

TOWN OF DRYDEN  
PLANNING BOARD MEETING  
December 22, 2022  
Hybrid / Zoom

Present: John Kiefer, Chair, Tony Salerno, Craig Anderson, Diane Tessaglia-Hymes

Zoom: Alice Green (alternate), Simon St. Laurent (alternate)

Absent: Daniel Bussmann (excused), Linda Wagenet, Joe Wilson

Staff: Ray Burger, Planning Director, Joy Foster, Recording Secretary (zoom)

Liaisons: D. Lamb (TB), L. Sparling (TB), M. McRae (Ag)

Others: Leonardo Vargas-Mendez (TB),

**Chair John Kiefer called the meeting to order at 6:02 pm**

**There were only 3 members present at town hall initially, not enough to vote, so Diane drove to town hall.**

**1279 Dryden Rd SUP Application:**

Richard Wawak proposes to construct three apartment buildings at 1279 Dryden Road replacing a dilapidated greenhouse currently on the site. Twenty-eight dwelling units are proposed. Site Plan Review (SPR) approval and a Special Use Permit (SUP) are required. Preliminary sketches of this project were reviewed by the PB on 12-16-2020.

PB recommendations.

- Add recreational trails
- Add pedestrian connection between parking lot and road add screening across front
- Use roof for solar
- Provide buffer on west side

The Planning Board as advisory has no objection for this project to move on to the Town Board.

### **134 Virgil Road:**

The applicant is making an application for a Sketch Plan Review for a Conservation Subdivision. The site is interesting because it is in a Traditional Neighborhood Development Overlay on top of a Rural Residential District. Our Subdivision Law allows the applicant to use the provisions of the Conservation Subdivision Law which provides flexibility on topics such as lots sizes and setbacks. Agenda for the meeting is to provide the applicant with feedback on the overall site plan, the Conservation/Site Analysis and the SEQR document

**Robert Switala, Engineer**, currently Director of Planning for Big Flats NY. With applicant Paul Simonet presented their application for Conservation Subdivision.

Discussion with the Board, reviewing site-plan

- Need to get public water through the Village, want to be able to build affordable housing
- Road access from Applegate and drainage
- Could do flag lot with 25' on Virgil Rd, house in 50' off of Virgil, with driveway and access off of Applegate
- How to get Lot 2 quickly underway with a minor-subdivision
- Need to reach out to the County health department and have discussions
- Need to help developers and have public utilities
- Applicant withdrawing their Sketch Plan Application for now

**The Design Connect Project** has been completed and the plan is available and about 100 pages. There is some good output, with possibilities for sidewalks, trails, parks.

### **Approval of minutes from 11-15-22**

Motion: T. Salerno

2<sup>nd</sup>: C. Anderson

All in favor – Yes

### **Ray Burger gives Planning Dept. Update**

- Chapter 118 of the Town of Dryden Code, which empowers the Code Enforcement Officers to enforce the Uniform Code, has a draft update. Examples of updates:
- In current code a structure under 1500 sq. ft. wouldn't need engineered plans. It is proposed that where safety is a concern Code Officers can now ask for engineered plans.
- Another proposed update would allow photo documentation for some inspections.
- To clarify what could be done with Operators Permit more items have been added to that list.

### **Dan Lamb gives Town Board Updates**

- The Town Board wants to move forward on evaluating our zoning law to see what may warrant amending/
- To further that process the PB will draft a resolution outlining the scope of work. This would form the basis for TB to solicit a consultant to help with that work.

*Next regular Planning Board Meeting will be 1-26-23.*

**Meeting adjourned 8:05 pm**

**Respectfully submitted,  
Joy Foster**