

**Town of Dryden**  
**Planning Board Meeting**  
**Thursday, December 28, 2023**  
**Hybrid Zoom**

**Planning Board - 2023**

<b>Current Members</b>	<b>I.P.</b>	<b>Z</b>	<b>Ex</b>	<b>Ab</b>
Tony Salerno, Chair (2029)	X			
John Kiefer (2027)	X			
Diane Tessaglia-Hymes (2028)				x
Linda Wagenet (2023)		x		
Craig Anderson (2025)	X			
Joe Wilson (2024)		x		
Dan Bussmann (2026)			X	
Brad Will (2023) * Alternate		x		
Chris Morrissey (2023) * Alternate	X			

**Others Present or on Zoom**

Ray Burger, Planning Director  
Dillon Shults, Planner  
Dan Lamb, Liaison (TB) Zoom

**The Regular Meeting of the Town of Dryden Planning Board was called to order at 6:00pm by Chairman Tony Salerno.**

**The chair activates** alternates Chris and Brad

**Public Comment** (for items not on the agenda) None

**Burger – 33 Quarry Rd** was presented at last month’s meeting for a Sketch Plan Review and the PB determined to have Attorney Nate review on how to move forward. Nate said a 2<sup>nd</sup> Use would be allowed it would need a Site Plan Review. This site is currently permitted by the DEC for a Quarry; they cut rock and have retail sales. It will remain a Mine Site and are requesting to have a Contractor Yard. The mining use at the site is pre-existing non-conforming.

**J. Wilson motion** that we do not consider hearing this application because it is not complete.

**Motion:** J. Wilson

**Second:** B. Will

**All in favor** - 3 yes, 4 opposed, - application will be reviewed tonight

Applicant and property owner, Nick Bellisario would like to add to his review that there is recycling of wood pallets, it's a full cycle process. We have the containers at Cornell, we take their wood scraps and grind it up into mulch, we deliver it back. Nothing is changing in the yard-site size, it's always been used for stone production. Daylight hours 7am to 5:30. Winter is less. Daily truck travel in winter is very few, maybe 1-3, summer could have around 25-30. This is the way it's been for many years and no complaints. No problem for fire access, it's a paved driveway to the office and the tractor trailers move along to the mulch pile and building with no issue. Pedestrians can't get into the mine area, if they drive to stone or mulch area, we load them. No new lighting on the new building will have can lighting under the soffits. No additional signage. There are 3-4 spaces for parking in front of the office, never has needed any more.

The Board goes over parts 1, 2 & 3 of the SEQR, **see attached SEQR.**

**J. Keifer moves the determination is Negative Declaration.**

**Motion:** J. Keifer

**Second:** C. Anderson

**All in favor** – Unanimous

Motion to waive further Site Plan Review and to approve this project. Conditions are the hours of operation as described and to apply the Standard Conditions of Approval.

**Motion:** J. Keifer

**Second:** C. Anderson

**All in favor** – 6-Yes, J. Wilson abstained.

**Attach SEQR**

**Approval of Minutes from 11-30-23**

**Motion** from C. Morrissey to approve the 11-30-23 minutes, with the changes discussed.

**Motion:** C. Morrissey

**Second:** L. Wagenet

**All in favor** – Unanimous

**NO** changes to the Approved 10-26-23 minutes that were voted and approved on 11-30-23

**Ezra Village/North Street** update and discussion.

- The Village Mayor is asking for letters of support. The PB wrote 2 Resolutions.
- The Board reviews the newest map of the proposed North Street Development sidewalks.
- The Board reviews the 2<sup>nd</sup> draft of the potential new Rt. 13 and Bahar Dr. intersection.

**Resolution 2023 #14** supporting the installation of sidewalks and traffic control signals on North Street and Freeville Road and adjacent connecting roads.

**Whereas** North Street and Freeville Road lack sidewalks and traffic control signals creating an unsafe corridor for pedestrians and vehicles to travel.

**Whereas** the proposed addition of approximate six-hundred-unit, Ezra Village Apartments to this corridor will add more pedestrians and vehicles to use this already unsafe corridor.

**Whereas** these infrastructure improvements will create safer access to existing Village/Town sidewalks and traffic control signals, creating greater connectivity to the community.

**Be it Resolved**, Town of Dryden Planning Board supports the installation of sidewalks and traffic control signals on North Street and Freeville Road.

**T. Salerno moves to pass this resolution with the amendments as discussed.**

**Motion:** C. Morrissey  
**Second:** J. Keifer  
**All in favor** – Unanimous

**Resolution 2023 #15** supporting the North Road, North Street road realignment.

**Whereas** North Street, North Road intersection lacks traffic control signals creating an unsafe intersection for vehicles and pedestrians to travel on.

**Whereas** the proposed addition of approximately 600-unit, Ezra Apartments on Mott Road will add more vehicles and pedestrians to this unsafe intersection.

**Whereas** the adjacent property owners have agreed to some type of intersection realignment.

**Be it Resolved,** Town of Dryden Planning Board supports the North Street, North Road realignment and installation of traffic control signals.

**J. Kiefer moves to pass this resolution with the amendments as discussed.**

**Motion:** J. Kiefer  
**Second:** C. Morrissey  
**All in favor** – Unanimous

**Planning Dept.** update – Ray Burger

- The wetlands delineation is complete and has been passed around.
- We got the CDBG Award for the Housing Rehabilitation that was just announced today.
- Reminder of webinars from the Dept. of State that Bambi sent around.

**Town Board** update – Dan Lamb

- We have this RFP with the County for the Broadband that we are deeply involved in.
- The County has put in their budget about six hundred thousand for the Rapid medical service that I have been advocating for through T-Cog, it's a light rescue service that operates Countywide.

Site Plan Review Discussion

- Suggested when there is a sketch plan or site plan review that documents comply staff provide a checklist if all documents comply with each section of 207-11.2D questions 1-5 and section 270-11.3B questions 1-30 checklist.

- The staff is obligated to deem each application complete before submitting to the PB. If something does not apply, then the staff needs to show/say why.
- Have a standardized checklist,
- For a sketch plan under the law, it's the staff that has the 1<sup>st</sup> pre-conference with the applicant.

**Chair to PB members to get your questions in for the attorney talk.**

**Next PB meeting 1-25-24 at 6PM**

**Adjourned 8:15 PM**

Respectfully submitted,

Joy Foster  
Recording Secretary

Received recording on 1-2-24, DRAFT mins. to Board on 1-4-24