

Memorandum

Date: September 18, 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/>

Trinitas Townhome project in Varna at 959 Dryden Road: Trinitas Ventures is continuing to revise their sketch plan in response to feedback from the Town’s boards and public. The latest revision shows a reduction in street-level parking with an increase in the amount of greenspace on the parcel. The retail space along Dryden Road has been enlarged and land has been set aside for a community garden. The sketch plan review will continue at the September 20 Town Board meeting.

Special Use Permit (SUP) for a professional office at 1610 Dryden Road: A veterinary medicine practice has applied to convert the former Phoenix Books barn into a veterinary medical center. This 13.2 acre lot is in a Rural Residential district. The project will be introduced at the September 20 Town Board meeting with a public hearing to be scheduled for October 18.

Special Use Permit (SUP) for Drive-Through Facility at 1384 Dryden Road: The Laser Brewer Boutique is being converted into a café and taproom with a drive-up window for coffee. A public hearing will be held at the September 20 Town Board meeting.

Rail Trail Easements: A hearing will be held at the October 18 Town Board meeting concerning the Town accepting more trail easements from landowners along the former Lehigh Valley rail bed.

Townhomes at 802-812 Dryden Road: Site clearing has begun on this project to construct 42 townhomes at the intersection of Route 366 and Game Farm Road. A draft water service agreement will be reviewed by the Town Board at the September 20 meeting. This agreement would allow the developer to install water lines under Dryden Road to connect to the Bolton Point system.

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

Building permits: 21 (4 single family homes, 42 townhomes)

Zoning permits: 5

Special Use Permit Reviews: 2

Site Plan Reviews: 0
Variance reviews: 0
Fire safety inspections: 2
Building inspections: 37
New businesses: 0
Subdivisions: 5
Violation notices:
Complaints: 1
Fire calls: 0
Training hours: 4

Planning Department activity for VILLAGE -August 2018

Building permits: 0
Zoning permits: 1
Special Use Permit reviews: 0
Site Plan Reviews: 0
Variance reviews: 1
Fire safety inspections: 3
Building inspections: 1
New businesses: 0
Subdivisions: 0
Violation notices: 1 (sign ordinance)
Complaints: (property maintenance, abandoned vehicles, storage trailers)
Fire calls: 0