



Pandemic Considerations for Developers  
SSLaurent 8/23/20

I would like to talk about ways in which the current pandemic is reshaping expectations about buildings, especially the multi-unit and commercial projects the planning board tends to deal with directly. While I know we'd all like this to go away quickly, even if it does, this moment will still likely change behavior for a lot of people for a long time to come. These are a few (well, okay, a lot) of the things that come to mind.

- Lobbies, shared hallways and stairwells, gyms, and community gathering spaces suddenly look threatening rather than welcoming.
- Townhouses with separate entrances have new appeal over apartments.
- Substantial broadband Internet connections are now vastly more important.
- Outdoor amenities are ever more attractive.
- Sinks are more important, and in some places are returning to entry areas.
- Spaces (extra rooms or walk-in closets) that convert easily to offices have extra value.
- The details of shared bathrooms matter.
- In shared spaces, separate bathroom (and perhaps kitchen) space makes it much easier for residents to genuinely quarantine.
- Housing unit density doesn't seem to be a problem, but crowding too many people into a space is clearly a problem.
- Places to receive deliveries are even more useful than they were.
- Bicycles suddenly have advantages over public transit.
- Cars matter as distancing containers (and emergency offices) rather than just transportation.
- In commercial spaces, separate entrances and exits now make more sense.
- We should probably encourage rather than discourage drive-thru (and walk-up) windows.
- Ventilation is also a key topic, but something more for the building code folks.

Most of this will, of course, be up to individual developers, but I hope that we can improve Dryden for the long run by reminding people that 2020 and beyond may not look quite the same as before.

Guidelines for PB Public Meetings  
10/14/19 jak DRAFT-DRAFT-DRAFT

Consolidated Laws of NYS  
Public Officers  
Article 7 Open Meetings  
Section 100 Legislative Declaration

***“It is essential to the maintenance of a democratic society that the public business be performed in an open and public manner and that the citizens of this state be fully aware of and able to observe the performance of public officials and attend and listen to the deliberations and decisions that go into the making of public policy.....”***

Guidelines for Dryden Planning Board

1. Any meeting of a quorum (4+ members including alternates) of the PB for the purpose of conducting PB business shall be noticed (give the Town Clerk a one week notice) and minutes shall be recorded. Include in the minutes: date/time of meeting, location of meeting, meeting attendees, and a description of any actions taken (votes on resolutions). Such meetings shall be held in a public place accessible to the general public. Provide a copy of the minutes to the Town Clerk via email.
2. Any meeting of a quorum (half or more members) of a committee formed by formal action of the PB and for the purpose of conducting committee business shall be noticed and minutes shall be recorded. Procedures are the same as for #1 above.
3. Informal "one-off" meetings of less than a quorum need not follow public meeting protocol.
4. In email conversations among the overall PB or committee members it is OK to send background information and lists of topics/questions for discussion at our regular meetings. However, back and forth discussion, debate, deliberations, etc on a topic of Planning Board business is supposed to happen in the public forum.