

Memorandum

Date: May 9, 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 public hearing was held on April 26 and remains open. TG Miller is evaluating this application for the Town and has requested additional materials from the applicant. When these materials are received, a date to resume the hearing will be scheduled. Meanwhile, the Planning Board held a special meeting concerning this application on May 3rd and will be forwarding recommendations to the Town Board. Public comments continue to be received daily and are posted to the town's website under application reviews at:

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

Planned Unit Development at 1061 Dryden Road: A public hearing was opened at the Town Board meeting on April 20th. The board asked the applicant to provide new materials and when they submit them they will be posted to 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.

Property Maintenance Code Violations at 473 Bone Plain Road: The Planning Department issued a Notice of Violation to the owner for numerous Property Maintenance Code violations. The property owner has been unable to remedy the situation so this matter will be turned over to the court.

Townhome project at 902 Dryden Road submits revised site plan: The construction of 8 new townhomes here is nearing completion and the builder would like to reconfigure the sidewalks to improve the traffic flow and access. They submitted a revised site plan for approval.

Housing project on Mineah Road: A proposal to build 16 rental houses on a 12 acre parcel on Mineah Road received site plan approval from the planning board last month.

Subdivision Reviews by Planning Board: A 7 lot conservation subdivision at 430 Lake Road is undergoing preliminary plat review. A 5 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. The 5 lot conservation subdivision at 1624 Ellis Hollow Road received final plat approval last month.

Village of Dryden water project: Two new water supply wells have been completed at Dryden Lake Park. Work will commence this month on construction of two new storage tanks and pipeline mains to connect into the village water network. This \$5 million project upgrades the village water supply, increasing safety and reliability.

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

Building permits: 14 (one single family home)

Zoning permits: 0

Special Use Permit Reviews: 1

Site Plan Reviews: 1

Variance reviews: 0

Fire safety inspections: 9

Building inspections: 40

New businesses: 0

Subdivisions: 4

Violation notices: 1

Complaints: 4(property maintenance) (sent 20 warning letters about unlicensed vehicles)

Fire calls: 0

Training hours: 14

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

Building permits: 1

Zoning permits: 2

Special Use Permit reviews: 0

Site Plan Reviews: 1

Variance reviews: 1

Fire safety inspections: 4

Building inspections: 4

New businesses: 0

Subdivisions: 0

Violation notices: 0

Complaints: 1 (property maintenance) (sent 4 warning letters about unlicensed vehicles)

Fire calls: 0