

TOWN OF DRYDEN
PLANNING BOARD MEETING
January 28, 2021
Via Zoom

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

Absent:

Staff: Ray Burger, Planning Director

Liaisons: Dan Lamb & Loren Sparling (Town Board), Craig Schutt (Conservation Board)

The meeting was opened at 6:00 p.m.

Public Comment Period

James Crawford said the public trust that a good comprehensive plan requires is approaching zero percent. He asked why Dryden needs a new comp plan now. He has invested considerable time and increasingly suspects a trojan horse strategy might be trying to co-opt Dryden citizens by manipulating public input over some very big questions and writing big goals on its behalf to create a mandate for future ordinances, regulations and laws. What happened last night on the zoom meeting was terrible and most of the problems should have been prevented. Attendance should not have been limited to 100 in a community of over 9,000 voters. It violated the spirit of community input and the letter of open meetings law. Why was it not rectified immediately? There has been a meltdown in the public's confidence and trust. The process is fatally damaged and should be restarted when the public is better able to participate. Pushing forward now will confirm the worst thoughts about the town's intentions. He asked that it be postponed until after the pandemic.

Nancy Crawford said she has lived here for 40 years. Planning is a great thing to do, but she wonders if now, in a time when people are so distracted by all that is going on, is the right time to proceed. People should have a better sense of stability in their own lives before deciding what is going to happen in the next 25 years in Dryden. She would like it to be the best Dryden it can be, and they want to be involved.

Craig Schutt said he kind of agrees with J Crawford. He wasn't totally on board with the way things were being done, but was trying to come and participate and hear what was being said. After the fiasco of last night and the fact that people who wanted to participate could not get on, he agrees this needs to be put on hold. The town needs to take a step back and look at this later when people can come to a meeting and voice their opinions.

J Kiefer said they will talk about what happened last night later in the agenda.

Approval of Minutes

Approval of the minutes of December 16, 2020 and January 13, 2021 was moved by C Anderson, seconded by T Salerno. – All in favor

RESOLUTION #2 (2021) – IN RECOGNITION OF DAVID WEINSTEIN

RESOLVED, that the Town of Dryden Planning hereby recognizes David Weinstein and thanks him for the energy he brought to the board over his many years of service as a member. Moved J Kiefer, 2nd C Anderson – all in favor

1920 SLATERVILLE ROAD SITE PLAN REVIEW

J Kiefer said Tompkins County Planning had no comment in their 239 review. Applicant has responded to the county energy recommendations with a quite detailed explanation of energy conservation initiatives that are planned for the building.

Adam Fishel displayed the plan for pedestrians from the bus stop to the parking lot via a 5' access aisle along the driveway that is ADA compliant. This is subject to approval from DOT because of the width of the DOT's property and right of way.

The phase 2 addition planned for the future was displayed. There will be added earthwork and a retaining wall built. Green infrastructure stormwater improvements will apply and a bioretention area will be constructed on the left side of the site. A re-pavement plan will minimize site disturbances and minimize necessary stormwater mitigations. TG Miller is reviewing the plans and the applicant will coordinate with them on any comments. Traffic flow around the building was explained. Large trucks will move around the site in a clockwise direction for both phase 1 and phase 2. Photos of the site as it is now were displayed and there was an explanation of where plantings would be placed. There will be a bike rack at the corner of the building next to the sidewalk. The water reclamation unit will be inside on the right side of the building with the condenser outside the building. Anticipated noise from that would not be greater than an air conditioning unit.

The board reviewed the short environmental form.

RESOLUTION #3 (2021) – NEG SEQR DEC – 1920 SLATERVILLE ROAD

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

- A. The proposed action involves site plan review for a light industrial manufacturing business at 1920 Slaterville Road.
- B. The proposed action is an Unlisted Action for which the Planning Board of the Town of Dryden is the lead agency for the purpose of uncoordinated environmental review.
- C. The Planning 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 Environmental Assessment Form, Part 1, 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;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

- 1) The Planning Board of the Town of Dryden, based upon its thorough review of the EAF, Part 1, and its thorough review of the potential relevant areas of environmental concern has determined that the proposed action will have no significant adverse impact on the environment in accordance with SEQRA, and
- 2) John Kiefer is hereby authorized and directed to complete and sign as required the determination of significance, confirming the foregoing Negative Declaration.

2nd A Green - all in favor

RESOLUTION #4 (2021) – APPROVE SITE PLAN – 1920 SLATERVILLE ROAD

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

RESOLVED, that the Town of Dryden Planning Board hereby waives the requirement for islands in the parking areas and approves the site plan of Incodema, Inc. for a light manufacturing operation at 1920 Slaterville Road subject to Standard Conditions of Approval (8-14-08) and installation of a pedestrian walkway from the bus stop to the building.

2nd J Wilson – all in favor

97 Southworth Road Sketch Plan Review

J Kiefer said this application is reasonably complete. Letters from both the Town and Village have been received regarding the truck traffic. A formal hearing is not necessary. County Planning has sent their 239 letter and have no comments or recommendations. The Village of Dryden requested that truck traffic not travel through the village, but instead come down McClintock Road and turn on to Southworth Road.

Applicant displayed and explained a revised site plan. There is a handicapped parking available and ADA compliant access to the building. There will be a dumpster for scrap metal located by the building to be constructed. There will be no constant outdoor lighting, but motion detector lights will be used. Semi-trucks delivering the raw steel will not travel through the village. J Wilson noted the letters of recommendation were impressive.

D Bussman would like to see calculations for total earthwork to be done on the property to be sure it does not exceed the 1-acre requirement that would trigger a SPDES permit. The soil disturbance form needs to be completed. Driveway access to the dumpster should be shown on the drawing as well as parking lot dimensions and the walkway from the parking lot to the office. Applicant expect four employees initially. They may put solar panels on the building. Elevations should be provided for the sign proposed by the street. Screening requirements for industrial noise next to residential should be considered.

J Kiefer reviewed items discussed:

That delivery truck traffic will not move through the village to the site.
Outdoor lighting to be motion-controlled after 4:30 p.m. closing.
Demonstration that site disturbance is below the one-acre threshold.
Show walkways from parking lot to house and the access drive to the recycling container.
Provide detail on the sign proposed on Southworth Road.
Screening on the east side of the new paved area be addressed.

RESOLUTION #5 (2021) – ACCEPT SKETCH PLAN – 97 SOUTHWORTH ROAD

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

RESOLVED, that this Planning Board hereby accepts the sketch plan presented for a business at 97 Southworth Road.
2nd C Anderson – all in favor

Applicant will return next month with an updated plan and the board will review SEQR.

Comp Plan Update

The board discussed rescheduling the 3rd workshop to February 10 and what precautions could be put in place to secure the zoom meeting against bombing. The Sheriff has been contacted about what happened and is looking into it. There was discussion about the process the last time the comp plan was updated.

Bruno Schickel said that while there are benefits to meeting via zoom, it would be nice to be able to have some in-person meetings.

J Schickel noted that not everyone who responded to the survey may have been a resident, or may have completed the survey more than once. T Salerno said he doesn't think the survey is completely tainted and is not the only tool being used.

J Crawford asked what the reason was to continue the process along its current time schedule. J Kiefer explained that the steering committee, consultants and Town Board members have discussed the timing on several occasions and considered it very carefully. They are trying to invite people to speak their minds and listen carefully. The consultant chosen was the one who demonstrated desire and ability to hear everyone out and be inclusive and recognize the opinions expressed. He doesn't know if it would be better if it wasn't a Covid pandemic. We are getting good participation. He proposes to do the workshop as planned. The public comment time will be extended. After the consultant prepares a summary document from the workshops there will be public review of that. That would likely occur in the summer. After discussion and comment from Town Board members present, the board agreed to hold the workshop on February 10, 2021.

Other Business

The application for a contractor yard at 1622 Dryden Road has been withdrawn.

Zoning Law

Janis Graham, Zoning Board of Appeals Chair, said the Zoning Board of Appeals would appreciate notification of discussion of any topics where their input would be beneficial. They would like to be involved. J Kiefer responded that he has been keeping a list of things that may need attention and will share that.

Dryden Lake Dam

The Conservation Board and Ag Advisory Board have passed resolutions in support of keeping the dam. D Lamb said the Town Board is in favor of keeping the dam. It doesn't seem the DEC is wanting to remove it, but were seeking feedback. Supervisor Leifer has informed DEC there is overwhelming support for keeping the dam in place.

The NY Stretch Energy Code will be on next month's agenda.

Planning Board Vacancy

D Lamb said the Town Board is actively looking for someone for the vacant seat. C Anderson asked that anyone appointed be qualified and understand what they are getting in to.

There being no further business, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Bambi L. Avery