	P	P	P	None
Home Occupation: Level 2	P	SPR	SPR	None
Manufactured Home	X	X	X	None
Manufactured Home Park	X	PUD	X	5 Acres
Senior Housing	SPR	SPR	SPR	1 Acre

Allowed Principal Uses	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Minimum Lot Size
Senior Care Facility	SPR	SPR	X	2 Acres
Workshop/Garage – Non-Commercial	P	P	P	None
Educational Use	SPR	SPR	X	None
Library	SPR	SPR	X	1 Acre
Lodge or Club	SPR	SPR	SUP	2 Acres
Municipal Use	SPR	SPR	X	None
Public Safety	SPR	SPR	X	½ Acre
Public Utility	SUP	SUP	SUP	½ Acre
Religious Institution	SPR	SPR	SUP	None
Recreation, Active	SPR	SPR	X	1 Acre
Recreation, Passive	SPR	SPR	SPR	None
Recreation Facility, Amusement	SPR	SPR	X	2 Acres
Recreation Facility, Athletic	SPR	SPR	X	2 Acres

Section 703: Varna Density Table

All residential uses in Varna are subject to the maximum number of Dwelling Units per area set forth in the following Varna Density Table.

Type of Development	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Green Development Bonus (See Section 706)	Redevelopment Bonus (See Section 707)
Single Family Home	8 d.u. per 1 Acre	12 d.u. per 1 Acre	4 d.u. per 1 Acre	2 d.u. per 1 Acre	1 d.u. per 1 Acre or tax parcel
Duplex (Rental)	4 d.u. per 1 Acre	6 d.u. per 1 Acre	2 d.u. per 1 Acre	X	X

Type of Development	Varna Hamlet Mixed Use District (VHMUD)	Varna Hamlet Residential District (VHRD)	Varna Hamlet Traditional District (VHTD)	Green Development Bonus (See Section 706)	Redevelopment Bonus (See Section 707)
Townhouse	10 d.u. per 1 Acre	11 d.u. per 1 Acre	6 d.u. per 1 Acre	2 d.u. per 1 Acre	2 d.u. per 1 Acre or tax parcel
Condominium	10 d.u. per 1 Acre	10 d.u. per 1 Acre	6 d.u. per 1 Acre	1 d.u. per 1 Acre	1 d.u. per 1 Acre or tax parcel
Rental Apartments	6 d.u. per 1 Acre	4 d.u. per 1 Acre	3 d.u. per 1 Acre	4 d.u. per 1 Acre	4 d.u. per 1 Acre or tax parcel
Senior Housing	10 d.u. per 1 Acre	11 d.u. per 1 Acre	X	2 d.u. per 1 Acre	2 d.u. per 1 Acre or tax parcel
Residential over Commercial	2 d.u. per 5,000 square feet Commercial	2 d.u. per 5,000 square feet Commercial	2 d.u. per 5,000 square feet Commercial	1 d.u. per 5,000 square feet Commercial	1 d.u. per 5,000 square feet Commercial
Multi Family Rental- Detached Units	6 d.u. per 1 Acre	4 d.u. per 1 Acre	2 d.u. per 1 Acre	1 d.u. per 1 Acre	1 d.u. per 1 Acre or tax parcel

Section 704: Required Green Space Table

All uses in Varna shall incorporate the amount of Green Space set forth in the following table.

Varna District	Required Green Space
Varna Hamlet Mixed Use District (VHMUD)	40% of Lot
Varna Hamlet Residential District (VHRD)	60% of Lot
Varna Hamlet Traditional District (VHTD)	70% of Lot

Section 705: Area and Bulk Table

The following table includes the minimum requirements for a building lot. Unless otherwise indicated this table does not indicate the number of lots that can be created from a parcel.

	VHMUD, VHRD and VHTD
Minimum front yard setback	10 feet

Minimum side yard setback	None or 7.5 feet if buildings are not attached
Accessory Building with less than 15 feet Building Height and 200 square feet or less	1 foot
Minimum rear yard setback	25 feet
Accessory Building less than 15 feet Building Height and 200 square feet or less	1 foot
Minimum Lot Frontage	45 feet

Section 706: Green Neighborhood Development; Additional Density

In addition to the density permitted in the Varna Density Table in Section 703, a density bonus may be awarded if a Neighborhood Development proposal achieves at least basic LEED certification (40 points) according to the 2009 LEED Neighborhood Development protocol.

Section 707: Redevelopment; Additional Density

- A. In addition to the density permitted in the Varna Density Table in Section 703, a density bonus may be awarded Redevelopment of existing tax parcel(s) according to the table in Section 703. For purposes of this section a tax parcel shall be determined according to the 2012 final assessment toll. The Redevelopment Bonus may be computed on either a per acre or tax parcel basis, whichever produces the largest bonus.
- B. In addition to the density bonus provided in subsection (A) above, an additional density bonus may be awarded if Redevelopment of an existing tax parcel achieves at least a basic LEED certification.

Section 708: Planned Unit Development

A Planned Unit Development (PUD) shall be developed in accordance with the provisions in Article X.

- 8. **Section 1003: Procedure for Review and Approval** is hereby amended by adding a new subsection B(4)(l) to read as follows:

“(l) for projects in Varna, a statement of how the proposed PUD is consistent with the *Hamlet of Varna Community Development Plan*.”

- 9. **Section 1004: Use of Design Guidelines** is hereby amended to read as follows:

“A. Except in Varna, all PUD Development Plans shall incorporate to the maximum extent feasible the Town of Dryden Commercial Development Design Guidelines and/or Residential Development Design Guidelines, as the case may be.

B. In Varna, all PUD Development Plans shall comply with the Varna Design Guidelines and Landscape Standards.”

The blank spaces for dates in the aforesaid definitions shall be the date the amendments become effective as provided by law; and it is

FURTHER RESOLVED, that a public hearing on the proposed amendments be held December 20, 2012 at 7:00 o'clock p.m. at the town hall and the town clerk is directed to publish and post notice of such public hearing as required by law.
2nd Cl Solomon

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

The Recreation Commission has recommended a funding contribution toward the boardwalk for the Finger Lakes Land Trust Berntsson/Millier property. Supv Sumner thanked the Rec Commission for the time and effort spent considering this. She also had a request for support for the proposal from David Weinstein. This has not been budgeted for. It could be paid from this year's surplus or from contingency. The amount being considered is \$15,000, which is about \$2.50 for the average homeowner. Cl Leifer said this is a good investment and fits with the recreation master plan. It fits with the concept of trails that has broad support across the town. Supv Sumner said the commission is willing to essentially use their own funding, not the recreation reserve. She is not in favor of using the reserve and said they need to define uses for the recreation reserve. Cl Stelick and Cl Leifer support funding the request from contingency.

**RESOLUTION #177 (2012) – APPROVE FUNDING FOR
FINGER LAKES LAND TRUST**

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

WHEREAS, the Finger Lakes Land Trust is seeking funding contributions toward the Roy H. Park Preserve Boardwalk which is located in the town of Dryden, and

WHEREAS, this boardwalk is a pivotal piece linking Ellis Hollow, Hammond Hill, Yellow Barn and Varna in the Emerald Necklace corridor of forest lands which have potential to be a unique state and regional attraction, and

WHEREAS, numerous public and private federal, state and local agencies and individuals have committed significant funds averaging approximately \$15,000 each to support this Roy H. Park enhancement project, and

WHEREAS, the Town of Dryden Recreation Commission is dedicated to the belief that the expansion of this trail system into a comprehensive one will benefit the community and residents in many ways and is recommending a contribution toward the project, now, therefore, be it

RESOLVED, that the Town of Dryden hereby commits to a contribution of \$15,000 to the Finger Lakes Land Trust to be used toward completion of the boardwalk in the Berntsson/Millier portion of the Finger Lakes Land Trust property known as the Emerald Necklace.

2nd Cl Leifer

Roll Call Vote	Cl Stelick	Yes
	Cl Solomon	Yes
	Supv Sumner	Yes
	Cl Leifer	Yes
	Cl Lavine	Yes

Road Use Local Law – Supv Sumner asked the board members to review this, and depending on their questions, Atty Perkins will be available at the next agenda meeting to discuss it.

Committee Reports

Emergency Services – Supv Sumner reported that the Neptune Fire Chief has been urging her to modify department contracts in such a way that automatic mutual aid responses are coordinated. She is not recommending changing the contract this year, and has asked him to put together some language that she could include in a cover letter encouraging that for this year and saying it will be required next year.

There being no further business, on motion made, seconded, and unanimously carried, the meeting was adjourned at 9:57 p.m.

Respectfully submitted,

Bambi L. Avery
Town Clerk