

**Town of Dryden
Planning Board Meeting
Thursday, January 25, 2024
Hybrid Zoom**

Planning Board - 2024

Current Members	I.P.	Z	Ex	Ab
Tony Salerno, Chair (2029)	X			
John Kiefer (2027)		X		
Diane Tessaglia-Hymes (2028)		X		
Chris Morrissey (2030)	X			
Craig Anderson (2025)	X			
Joe Wilson (2024)	X			
Brad Will (2026)		X		
Frank Parish (2024) * Alternate				
Vacant (2024) * Alternate				

Others Present or on Zoom

Ray Burger, Planning Director (Zoom)
Dillon Shults, Planner, Zoning Officer
Joy Foster - Recording Secretary (Zoom)
Dan Lamb - Liaison (TB)
Nathan VanWhy - Town Attorney (Zoom)

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

Welcome to the Board Chris and Brad (former alternates) We have a new Alternate, Frank Parish, he is not here tonight.

Public Comment (for items not on the agenda) None

Dillon Shults - We have an application from Shana Karn, for a retail business at 465 North Road, she is here for a Sketch Plan Review. The proposed business will be used to store and sell gifts, antiques, and collectible items. The business will be located within a portion of an existing warehouse. The applicant proposes no structural changes to the warehouse and no ground disturbance at the site. Several Special Use Permits have been issued at the site. Most recently a Special Use Permit was issued for a combination commercial warehouse and commercial garage in 2010 which has not operated in several years. The project site is located in a Rural Agricultural zoning district.

Dillon reads Dryden Fire Chief Mark Bell's comments, from an email dated 1-20-24. Chief Bell has concerns regarding the number of parking spaces. In his comments, Chief Bell stated the facility is known to have monthly garage sales and at times he has observed up to 40 vehicles parked at the site. Chief Bell also expressed concerns that, with the surface of the driveway being gravel, the organization of parked vehicles may not be sufficient to maintain a 20-foot-wide driveway for emergency access vehicles to enter the site.

Dillon shares on screen the parking site plan for discussion.

Applicant – Shana Karn

The Board asks the applicant if she plans to continue with those large events. She says those events are held by the owner. She has a site plan showing the number of parking spaces she is seeking for her project; she can't comment on the owners' plans. She will relay message to the owner. This site plan shows where her store parking would be and a Handicap parking space and that the door to her space is in the front. The owner plans on marking out the spaces with 4x4 timbers. And there will be signage. She is asked if she will have tents like at her previous location, and she has no intention of tents.

The applicant is asked if there is drinking water, septic, she has purchased a bottled water cooler. There is septic, and a bathroom in the back for owners for now, there is a porta-potty with a portable sink and she proposes to install a permanent bathroom and sink within 6 months. You enter through a front door to her space and there also is an emergency egress. It has been inspected for fire safety and has passed inspection. Her business does not generate garbage so lunch or office trash will be taken home and disposed of. Dumpster not needed. There is a single bulb motion light in the front of the building, it will be replaced with a 2 bulb for better lighting.

The Boards Conditions

- Place permanent signs saying no parking along the south side of the driveway.
- Clarification for the parking map with spaces better marked out.
- Potable water

Tony motions to approve this sketch plan with a recommendation to move to the Town Board with the conditions we just read. Sufficient for Sketch Plan Review and to waive Full Site Plan

Second: B. Will

All in favor – Unanimous

T. Salerno, I want to go over some discussion about the Oct. mins that came up in last month's meeting. Some wording was used saying the Board was confused around a specific item and that there was some intent, and that the conversation crossed the line a bit. After going back to the recording, the word confused was used multiple times in that section and as the minutes were written it made it sound like the Board was confused, I can see where it came from, and I don't think anyone did anything to make the Board look bad, the wording could have been better. The process for the minutes is that Joy writes them, Ray reviews them for factual errors making sure specific items are accurate. Then they are sent to the Board for us to review at least a week before the meeting then we meet and talk about. In October. case they were sent out late. Do we in the future, if they come out late and if even 1 person has expressed, they have not read them, should we just push them off to the next meeting?

Revision of minutes that have been approved. Approved minutes stay as they are; an asterisk * should be placed saying where to find the revisions on what date. Draft minutes will be revised by the Planning Board. When you receive the minutes, if you have changes, send them to the group and Joy will make the changes, this way making our next meeting discussion on minutes go smoother and quicker.

Code of Conduct. In the October meeting the line was crossed and there was a sense of adversity between the Planning Board and the Planning Department staff. There should not be an adversity relationship.

We will hold off on approval of 12-28-23 mins till next month so we can hear what the Town Attorney says about the process.

Ezra Village/North Street update from C. Anderson, I had a talk with Jason and the Mayor and thoughts are to create an Economic Development Committee in the Village to take over the role of the N. Street committee. The idea is to invite members of the Town and some business owners. Mayor wants one more N. Street meeting with Rocco because he has changed some things.

Zoning RFP Updates: Discussion on how to review, rank, interview and recommend to the TB. Attorney Nathan VanWhy helps with proper procedure. The determination is to pick a sub-committee which will be Tony, John, Chris from (PB) and Ray (PD) and Dan (TB) to hold a meeting in executive session to discuss and rank and to interview 3-4 firms, then to come to next regular PB meeting with the proposals that were interviewed and ranked. The PB will have discussions to choose which one to recommend to the TB.

Planning Dept. update – Dillon Shults

- Update on the safe streets and roads grant program. Cambridge Systematics was awarded the contract. They will conduct meetings with the municipality in March and may want to meet with a couple of PB members.
- The Town land wetland delineation is moving forward, we have asked B&L to prepare the technical report associated with the wetland delineation. The DRYC has been tasked with leading the project going forward, including reaching out to other committees and boards for input on proposed uses of the land.

Town Board update – Dan Lamb

- We are in the process of selecting a consultant to go through our Strategic Planning process to pull together fire departments to have all working together. Many meetings and lots of hours listening to each department's needs. We are closer than ever to having this worked out. There is a professional trainer coming in February for a 2-day session to work with each department on this Strategic Planning.
- We have this RFP with the County for the Broadband that we are deeply involved in. Many other companies are bidding on this RFP, we don't want to see it go to one that will overlap the Towns Plan. We had a good meeting with the CO. to plead our case. There is six-hundred million up for grant money through the USDA, and Federal Funding, Uconnect and Re-connect. We have spent many hours and meetings. Extremely excited to get our Broadband project funded. The more Grant money the better.
- The final documents for Rt. 13 Pedestrian Bridge the funding plan and overall project proposal to be sent off to NYS-DOT. Finally, to put project off to bid in the spring.

Tony moves to end the PB meeting at 7:34 and go into Attorney Client Session.

Respectfully submitted,

Joy Foster
Recording Secretary

DRAFT minutes sent to the Board on 1-30-24