

## Memorandum

Date: September 20, 2017

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

**Providing for increasing future water demand:** Discussions are proceeding with the Town of Ithaca to transfer control of some water supply infrastructure located along Dryden Road. This will supply more water to the water districts in the western part of the Town of Dryden as more development drives increased demand.

**New Townhome project proposed at 802 Dryden Road:** A public hearing will be held at the planning board meeting on 9/28/17 to review Modern Living Rental's proposal to build 42 townhomes on three acres near the Game Farm Road intersection.

**Approval of Electrical Inspectors:** The Town requires that electrical inspectors meet national or state certifications and maintains a list of approved electrical inspectors. In order to accommodate the increased development and building within the Town of Dryden more inspectors are needed. The town's Code Enforcement Officers reviewed applications and are forwarding qualified applicants to be considered for approval by the Town Board.

**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 Town Board meeting on 9/21/17.

**Subdivision Reviews:** A preliminary plat for a 5 lot subdivision at 2150 Dryden Road for possible development of community solar projects was approved by the planning board on 8/24/17. Final plat review with a public hearing is scheduled for 9/28/17.

**Zoning Board of Appeals (ZBA) variance requests:** Relief from the front yard setback was granted at 15 Cobb Street. A request for relief from yard setbacks for the SUN8 large-scale solar energy systems at 2150 Dryden Road and the Ellis Tract (Turkey Hill, Stevenson and Dodge Roads) will be considered at the next ZBA meeting on 10/3.

Planning Department activity for **TOWN** -August 2017

Building permits: 24

Zoning permits: 6

Special Use Permit Reviews: 2

Site Plan Reviews: 3

Variance reviews: 3

Fire safety inspections: 1

Building inspections: 41

New businesses: 0

Subdivisions: 9

Violation notices: 0

Complaints: 6

Fire calls: 0

Training hours: 12

Planning Department activity for VILLAGE -August 2017

Building permits: 2

Zoning permits: 1

Special Use Permit reviews: 0

Site Plan Reviews: 2

Variance reviews: 0

Fire safety inspections: 0

Building inspections: 15

New businesses: 0

Subdivisions: 0

Violation notices: 0

Complaints: 4 (property maintenance)

Fire calls: 1