

**Town of Dryden
Planning Board Meeting
Thursday, April 25, 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
Bill Griffin () * Alternate	X			

Others Present or on Zoom

Ray Burger, Director of Planning
 Joy Foster - Recording Secretary (Zoom)
 Dan Lamb - Liaison (TB)
 Applicant – Susan Ashdown – 12 Forest Lane
 Applicant – Carol Schmooch & Ken Jupiter – 381 Mt. Pleasant Road
 Applicant – Nancy Bell – 465 North Road
 Applicant – Dan Barrow – 983 Peruville Road
 Applicant – Lynn Truan (INHS) – 5-9 Freese Road
 Architects – Steven Hugo (Holt Architects) – 5-9 Freese Road

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

**Town of Dryden
Planning Board Meeting
Thursday, April 25, 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.
- **Minutes Approval**
 - December 28, 2023
 - February 22, 2024
 - March 28, 2024
- **5 Freese Rd – Project Introduction**
- **Morris Rd – Solar Project Introduction**
- **12 Forest Lane – Ground Mounted Solar Site Plan Review**
- **381 Mount Pleasant Rd – Ground Mounted Solar Site Plan Review**
- **2215 Dryden Rd – Site Plan Amendment delegated from Town Board**
- **983 Peruville Road – Site Plan Amendment delegated from Town Board**
 - SEQR Short Form
- **465 North Rd – SUP Application Recommendations to Town Board**
- **Zoning Audit Project Update**
- **Ezra Village/North Street Update**
- **Planning Department Update**
- **Town Board Update**

8:00 Adjourn

Next Meeting: Planning Board Thursday – 5/23/2024 6PM

Agenda subject to amendment.

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

Chair Salerno welcomes and activates alternate **Bill Griffin to be able to participate and vote as needed tonight.**

B. Griffin gives a brief Introduction.

I've been a resident for 24 years, been involved in a lot of other activities. I was a Boy Scout leader. I was part of the Yellow Barn Water Company Board as well as an operator. They currently do Habitat for Humanity and I'm retired, and I know quite a few people that participate in these things, and I'm usually impressed with those people.

Public Comment Period – None

Minutes needing Approval

December 28, 2023, **Motion:** J. Kiefer to approve as revised.

Second: C. Morrissey

All in favor – yes – F. Parish and B. Griffin abstains.

February 22, 2024, **Motion:** F. Parish to approve as revised.

Second: J. Kiefer

All in favor - yes – B. Griffin abstains.

March 28, 2024, **Motion:** C. Anderson to approve as revised.

Second: C. Morrissey

All in favor - yes – B. Griffin abstains.

April 16, 2024, **Motion:** C. Anderson to approve.

Second: F. Parish

All in favor - yes – B. Griffin abstains.

5 & 9 Freese Road - is back for a new site plan review with **INHS**, Ithaca Neighborhood Housing Services, to develop the lots at the corner of Freese Road and Route 366. This is a change from the Maifly Development site plan that was approved in 2020. Tonight, **Adam Fishel**, Principal Civil Engineer from Marathon Engineering along with **Lynn Truan**, from INHS and **Steve Hugo**, Holt Architecture give the introduction on the proposed project.

- Presentation and slides of the site plans
- Shows placement of the homes and access areas
- 2-story and 3-story multifamily homes, single-family homes, sidewalks, and recreational space, parking.

Boards discussion.

- Asked about the retaining wall that's between.
- Asked about the access ramp or walkway down to the lower section.
- What's the height differential between the street view and where the 3-story units are.
- Are there senior housing, mixed income, 1- 2 bedrooms.
- Timeline
- Bus stops and maybe a pull off for bus so not to stop traffic.
- Pedestrian crossing, traffic signal?
- This plan shows the driveway pushed further away from Freese Rd.
- Distance from Fall Creek, about 200 feet from the back slope.
- Parking spaces
- This type of development is consistent with our 2045 Plan. Some really good changes and more recreational space.
- Talk a little about planting more details later.
- The Board recommends they take a look at the Varna Design guidelines, it talks about the compatibility of new construction with the Hamlet and ideas for design cubes.
- We look forward to seeing more details in the next month or so.

Morris Road – Usman Chaudhry, Brian Dunleavy and Matthew Mihaly all on zoom for this - Solar Project Introduction, development, installation, and operation of a 5.0 MW ac solar photovoltaic electrical energy generation facility including an interconnection line to interconnect the Solar Facility to the Utility electrical grid. The proposed Solar Facility and Interconnection Line are referred to collectively as the Project.

We will give a brief overview presentation and slides, I'm Matt Mihaly with DRS with Brian Donlevy and our Civil Engineer, Usman Chaudhry. We are excited to be back. This is our 3 solar with the town, we developed the solar project off of Dryden Road. We have offices in Kalkun,

NY and in NYC. We have roughly 300 megawatts of pipeline across NYS in various stages of development. We also own and operate 25 megawatts of community solar assets so this project will be part of the Community solar program in NYS for qualified residents to sign up and

subscribe and receive monetary credit. Anywhere from 5 to 10%. Project will provide tax benefits, low impact, minimal traffic and will help the state reach its clean energy goals. Access road is located off Morris Rd., we are proposing a 5 MW ac solar project. No battery storage. We are in the middle of a wetland delineation. We have a full interconnection study complete with NYSEG. We have enough screening that the project won't have a visual impact to the area. The 239 review shows no impact. There are no endangered species. We meet all the required setbacks. We submitted a Draft SWPPP to the town for review.

Boards discussion.

- You are going to be bringing the line on Morris Rd. from the Peruville Station, do we know what's that going to involve as far as poles and utility work that has to happen along Morris Rd.
- Actual location of the poles would like to see poles less visible to folks across the road.
- Number of trees that will be removed. We would also recommend you go to the local landscaper to have screening installed and maintained.
- Type of fencing to be used and placement.
- Work with the fire department.
- Are there plans to develop the other parts of the land.
- Looks like a good project

12 Forest Lane – Susan Ashdown presents a ground mounted solar site plan, on prime agricultural soils in a residential area and needs approval from the Planning Board. Has the site plan on the screen for all to see where proposed panels will go and what's the layout of the parcel.

- We have $\frac{3}{4}$ of an acre and the Dryden Rail Trail runs behind us.
- Currently have 15 panels on a pole, we have added a detached 2-story garage, we need 10 more panels and house batteries.
- Power walls and fireproof closets will be in the garage.
- Setbacks will be 50ft behind the house, 100 ft from the road and property lines up for the neighbors are 35 ft to the West and 45 ft to the East.

Looks good, motion to approve with general conditions:

Motion: C. Anderson to approve.

Second: J. Kiefer

All in favor - yes unanimous

381 Mt. Pleasant Road – Ground mounted solar site plan needs approval because it's within 100 ft from the road. **Carol Schmoock & Ken Jupiter** applicants. The array is on Baker Hill Rd, a dead-end. Its in a field we consider the side of the house. We are asking to be 75ft. from the road vs 100ft. We have taken down a considerable number of trees and to go back an additional 25ft. would require

more trees to be removed and would hurt the production of the solar array. The issue to bring us here is we have a corner lot. What we consider the side yard zoning calls it the front yard. We have a lot of screening, and the array is facing toward the south from Baker Hill you will see the side of the array.

Boards discussion.

- This is for 2 small arrays and the height is 12foot.
- It's not any closer to the road than the building and it's already screened well.

Looks good, motion to approve with general conditions:

Motion: T. Salerno to approve.

Second: C. Morrissey

All in favor - yes unanimous

2215 Dryden Rd.- Agent – Jim Wood (B&B) – 2215 Dryden Road (Zoom)
B&B Flooring is back for a site plan amendment, they have a Special Use Permit operating since 2001. They want to add a storage building, a pole barn behind the current building. The 239 process shows no objection or impact.

Boards discussion.

- This storage is just for flooring materials.
- And still just the one access point out of the existing parking lot.
- No change to parking spots.
- Building to be behind existing building not easily visible from the road.
- Not any taller than the current building.
- No customer access, only for work people.
- The width of the driveway is 35-38 feet wide to allow for emergency vehicles. They have tractor-trailer deliveries and no issue turning around.

Looks good, motion to approve with general conditions:

Motion: J. Kiefer to approve.

Second: F. Parish

All in favor - yes unanimous

983 Peruville Rd. – Site plan amendment to expand the parking lot. They currently have a Special Use Permit issued in 2020. **Dan Barrow**, applicant the expansion will be further back from the road not closer. We currently have 9-10 spots we would like to take the last spot to use for access way into back for 10 more spots. It will be gravel. The 239 review shows no significant impact and they do recommend more lighting. Lighting is on posts.

Boards discussion.

- The business is Martial Arts.
- More parking that's a good thing, business is doing well.
- No stormwater needed. Mentioning ground disturbance and runoffs should not be an issue.
- What are the setbacks from the side property.
- Not removing any trees.

Looks good, motion to approve with general conditions:

Motion: F. Parish to approve.

Second: C. Morrissey

All in favor - yes unanimous

465 North Rd.- This is recommendation on a site plan amendment to the TB. Originally, we saw this because the Second Knob was relocating to the same building owned by Nancy Bell. Ms. Bell wants to expand the business and put a flea market area out in the parking lot, so it's an expanded parking lot plus the display tent area. Also, as part of that site plan the original SUP dealt with the front half of the building as the retail space and now the back area is being incorporated into the entire site plan, for merchandise storage, which will be used for both businesses.

Boards discussion with Ms. Bell.

- The Board questions if this flea market is an allowed use. Ray said the special use permit was for retail business and this Saturday flea market is an accessory use. As an accessory use this flea market is allowed.
- Concerns about maintaining the fire lanes down the long driveway. Keep signs for no parking and no parking in front of the buildings. Not to block the roadway. And no parking in the area between the 2 buildings.
- The hours of business will be daylight hours.
Where will flea market be set up in parking lot? It will be set up next to the red barn you see on the map, (shows slides). Hoping to have maybe 15 vendors set up.
- Most of the parking spaces, approximately 20, are in the back.

We make a recommendation to the TB that they maintain the fire lane by having no parking next to the red roofed building or in front of it. To maintain the fire lane between the two buildings with no parking and no parking all the way through the front end on the north side of that building.

All in favor - for recommendation to the TB. yes unanimous.

Zoning Audit Project Update – Had the kickoff meeting, consultant gathered a bunch of information. The consultant will be starting interviews with staff and the Boards. She is reviewing the Zoning and Comprehensive Plans. Collecting input from various advisory boards and staff and DPW. This is to be finished in August and September.

Ezra Village/North Street Update – nothing to report.

Planning Department Update – Ray Burger

- Like tonight we have many projects coming up. A Dispensary on Dryden Road, going to TB for a SUP for a drive-through.
- The VA Clinic has a new owner switching from people to animals.
- 2 solar projects when applications are submitted.
- 5&9 Freese Rd. when the application is submitted.
- R. Burger will pass the issue with the digging on Lake Rd. to the Code Enforcement Officers.

Town Board Updates – Dan Lamb

- The REC Committee and the Housing Committee are working on getting an RFP for a consultant to come up with a plan for the Towns 70-acres.
- Local fire departments suggested that we use the fire Safety Working Group recommendations in the site plan review and that special use permit, because some communities may be concerned about battery safety.
- We had a presentation from NYSERDA about the Caswell Rd. solar project.
- This project I've told you about before, but I think it's really important to the community is the rapid medical response initiative that I've been working on through T cog with the county. This program is already up and running with lite rescue. Some of us might not be aware of that, but the county got three light rescue vehicles through this grant money that the State brought in. And in in the first week of operations, they responded to 16 calls that no local fire department could get to. Getting out the light rescue to stabilize a patient before an ambulance can get there is very important in life saving.
- Borger Station is getting a new fence they needed more security and what they're putting in is going to be restrictive but not ugly. It will be more intimidating than what's there, but it's not as bad as razor wire and some of the things that they do at their other facilities.
- We got a breakthrough on the Freeze Road bridge, which is good news for INHS. All of our M OU's that have been dragged out for months are finally all in with the state. They

have everything they need, and I would imagine that they would green light that project any time to put it out to bid.

- The easements for the route 13 pedestrian bridge is delayed, there are some complicated things going on at Knickerbocker in terms of. new lawyers it's just some legal things have taken longer than we thought.
- Lastly, Jason and I've have been working on is this a big grant with New York State Connect-All this is about a \$6.3 million grant for Dryden Fiber and this is part of the money that came through the infrastructure law that passed it two years ago.

Our next meeting is May 23, 2024 - 6PM here.

Meeting is adjourned 8:07 PM

Respectfully submitted,

Joy Foster