

## Memorandum

Date: May 11, 2016

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

**SUP for Repair Shop:** The concept for an automotive repair garage on Cricket Lane, a residential area north of Freeville, was introduced at the March Town Board meeting. The hearing will be held at the May 19<sup>th</sup> Town Board meeting at 7 pm with board action to follow.

**SUP for Tower:** Verizon completed their application for a Special Use Permit (SUP) to place a telecommunications tower near Route 13 and Irish Settlement Road. Tompkins County Planning Department and Emergency Services are both reviewing as well as Taitem Engineering on behalf of the Town. A hearing should be scheduled for the June 16 meeting.

**Planned Unit Development (PUD) at 1061 Dryden Road:** There is a proposal to create a PUD on the east side of Varna where the old railroad bridge crosses Route 366. The Concept Plan will be presented at the May 19 meeting. More details to follow in a separate memo.

**Rental Units at Mineah Road and Route 13:** There is a proposal to build 20 single family homes on a 9 acre lot in the Mixed Use Commercial District. Building single family homes is allowed as of right in this district with a maximum density of 4 dwelling units/acre. There are no special use permit or site plan review requirements.

**Zoning Law amendment concerning density in RR and RA districts when sewer and water are present:** This amendment was introduced last month but the Planning Board requests more time to review before the Town Board takes action.

**Purchase of Development Rights (PDR):** The County received 2 applications from Dryden residents interested in PDRs. These applications will be held until such time as the town budgets funds or resources to pursue this.

**International Code Council (ICC) annual convention:** The process of revising code is ongoing with major actions done at the annual convention. Kevin Ezell took a week of his vacation time in April to attend the convention and serve on a committee composed of industry experts that reviewed over 400 proposed changes to the building code. On a local note, the 2015 ICC building code was recently adopted by NYS to be fully implemented by October 2016. This replaces the current 2010 NYS Code.

## Planning Department activity for TOWN -April 2016

Building permits: 29 (includes 7 new single family homes, one is >\$1/2 mil.)

Zoning permits: 1

Special Use Permit Reviews: 1

Site Plan Reviews: 0

Fire safety inspections: 1

Building inspections: 21

New businesses: 0

Subdivisions: 3

Violation notices: 1

Complaints: 3 (vermin and high traffic volume at a residence)

Fire calls: 0

Training hours: 24 hours in code enforcement, 12 in planning

## Planning Department activity for VILLAGE - April 2016

Building permits: 1

Zoning permits: 2

Special Use Permit reviews: 0

Site Plan Reviews: 0

Variance reviews: 2

Fire safety inspections: 5

Building inspections: 3

New businesses: 1

Subdivisions: 0

Violation notices: 0

Complaints: 4 (no heat and garbage)

Fire calls: 0