

Memorandum

Date: October 13, 2016

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Planned Unit Development (PUD) at 1061 Dryden Road: The Town Board approved the Concept Plan with conditions on October 5. The applicant now has 270 days to submit a Development Plan.

Tiny Timbers Subdivision at 5 Freese Road, Varna: The final plat was submitted. A public hearing will be held at the October 27 Planning Board meeting. Only half of the lots have road frontage, with the internal lots accessed via the internal road and parking area, so the applicant has asked the Town Board to establish an Open Development Area (ODA) for this parcel. The planning board has reviewed this and recommends establishing the ODA. A hearing is set for the October 20 Town Board meeting.

Open development area for 35+ landlocked acres between Asbury Road and Bone Plain Road: The owner has an access easement to Scofield Road and asked the Town Board to establish an Open Development Area (ODA) so that she may build a single family dwelling on this lot. The planning board reviewed this and recommends the ODA be established with conditions. A hearing is set for the October 20 Town Board meeting.

Special Use Permit for Verizon Tower on Dryden Road: The public hearing remains open. The Town awaits a report from the NYS Historic Preservation Office before the SEQR review can be completed.

Antenna and equipment upgrade at Simms Hill Road telecommunications tower: T-Mobile applied to amend their Special Use Permit. A hearing is set for the October 20 Town Board meeting.

Amending Special Use Permit for Midline Road telecommunications tower: Clarity Connect wants to amend their SUP to remove the requirement for a fence. A hearing is set for the October 20 Town Board meeting.

Special Use Permit for storage business at Freeville Road and Enterprise Drive: At the September 15 meeting the owner of Ideal Self Storage introduced this project to build 10,500 square feet of self-storage space. A hearing is set for the October 20 Town Board meeting.

Unsafe structure on Morris Road: In response to a Notice of Violation the landowner obtained a permit to demolish the structure. He has failed to act on that. The Town's Unsafe Buildings Law, Local Law #2 of 1981 outlines the procedure whereby the Town Board can order the demolition of the building. We will initiate that procedure with a full report to the board.

National Flood Insurance Program Inspection: On September 21 DEC conducted a Community Assistance Visit on behalf of the Federal Emergency Management Agency. This is part of their

administration of the National Flood Insurance Program. One potential violation was noted but our further investigation found this to be in error. The DEC report also noted that both our Flood Damage Prevention Law and permit application could be updated, which we would like to pursue. We also took the opportunity to request that the local floodplain maps be updated and DEC agreed that the 1984 maps do not provide an adequate level of detail.

Village Water Wells: a) The two new village wells at Dryden Lake Park are being tested. One is producing at 600 gpm, well above the desired 280 gpm that would serve the present demand in the village. This positively impacts the ability to serve future water needs outside of the village. B) One of the well houses, located north of the northern parking lot will require a security fence that will encroach 3 feet into the paved parking lot, resulting in a loss of parking space.

Area variances: Next month the Zoning Board of Appeals will hear three requests for area variances. Two deal with subdivisions and one for a yard setback.

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

Building permits: 21 (includes 2 new single family homes, 3 businesses expanding)

Zoning permits: 0

Special Use Permit Reviews: 4

Site Plan Reviews: 4

Fire safety inspections: 0

Building inspections: 66

New businesses: 0

Subdivisions: 2

Violation notices:

Complaints: 4 (property maintenance, unsafe structure)

Fire calls: 0

Training hours: 8

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

Building permits: 0

Zoning permits: 0

Special Use Permit reviews: 0

Site Plan Reviews: 0

Variance reviews: 0

Fire safety inspections: 1

Building inspections: 5

New businesses: 0

Subdivisions: 0

Violation notices: 0

Complaints: 2

Fire calls: 0