

Memorandum

Date: March 13, 2018

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

Application materials and other documents for the items below can be found at:

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

Conservation Subdivision at 1540 Ellis Hollow Road: The Planning Board approved the final plat for a 7 lot conservation subdivision at 1540 Ellis Hollow Road. As a condition of approval there is a Conservation Easement on one of the lots that is being donated to the Town. A public hearing will be held at the Town Board meeting on April 19 to consider accepting that conservation easement.

Subdivision at 2150 Dryden Road for Large-Scale Solar Facilities: The planning board approved the final plat and a common driveway application at their meeting on February 22.

Subdivisions for Large-Scale Solar Energy Systems at Ellis Tract: Final plats were signed for four minor subdivisions at Stevenson, Dodge and Turkey Hill Roads (known as the Ellis Tract) for purposes of installing solar facilities.

Special Use Permit (SUP) applications for Large-Scale Solar Facilities at 2243 Dryden Road: Delaware River Solar is applying for SUPs to construct two facilities on land behind the electrical substation on Dryden Road. TG Miller, acting for the Town, has reviewed this application for environmental impacts and prepared a draft SEQR Full Environmental Assessment Form Parts 2 & 3 for consideration. A public hearing was held on February 15 and environmental review was conducted with one issue pending. This has since been resolved by NYS Department of Environmental Conservation. The hearing is to be continued at the March 15 Town Board meeting at which time the board can complete the SEQR review and consider approval of the applications.

Special Use Permit (SUP) application at 225 North Road: A small manufacturing facility closed down and a hair salon business wants to move in. A service business is allowed in this Rural Residential District by SUP. This project was introduced at the February 15 meeting and a public hearing is set for the April 12 Town Board meeting to consider this application.

Revised Site Plan for 1061 Dryden Road (Evergreen Townhomes) Planned Unit Development (PUD): The Town Board approved the PUD and site plan on May 30, 2017. Upon further design work the footprint of all 6 buildings in this project have been reduced and this increases the setback from the lot lines. An application to revise the site plan was introduced at the February 15 meeting and a public hearing is set for the April 19 meeting to consider this application.

New Business at 57 Hall Road: The site plan for a new warehouse on Hall Road was approved by the Planning Board on February 22.

Dryden Agriculture and Farmland Protection Plan: The Agriculture Advisory Committee did their final review and the Town Board will consider adoption of this plan at the continuation of the public hearing on March 15.

Property maintenance complaints at 473 Bone Plain Road and 107 Morris Road: These two properties have been the subject of complaints for some time. Action plans are being prepared for board review next month.

Planning Department activity for TOWN -February 2018

Building permits: 11 (1 single family, 1 duplex)

Zoning permits: 2

Special Use Permit Reviews: 1

Site Plan Reviews: 1

Variance reviews: 0

Fire safety inspections: 0

Building inspections: 54

New businesses: 0

Subdivisions: 11

Violation notices: 0

Complaints: 4 (property maintenance)

Fire calls: 0

Training hours: 4

Planning Department activity for VILLAGE -February 2018

Building permits: 2

Zoning permits: 1

Special Use Permit reviews: 0

Site Plan Reviews: 0

Variance reviews: 0

Fire safety inspections: 1

Building inspections: 3

New businesses: 0

Subdivisions: 0

Violation notices: 0

Complaints: 2 (property maintenance)

Fire calls: 0