

Memorandum

Date: August 14, 2017

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Mineah Road traffic and drinking water concerns: Pineridge Cottages, a 24 unit development on the west side of Mineah Road, underwent site plan review by the planning board and was approved 4/27/17. Neighborhood residents have since petitioned the planning board to have more traffic studies done. The Town will be requesting that the NYS Department of Transportation investigate this. Neighbors are also concerned that drilling the drinking water wells for this project will affect other wells in the neighborhood. They are communicating with the Tompkins County Health Department about this issue.

Village Water project delays: Installing water pipe along Lake Road is delayed pending securing necessary easements. Other aspects of the project involving tanks and other pipelines are proceeding.

Special Use Permit application for Large-Scale Solar Facilities at 2150 Dryden Road and at Turkey Hill, Dodge and Stevenson Roads (Ellis Tract): The environmental review (SEQR) was completed by the Town Board on 7/20/17 and the planning board held a special meeting on 8/2/17 to review the application and forward recommendations to the Town Board on site plan. A public hearing is scheduled for 8/17/17 when the Town Board will consider SUN8's application. The application materials and public comments are posted to the town's website under application reviews at:

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

Special Use Permit (SUP) application for Large-Scale Solar Facilities at 2243 Dryden Road: Delaware River Solar has applied for a SUP to construct two 2 MW facilities on land behind the electrical substation on Dryden Road (Evan Carpenter parcel). This project will be introduced at the planning board meeting on 8/24/17.

Property Maintenance Code Violations at 473 Bone Plain Road: The Planning Department issued an appearance ticket to the owner for numerous Property Maintenance Code violations. The court hearing scheduled for August was adjourned until September.

New Townhome project proposed at 802 Dryden Road: A public hearing will be held at the planning board meeting on 8/24/17 to review Modern Living Rental's proposal to build 42 townhomes on three acres near the Game Farm Road intersection.

Subdivision Reviews: The final plat for a 7 lot conservation subdivision at 430 Lake Road was approved. A sketch plan for a 5 lot subdivision at 2150 Dryden Road for possible development of community solar projects was reviewed by the planning board at a special meeting on 8/2/17. Preliminary plat review with a public hearing are scheduled for 8/24/17.

Zoning Board of Appeals granted variance requests: Relief from yard setbacks were granted at 13 Ringwood Court, 542 Main Street (Etna) and 2 Lilac Lane. Relief from the setback for a sign was granted at 100 Cortland Road.

Planning Department activity for TOWN -July 2017

Building permits: 10
Zoning permits: 2
Special Use Permit Reviews: 1
Site Plan Reviews: 1
Variance reviews: 2
Fire safety inspections: 4
Building inspections: 41
New businesses: 0
Subdivisions: 5
Violation notices: 0
Complaints: 6
Fire calls: 0
Training hours: 5

Planning Department activity for VILLAGE -July 2017

Building permits: 4
Zoning permits: 2
Special Use Permit reviews: 0
Site Plan Reviews: 1
Variance reviews: 1
Fire safety inspections: 0
Building inspections: 8
New businesses: 0
Subdivisions: 0
Violation notices: 2 (property maintenance)
Complaints: 4 (property maintenance)
Fire calls: 0