

Memorandum

Date: April 17, 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/>

Open House in Varna: A development team is looking at property in Varna for multi-family housing and has scheduled an open house to get some community input. It will be held at the Varna Community Center on Monday, May 14 from 6:30-8:00.

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.

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 will be held at the April 19 meeting to consider this application.

Special Use Permit (SUP) applications for Large-Scale Solar Facilities at 2243 Dryden Road: This SUP was conditionally approved by the Town Board on March 15. Delaware River Solar LLC is now in the process of submitting documents to meet those conditions.

Special Use Permit (SUP) application at 225 North Road: The SUP for a hair salon business was approved by the Town Board on April 12.

Camp Earth Connection on Hammond Hill Road: The operator of this camp wants to expand the operation and will introduce the project at the April 19 Town Board meeting. This is an expansion of a pre-existing nonconforming use and as such requires a Special Use Permit.

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 will be reviewed by the board this month.

Water supply for 802 Dryden Road Townhomes: The developer will be extending the public water main to their property line in order to connect to a water supply. This presents an opportunity for the Town to

consider accepting ownership and responsibility for this additional infrastructure. Options can be discussed at the April 19 meeting.

Traffic Light Study requested: The Town requested that NYSDOT conduct a study of the Freese Road/Route 366 intersection to see if a traffic signal is indicated. They will begin by collecting some new traffic counts and other data.

Planning Department activity for **TOWN** -March 2018

Building permits: 6
Zoning permits: 2
Special Use Permit Reviews: 1
Site Plan Reviews: 0
Variance reviews: 1
Fire safety inspections: 1
Building inspections: 34
New businesses: 1
Subdivisions: 5
Violation notices: 0
Complaints: 3 (drainage, signs, property maintenance)
Fire calls: 0
Training hours: 13

Planning Department activity for **VILLAGE** -March 2018

Building permits: 1
Zoning permits: 0
Special Use Permit reviews: 0
Site Plan Reviews: 0
Variance reviews: 0
Fire safety inspections: 4
Building inspections: 6
New businesses: 0
Subdivisions: 0
Violation notices: 0
Complaints: 1 (property maintenance/roaches)
Fire calls: 0