

TOWN OF DRYDEN
TOWN BOARD JOINT MEETING WITH
VILLAGE OF DRYDEN BOARD OF TRUSTEES
March 4, 2024

Town Board Members Present:	Supervisor Jason Leifer, Cl Daniel Lamb, Cl Leonardo Vargas-Mendez, Cl Christina Dravis, Cl Spring Buck
Village Board Members Present:	Mayor Michael Murphy, Daniel Wakeman, Clay Converse, Jason Dickinson, Tom Sinclair
Others:	Rotha Marsh, Village Clerk Treasurer Allison Kjellander-Cantu, Deputy Village Clerk Treasurer Bambi Avery, Town Clerk Peter Grossman, Village Attorney Nathan VanWhy, Town Attorney

The meeting was convened at 7:00 p.m. and representatives of each municipality were introduced. Peter Grossman read the notice of public hearing jointly published by the municipalities. He announced the meeting will be recorded. The purpose of the public hearing is to determine whether the annexation is in the public interest. Comments should be directed to the boards and limited to the annexation matter. Everyone who wishes to speak will have an opportunity. P Grossman read Section 705 of General Municipal Law regarding annexation proceedings.

PUBLIC HEARING
PETITION FOR ANNEXATION
BY DRYDEN MUTUAL INSURANCE COMPANY
FOR ANNEXATION OF TOWN TAX PARCEL #38.-1-31.2
FROM THE TOWN OF DRYDEN TO THE
VILLAGE OF DRYDEN

The public hearing was opened at 7:12 p.m.

Mahlon Perkins, representing the petitioner, asked whether any written comments had been received by either board. No comments have been received.

A petition has been presented and attached to it is a description of the property (copy of the deed to Dryden Mutual Insurance Company with a metes and bounds description), a copy of the survey map prepared by Regan Land Surveying, as well as a copy of the tax map showing the territory and a larger view of the whole area of Ellis Drive and Enterprise Drive. Also attached is a certification of the assessor indicating there are no inhabitants in the territory. There is only one parcel. It is owned by Dryden Mutual Insurance Company, a corporation incorporated under the Insurance Law of the State of New York. The petition is signed by the President and Chief Executive Officer, Peter Vercillo, present also tonight.

It is their understanding that in order to get the premises served by village water, the Village would like this parcel annexed into the Village so it would be consistent with their policy to only supply water to village properties. This parcel is next to Dryden Mutual's home office which is located in the village. The petitioner suggests that it is in the public interest to take a now vacant building, improve it and make a good representation of what that part of the village should look like.

Peter Vercillo said they purchased the building with a need to have more room for the people employed at Dryden Mutual. They currently have seventy-eight employees. This year they reached just under a hundred million dollars in written premium. Dryden Mutual has had 25 years of continued growth in employees, revenues, and profits. They are very well respected in the industry on a national and regional basis. Their success has resulted in them having to renovate the basement of the current building to accommodate a cafeteria and meeting rooms. In order to continue to expand, it made sense to purchase the adjacent property when it became available.

He displayed a drawing of what the outside of the property will look like, with siding and roofing that will match the larger Dryden Mutual building next door. There will be new windows and doors. A committee is determining the usage of the new spaces. Consideration is being given to putting their new business analysis department in that space, together with some common meeting rooms or board room. That would free space in the existing building for the growth of other departments.

Mayor Murphy commented that Dryden Mutual has generously helped many times in the village and the community.

P Vercillo said the property is currently on a well and they aren't sure of the condition of that because the property has been unoccupied for some time. Having employees on well water would mean frequent water testing. Their other building transitioned to village water and they are hoping to do the same thing for this property. Mayor Murphy said he looks forward to working out the details.

Dryden Mutual expects to begin renovations in the very near future and has secured a contractor.

S Buck said she appreciates that they are revitalizing an existing structure.

P Grossman stated that because the property will become a village property, it makes sense that the Village Board is the lead agency for purposes of SEQR.

There were no further comments for questions from those in attendance.

The public hearing was closed at 7:24 p.m. by unanimous vote of both boards.

P Grossman asked the petitioner to submit a short form EAF to the Village. He said he and N VanWhy will discuss next steps. Petitioner would like the process to move along as swiftly as possible.

The meeting was adjourned at 7:26 p.m. by unanimous vote of both boards.

Respectfully submitted,

Bambi L. Avery
Town Clerk