

Memorandum

Date: December 8, 2016

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Special Use Permit for Verizon Tower on Dryden Road: The public hearing remains open. The NYS Historic Preservation Office has completed their review and now the Town Board can complete SEQR and make a decision on the application.

Amending Special Use Permit for Midline Road telecommunications tower: Clarity Connect wants to amend their SUP to remove the requirement for a fence. The public hearing remains open and the applicant will appear before the board on December 15.

Public hearings on December 15 for Proposed Amendments: A proposed local law to amend the Zoning and Subdivision Laws would allow conservation subdivisions in the Varna zoning districts. A proposed solar law and accompanying comprehensive plan amendments would allow community solar projects to be built.

Variance and site plan amendment for Storage Squad at 1401 Dryden Road: Storage Squad is erecting their first building. They also want to modify their site plan to move the entry kiosk closer to the road and their fence further from the road. They will be submitting a variance request and modified site plan for consideration by the town board and ZBA in January/February.

Dryden Lake Golf Course Subdivision: The owners of this land adjacent to Dryden Lake are proposing a major subdivision. A sketch plan of this 7 lot subdivision will be reviewed by the planning board this month.

Tiny Timbers Subdivision at 5 Freese Road, Varna: The final plat was conditionally approved but not all of the conditions could be met. The planning board will take up review again at the 12/21 meeting and a public hearing will be held (note change from normal meeting date).

South Hill Recreation Way Extension: A public open house was held on November 29 at the Coddington Road Community Center to discuss the idea of extending the existing trail another three miles from its present terminus at Burns Road out to Brooktondale. Over 100 attended representing adjacent landowners, people who already use the trail, trail advocates and other

members of the general public. While adjacent landowners are mostly opposed to the idea, the majority of attendees supported this extension.

Extending sewer and water along Route 13: There is another retail business that is going to build along Route 13 east of the Route 366 intersection (NYSEG). At some point we should investigate an extension of utilities along this corridor.

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

Building permits: 11 (includes 2 new single family homes, 1 new business)

Zoning permits: 2

Special Use Permit Reviews: 1

Site Plan Reviews: 0

Fire safety inspections: 0

Building inspections: 44

New businesses: 1

Subdivisions: 2

Violation notices: 3

Complaints: 5 (property maintenance)

Fire calls: 0

Training hours: 0

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

Building permits: 2

Zoning permits: 1

Special Use Permit reviews: 0

Site Plan Reviews: 0

Variance reviews: 0

Fire safety inspections: 0

Building inspections: 15

New businesses: 0

Subdivisions: 0

Violation notices: 0

Complaints: 0

Fire calls: 0