

Memorandum

Date: June 14, 2017

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Special Use Permit application for Large-Scale Solar Facilities at 2150 Dryden Road and at Turkey Hill, Dodge and Stevenson Roads: A revised application was submitted to the Town on June 1. TG Miller is evaluating this application for the Town. When the application is deemed complete, a date to resume the public hearing will be scheduled. The revised application materials and public comments are posted to the town's website under application reviews at:

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

Special Use Permit (SUP) application for 138 Virgil Road: The Dryden Baptist Church wants to build a 4700 sq. ft. addition which requires a SUP. A public hearing will be held at the Town Board meeting on July 20th. Application materials can be found at the above website.

Planned Unit Development at 1061 Dryden Road: On May 30th the Town Board approved the Development Plan thereby establishing the density and intensity of uses in this PUD District.

Property Maintenance Code Violations at 473 Bone Plain Road: The Planning Department issued an appearance ticket to the owner for numerous Property Maintenance Code violations. The court held a hearing in June which was adjourned until July.

Amendment to Local Law 1-2007 concerning code enforcement: The Town Board adopted this amendment on May 18. The Planning Department is now preparing compliance and remediation plans for properties at 473 Bone Plain Road and 107 Morris Road.

New Townhome project proposed at 802 Dryden Road: A proposal to build more than 30 townhomes on two lots near the Game Farm Road intersection will be heard by the planning board.

Subdivision Reviews: A 7 lot conservation subdivision at 430 Lake Road is undergoing final plat review. A 6 lot subdivision at 2150 Dryden Road for possible development of community solar projects is at sketch plan review stage pending SEQR review by the Town Board.

Conservation Easement donation: The final plat for a 5 lot conservation subdivision at 1624 Ellis Hollow Road was approved. The Town Board will hold a public hearing on July 20th to consider accepting a conservation easement on one of the lots.

Zoning Board of Appeals to hear two variance requests: Relief from yard setbacks being sought at 13 Ringwood Court and 542 Main Street (Etna).

Planning Department activity for TOWN -May 2017

Building permits: 28 (four single family homes, one accessory dwelling)

Zoning permits: 2

Special Use Permit Reviews: 1

Site Plan Reviews: 3

Variance reviews: 2

Fire safety inspections: 1

Building inspections: 62

New businesses: 0

Subdivisions: 3

Violation notices: 2

Complaints: 4(property maintenance) (sent 35 warning letters about unlicensed vehicles)

Fire calls: 0

Training hours: 0

Planning Department activity for VILLAGE -May 2017

Building permits: 5

Zoning permits: 4

Special Use Permit reviews: 0

Site Plan Reviews: 3

Variance reviews: 0

Fire safety inspections: 2

Building inspections: 9

New businesses: 0

Subdivisions: 1

Violation notices: 0

Complaints: 3 (property maintenance)

Fire calls: 0