

Town of Dryden
Planning Board Meeting
Thursday, March 28, 2024
Hybrid Zoom

Planning Board - 2024

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

Others Present or on Zoom

Dillon Shults, Planner, Zoning Officer
 Joy Foster - Recording Secretary (Zoom)
 Dan Lamb - Liaison (TB)
 Applicant – Nickolas Bellisario and Nick Jr.
 Brian Gyory
 Terry Carroll
 Lisa Downing-Schmidt

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

Quorum Check – 6 members in person, 1-Brad Will on Zoom

**Town of Dryden
Planning Board Meeting
Thursday, March 28, 2024**

AGENDA

6:00 pm Call to Order

- **Welcome – Quorum Check**
- **Public Comment Period**
For items not on the agenda and limited to 3 minutes per person.
- **33 Quarry Rd. – Site Plan Amendment**
- **Caswell Solar - Draft Site Plan and project introduction**
- **Borger Station - Site Plan Amendment**
- **Zoning RFP**
Town Board Approved contract with CPEA. Kick off meeting in April.
- **Ezra Village/North Street Update and Discussion**
- **Planning Department Update**
- **Town Board Update**
- **Discussion of Minutes**
Purpose and Format. Review of the February and December Minutes.

8:00 Adjourn

Next Meeting: Planning Board Thursday – 4/25/2024, 6PM

Public Comment Period - None

33 Quarry Rd. – Site Plan Amendment

The site was recently approved as a Contractor’s Yard in December. The applicant is seeking to amend the approved sketch plan by installing two buildings at the site.

Applicant – Nickolas Bellisario, states the 2 buildings are temporary but will be used indefinitely, and will be placed on shipping containers. They will be used in a fashion consistent with a contractor yard.

The Board’s questions and comments.

- The term “temporary vs permanent” If they are going to be there indefinitely, they are not temporary.
- Concern about the safety of the foundation used for the buildings. The board is advised that the structural review is delegated to the Code Enforcement Officers and is not within the purview of Site Plan Review. During their review of the project, the Code Enforcement Officers may require, if necessary, stamped plans from a Professional Engineer.
- Use of the buildings will be for equipment and a sorting place for the wood containers from a job site, sorting out garbage, plastic and stuff we don’t want to grind up. We like to have this under cover. There is no asbestos or hazardous materials.
- There is no public access to the buildings.
- The height of the building will be 29’ there are large Willow Trees to block view, it’s a rather imposing structure and we don’t want it too close to the road for the view. Will want it placed further back toward the North closer to the mills.

The motion that has been moved and seconded is to approve the site plan.

Motion: T. Salerno

Second: C. Anderson

All in favor - no- B. Will and J. Wilson

Mr. Bellisario, you have your approval.

6:23 pm

Caswell Solar - Draft Site Plan and project introduction

The Planning Department is in receipt of a draft site plan submitted by TRC Engineers on behalf of NYSERDA's Build Ready Program. The applicant proposes to construct a 12.5 Megawatt (MW) solar generating facility with an associated 2.5 MW battery energy storage system. The project site contains the abandoned Caswell Road Landfill. The proposed project entails installing solar arrays on approximately 52 acres of land spanning three separate parcels. Arrays installed over the capped landfill will be set on concrete ballast foundations while arrays off the capped landfill will be set on driven piles. Transformers, inverters, and battery storage equipment will all be located on areas off the capped landfill. The project will connect to the Peruville Substation via an easement to the north of the project site.

During the review of this application, the definition for solar energy equipment was reviewed and is stated below. Since the definition of solar energy equipment includes energy storage devices, and the term equipment is used throughout our solar energy systems law, the Planning Department believes the use of battery energy storage is allowable. This would not preclude the town from adopting standards for battery storage systems at some future point, nor does it preclude the Board from including the decommissioning of the battery storage system in the applicant's decommissioning plan. Our understanding at this time is that a battery storage system would require an operating permit from our office.

Brian Gyory a Project Developer with NYSERDA along with Terry Carroll from Tompkins County and Lisa Downing Schmidt from TRC present a brief overview of the program.

Discussion and Key Points

- There will be an open house on Wednesday April 17th from 5:30-7:00pm at the Neptune Fire Hall in Dryden. For community members to learn and engage.
- In the past NYSEG would not allow underground interconnects. We are going through interconnection studies now.
- How big is the battery? John Keifer talks about training.

Ray and I attended training quite some time ago from NYSERDA. The training split battery bank classifications into three categories Tier 1, Tier 2 and Tier 3 based on their storage capacity. I think this is a great project, but we need to be aware of what the recommendations are for startup for projects like this based on the proposed battery storage capacity. I looked to see how other municipalities handled this situation and they allowed Tier 1 anywhere, could be a residential area. And then as the Tiers get bigger, they limit where you can put them. So, a recommendation that I would have is to go back to the training and see the list of things that are required to be

provided to a municipality for this proposed battery storage. There are things in there that aren't in your application. The battery in kilowatt hours needs to be front and center, the fire department, I think in particular would be very interested in seeing that and of course they'll want to take a really close look. You know, as we know, lithium-ion technology, if it catches fire, it's very difficult to deal with. And I'm sure the fire department is going to think a lot about that. Part of their thought process will be, how big is it? So that's an important piece that we should include in future discussions about this.

- Great point and the Fire Department will have fire safety training paid through the project.
- There have been other battery storage projects in the County and other municipalities, and they have asked for training. We do anticipate training to start sometime this year.
- We've completed all our wetland and water body delineations, phase one environmental site assessment. We've had a full land survey done as well as geotechnical surveys of the cap. We're in, as I mentioned, our utility studies phase and we're fully into the initial site plan development phase. Some ongoing studies that we're working on right now are the desktop noise assessment, the visual assessment we're actually having folks go out tomorrow, take some photos to start that off as well as the desktop analysis.
- I know new landfills vent methane. Is the landfill still venting methane? I don't know if it's venting methane, but there's leachate. That is still being monitored there and regularly pumped out and taken to the wastewater treatment plant. And so that's still an ongoing process.
- The site would be fenced in with gates.
- Our next steps are additional studies we are working on to finalize and submit a full application in the fall.

Borger Station - Site Plan Amendment

Borger Station - Borger Station is applying for a site plan amendment to add security fencing. The fence will be in the same place as the existing fence but will be heavier security fencing with a different look. In addition, some existing trees and scrubs are not doing well and/or are detrimental to security so, there are revisions to landscaping. The Planning Board has not reviewed anything with Borger Station in the past as this has been completely in the purview of the Town Board. However, since the Planning Board generally is asked to review and make recommendations to the Town Board on site plans for special use permits, it was decided that we should at least take a cursory look at this site plan amendment application.

Questions comments –

- The Planning Board has not reviewed this project in the past. If it's a change consistent with the site, do we need to review it? Otherwise, no significant comments.

The recommendation is the TB review and approve.

Motion: T. Salerno
Second: C. Anderson
All in favor - Yes

Zoning RFP

Town Board Approved contract with CPEA. Kick off meeting on April 16th. It's open to the public but not a public hearing.

Ezra Village/North Street Update and Discussion - Nothing

Planning Department Update – Dillon Shults

- The Planning Department received the wetland memorandum associated with the wetland delineation behind the Town Hall.
- We will have an upcoming site plan review application for residential development at 5 Freese Road and that's right at the intersection of Freeze Road and Dryden Road right at the flashing light.
- I have two site plan amendments coming up. One is a site on Peruville Rd that has a SUP from 2020 and they are now proposing additional parking areas. The other is at B&B Flooring on Dryden Road, they want to put up another building for storage, fairly small, unheated, no water or sewer.
- The Dispensary on Dryden Road, they are putting in a drive-thru and they have cut down trees? We talked to them about following the Site Plan and that they will need to apply for a SUP, they will be in contact with us.

Town Board Update- Dan Lamb

- Work on municipal Broadband is continuing. There have been many legislative meetings, and we are continuing to work ahead.
- Freese Rd. bridge has been out for years, we finally got the Federal Highway Administration to sign off on memorandum of agreement and now we just need the state Historic Preservation office to sign off.
- Finally got our 4 Fire Departments together to do strategic planning, they had a 6-hour training. Hosted by Volunteer Fire members from Maryland. They were all engaged, and it went well.
- Waiting for one more easement ROW before sending to NYS DOT to be certified before the bridge over Rt. 13 can go to bid.

Discussion of Minutes

Purpose and Format. Review of the February and December Minutes.

- The December minutes were up for approval tonight, but I realized I hadn't sent out the updates. We wanted changes in the minutes, so we will put off again.
- Some like the minutes in full transcript and others like the summary. The minutes will continue to be in the summary format.
- I did not get the revised March minutes out for your review, so we will approve it at the next meeting.
- When the draft minutes come out, if you have any edits, please send to the Chair to send to Joy. If we update minutes along the way, at the next meeting they will have been cleaned up with all edits and approval should go smoothly and quickly. Don't wait till that meeting to add edits.

Our next meeting is the 25th of April, 6:00 PM here.

Meeting is adjourned 8:05 PM

Respectfully submitted,

Joy Foster