

Memorandum

Date: April 13, 2017

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Special Use Permit for Verizon Tower at 2150 Dryden Road: The NYS Historic Preservation Office has cleared the project to proceed. Applicant will attend the April 20 meeting to resume the review of this application. Application materials, public comments, department memos, SEQR documents and draft resolutions are consolidated at:

<http://dryden.ny.us/departments/planning-department/permit-review-links/>

Planned Unit Development at 1061 Dryden Road: The planning board held a special meeting to review this Development Plan at the Varna Community Center on March 1 and continued discussion at their 3/23 meeting. The planning board's recommendations have been forwarded to the Town Board. A public hearing is set for the Town Board meeting on April 20th. Documents can be found at the same website link as above.

Proposed Amendment to Local Law 1-2007: Local Law 2-1981 dealing with unsafe buildings is proposed for repeal and a proposed amendment to our Local Law 1-2007 which pertains to the enforcement of the Uniform Fire Prevention and Building Code would supersede it. This will provide more clarity, consistency and enforceability. A public hearing will be held on May 18.

Revised Special Use Permit application for Large-Scale Solar Facilities at 2150 Dryden Road and at Turkey Hill, Dodge and Stevenson Roads: In response to the public hearing held before the Town Board on March 16 and numerous concerns raised by the public the applicant revised their proposal and provided more information. A revised application has been submitted and a continuation of the hearing is scheduled for April 26 at the Neptune Fire Hall at 26 North Street at 7 pm. Documents can be found at the same website link as above.

Property Maintenance Code Violations at 473 Bone Plain Road: The arson investigation at this property is closed and now the Planning Department issued a Notice of Violation to the owner for numerous Property Maintenance Code violations. If the owner fails to respond this matter will be turned over to the court.

Potential rezoning along Route 38 north of the Village of Freeville: Over recent months the Town has received a few requests to revisit the zoning classifications in the Cricket Lane neighborhood and areas north along Route 38. It may be appropriate to have the planning board review this to determine if action is warranted.

Three Subdivisions to be reviewed by Planning Board in April: A 7 lot conservation subdivisions at 430 Lake Road is undergoing sketch plan review. The 5 lot conservation subdivision at 1624 Ellis Hollow Road is at the final plat review stage. A 5 lot subdivision at 2150 Dryden Road for possible development of community solar projects is also at sketch plan review stage pending SEQR review by the Town Board.

Planning Department activity for TOWN -March 2017

Building permits: 5
Zoning permits: 2
Special Use Permit Reviews: 0
Site Plan Reviews: 1
Variance reviews: 0
Fire safety inspections: 15
Building inspections: 24
New businesses: 0
Subdivisions: 1
Violation notices: 1
Complaints: 2(property maintenance)
Fire calls: 0
Training hours: 4

Planning Department activity for VILLAGE -March 2017

Building permits: 1
Zoning permits: 1
Special Use Permit reviews: 0
Site Plan Reviews: 1
Variance reviews: 1
Fire safety inspections: 15
Building inspections: 5
New businesses: 0
Subdivisions: 1
Violation notices: 0
Complaints: 1 (property maintenance)
Fire calls: 0