

## Memorandum

Date: October 16, 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/>

**New Code Enforcement Officer (CEO) in Town:** Steve Cortright started work this month bringing the Planning Department back up to four staff following the retirement of CEO Kevin Ezell in August. Steve is a NYS licensed CEO who brings a wealth of experience from over 30 years in the construction trades. The Town is very fortunate that we can continue to provide such a high quality of service to residents.

**Trinitas Townhome project in Varna at 959 Dryden Road:** Sketch plan approval was granted with conditions in September but a final site plan has yet to be submitted.

**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. A public hearing will be held on October 18.

**Special Use Permit (SUP) amendment for colocation of antennas at 1397 Dryden Road:** Sprint has applied to place 3 additional antennas on the existing tower located uphill from the NYSEG building. An engineering review is underway. A public hearing will be scheduled for the November 15 Town Board meeting.

**Townhomes at 802-812 Dryden Road:** Site preparation continues for this project to construct 42 townhomes at the intersection of Route 366 and Game Farm Road. A draft water service agreement will be considered for approval by the Town Board at the October 18 meeting. This agreement would allow the developer to install water lines under Dryden Road to connect to the Bolton Point system.

**Zoning Board of Appeals hears four cases:** The ZBA granted two applicants relief from the front yard setback requirements on Sapsucker Woods and Yellow Barn Roads. In the third case a nonconforming use at 33 Quarry Road was changed to a similar nonconforming use. A stone fabrication business currently exists on that site and the use will now be for fabrication and assembly of modular homes. The fourth case was an appeal of 3 building permits issued on Mineah Road and the ZBA upheld the issuance of those permits.

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

Building permits: 20 (3 single family homes)  
Zoning permits: 9  
Special Use Permit Reviews: 2  
Site Plan Reviews: 1  
Variance reviews: 0  
Fire safety inspections: 2  
Building inspections: 36  
New businesses: 0  
Subdivisions: 2  
Violation notices:  
Complaints: 2 (property maintenance)  
Fire calls: 0  
Training hours: 6

Planning Department activity for VILLAGE -September 2018

Building permits: 3  
Zoning permits: 3  
Special Use Permit reviews: 0  
Site Plan Reviews: 1  
Variance reviews: 0  
Fire safety inspections: 1  
Building inspections: 3  
New businesses: 0  
Subdivisions: 0  
Violation notices: 0  
Complaints: 2 (property maintenance, mold)  
Fire calls: 0