

## Memorandum

Date: September 8, 2016

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

**SUP for Verizon Tower:** The public hearing remains open. The Town awaits a report from the NYS Historic Preservation Office before the SEQR review can be completed. Applicant has agreed to an extension of the review period.

**Planned Unit Development (PUD) at 1061 Dryden Road:** The planning board held a public hearing on July 28<sup>th</sup> concerning the Concept Plan. Another meeting was held August 10 to review the Environmental Assessment Form. They approved the plan with conditions relating to traffic, emergency access, buffering and stormwater. Their recommendations and comments were forwarded to the Town Board. It is now before the town board for a final decision.

**Tiny Timbers Subdivision at 5 Freese Road, Varna:** The preliminary plat was submitted. A public hearing will be held at the September 22 Planning Board meeting.

**Antenna and equipment upgrade at Simms Hill Road telecommunications tower:** T-Mobile will be applying to amend their Special Use Permit. The Telecommunications Law Section 18 lays out this process.

**Special Use Permit for storage business at Freeville Road and Enterprise Drive:** The owner of Ideal Self Storage, has submitted an application for a new 10,500 square foot self-storage facility. The currently vacant lot is on the corner of Freeville Road and Enterprise Drive. Access to the facility is proposed to be from Enterprise Drive.

**Open development area for 35+ landlocked acres between Asbury Road and Bone Plain Road:** Access to the property is by easement. The owner wishes to build a single family dwelling on the property. NYS Town Law Section 280A prohibits issuing Building Permits for buildings unless a street or highway provides access to the proposed structure. The Town Board may, by resolution, establish an open development area or areas within the Town, wherein permits may be issued for the erection of structures to which access is given by right-of-way or easement. The Planning Board may set conditions related to the open development area.

**Short term rentals:** We have received complaints of homes being used full time for short term rentals. An amendment to the Town Zoning Law is being investigated to address this use.

## Planning Department activity for **TOWN** -August 2016

Building permits: 20 (includes 3 new single family homes)

Zoning permits: 1  
Special Use Permit Reviews: 0  
Site Plan Reviews: 0  
Fire safety inspections: 1  
Building inspections: 66  
New businesses: 0  
Subdivisions: 4  
Violation notices:  
Complaints: 8 (property maintenance)  
Fire calls: 0  
Training hours: 16

Planning Department activity for **VILLAGE** - August 2016

Building permits: 11  
Zoning permits: 11  
Special Use Permit reviews: 0  
Site Plan Reviews: 0  
Variance reviews: 2  
Fire safety inspections: 1  
Building inspections: 13  
New businesses: 0  
Subdivisions: 0  
Violation notices: 0  
Complaints: 3 (property maintenance)  
Fire calls: 0