

TOWN OF DRYDEN  
PLANNING BOARD MEETING

MINUTES

January 13, 2021  
Via Zoom

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

Staff: Ray Burger, Planning Director

The primary purpose of the meeting was to review the preliminary Community Greenhouse Gas Inventory and to make final preparations for the upcoming Community Workshops, both in support of the Comprehensive Plan Update.

Note that during the above discussion the Zoom meeting was attended by additional people including the Comprehensive Plan consultants and others. They left the meeting prior to the following.

J. Kiefer activated A. Green to voting member of the PB.

J. Kiefer made a motion that the PB approve a resolution (attached) regarding the 1622 Dryden Road application to the TB for Special Use Permit as a contractor yard. A. Green seconded the motion. All members present voted in favor of the resolution.

Following the vote J. Kiefer agreed to email the approved resolution to Town Board members and also to create an agenda item at the next PB meeting to develop protocol for communication of PB recommendations such as the above resolution to the TB.

**RESOLUTION #1 (2021) CONTRACTOR YARD AT 1622 DRYDEN ROAD –  
RECOMMENDATION TO TOWN BOARD**

Whereas 1622 Dryden Road (referred to as the Site) is zoned Rural Residential (RR), and

Whereas the purpose of the RR District is to define an area of the town where residential uses situated in a rural landscape constitute the primary land use. Single- and two-family homes are the predominant form of development. Agriculture is also expected to be a substantial land use well into the future, and

Whereas use as a contractor yard in the RR District requires a Special Use Permit, and

Whereas the Town allowed the temporary use of the Site for a contractor yard to stage materials for a construction project at Cornell, and

Whereas the temporary use was allowed without review by the Town Board or Planning Board, and

Whereas Town Law has no provisions for a temporary Special Use Permit, and

Whereas the aforementioned use as staging for the Cornell construction project is complete but the property owner has continued to use the site as a contractor yard, and

Whereas the property owner has submitted an application for a SUP to make the use of the Site as a contractor yard permanent, and

Whereas the Planning Board reviewed the SUP application at its December 16, 2020 meeting and unanimously approved Resolution 16 (2020) that resolved the “Town of Dryden Planning Board hereby finds that use of the premises at 1622 Dryden Road as a contractor yard is inappropriate as a long-term use”, and

Whereas the Planning Board adds the following rationale to the above finding:

- There are residential homes across the street from, behind, and next to the Site, and
- The proposed use as contractor yard includes daily activity involving large trucks and construction equipment, and
- The proposed use as contractor yard precludes and/or discourages the use of the Site and adjacent properties for the intended use as defined by the RR District.

Be it resolved the Planning Board reaffirms its recommendation to the Town Board that use of the Site as a Contractor Yard is inappropriate because it is not compatible with the intended residential use in the RR Zone. Further, the Planning Board recommends that the property owner be directed to immediately restore the Site to its original condition prior to the temporary use as a contractor yard.