

Memorandum

Date: February 15, 2017

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Public meeting for the Sewer and Water Districts Consolidation Study: This meeting will be held at the Varna Community Center on Wednesday, February 22, at 7:00 PM to discuss the results of this study with the public.

Planned Unit Development at 1061 Dryden Road: A development plan has been submitted for review. This will first be reviewed by the planning board and they have tentatively set a special meeting to do this at the Varna Community Center on Wednesday, March 1 at 7:00 PM. After the planning board forwards their recommendations the Town Board will schedule a public hearing on this matter.

Proposed Amendment to Subdivision Law: A hearing on a proposed local law to amend the Subdivision Law to change the subdivision plat submittal requirements will be held at this month's town board meeting.

Proposed amendment to Zoning Law regarding solar facilities: A hearing on proposed local laws to amend the Town Comprehensive Plan and Zoning Law to add provisions for solar energy systems will be held at this month's town board meeting. Applications for large-scale solar energy projects are anticipated upon adoption of this law.

Petition to waive moratorium: A request from Distributed Sun for a waiver from the moratorium on certain public utility installations, will be heard at this month's town board meeting. This is necessary to allow them to apply for permits for large-scale solar energy systems when we have adopted provisions for such into the Town Zoning Law.

Variance requests before the Zoning Board of Appeals A variance request that was heard on February 7 dealing with building multi-family residences on Etna Road was tabled and the application was subsequently withdrawn. An application for an area variance concerning lot frontage for a minor subdivision on Snyder Hill Road is awaiting scheduling.

Three Subdivisions to be reviewed by Planning Board in February: 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 preliminary plat review stage. A 6 lot subdivision at 2150 Dryden Road for possible development of community solar projects is also at preliminary plat review stage.

Application to expand retail sales at 1610 Dryden Road: This application, reported on last month, has been withdrawn.

Mapping project undertaken by SUNY Cortland students: An advanced GIS class at SUNY Cortland is gathering data and providing maps for the Agriculture and Farmland Protection Plan being drafted by the Town's Agricultural Advisory Committee. The class appreciates having a challenging and practical project to work on and the Town benefits by their service.

Planning Department activity for **TOWN** -January 2017

Building permits: 5
Zoning permits: 0
Special Use Permit Reviews: 1
Site Plan Reviews: 0
Variance reviews: 1
Fire safety inspections: 8
Building inspections: 41
New businesses: 0
Subdivisions: 5
Violation notices: 0
Complaints: 2(property maintenance)
Fire calls: 1
Training hours: 2

Planning Department activity for **VILLAGE** -January 2017

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