

Memorandum

Date: June 14, 2016

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

SUP for 4 Cricket Lane -Repair Shop: The hearing remains open. A revised site plan was submitted that addresses many of neighbor's concerns and stipulated to some operational constraints.

SUP for Verizon Tower: Verizon completed their application for a Special Use Permit (SUP) to place a telecommunications tower near Route 13 and Irish Settlement Road. The public hearing will open on June 16. Tompkins County Planning Department and Emergency Services and the Town's engineering consultants have reviewed the proposal and have found no problems. There is another Verizon tower proposal in the Town of Groton that is within 500 feet of the Dryden town line. This is being reviewed by the planning board.

Planned Unit Development (PUD) at 1061 Dryden Road: The Concept Plan was presented at the May 19 meeting. The applicant awaits a board resolution to either refer to planning board, refer to applicant for changes or reject. The issue of sewer capacity was researched by the Town Engineer who found that there was a limit of 252-315 more hookups in the Varna Sewer District based on the Town's agreement with the Ithaca Area Wastewater Treatment Plant.

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. However, their initial plans call for more parking than is allowed by the Town's zoning so they will be applying to the planning board for approval.

Zoning Law amendment concerning density in RR and RA districts when sewer and water are present: This amendment was introduced in April but the Planning Board requested more time to review before the Town Board takes action. Upon review the planning board now refers the original amendment without change. A public hearing should be scheduled for July.

South Hill Recreation Way: The present trail extends about 2 miles up the Six Mile Creek drainage from the City of Ithaca. Extending it another 2 miles to Banks Road is now being discussed by the towns of Ithaca, Dryden, Caroline and Danby through which the trail runs. NYSEG purportedly owns the right-of-way and is receptive to opening up this rail-trail that is already used informally. Contact with adjacent landowners has begun. The Town Board could conduct a public hearing to gather information.

Hazardous structure on Morris Road: A collapsed single-family structure is a potential threat to anyone within the fall zone of the still standing chimney. A Notice of Violation was mailed to the owner and if he fails to respond to that Notice, the matter shall be turned over to the Court. In the event that the owner

is unwilling or unable to remedy the situation the Town may need to raze and dispose of this unsafe structure.

Variances: The Zoning Board of Appeals met for the first time in a year and granted two area variances for minor encroachments into front yard setbacks.

Expanding gravel operation: RMS Gravel has applied to the DEC to expand their extraction zone, increasing the depth by 25 feet. The Town raised concerns over impact to the water table and research found that there will be no negative impact to the aquifer.

Poets Landing: Phase II of this project in the Village of Dryden is now applying for building permits and is scheduled to break ground by the end of August.

Planning Department activity for **TOWN** -May 2016

Building permits: 18 (includes 4 new single family homes, one commercial building)

Zoning permits: 1

Special Use Permit Reviews: 1

Site Plan Reviews: 0

Fire safety inspections: 7

Building inspections: 91

New businesses: 0

Subdivisions: 0

Violation notices: 1

Complaints: 3 (property maintenance)

Fire calls: 0

Training hours: 0

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

Building permits: 6

Zoning permits: 5

Special Use Permit reviews: 0

Site Plan Reviews: 0

Variance reviews: 0

Fire safety inspections: 0

Building inspections: 4

New businesses: 0

Subdivisions: 0

Violation notices: 5

Complaints: 5 (property maintenance)

Fire calls: 0