

Memorandum

Date: February 13, 2019

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 provided a response to the items in the TG Miller review letter dated 12-17-18 but there are still some outstanding items before we have a complete application. The letter and the application materials are posted at the above website.

Amendments to the Town's Zoning Law: Section 706 of the Town's Zoning Law deals with a density bonus for Green Neighborhood Development. Award of this bonus is based on meeting standards in the 2009 LEED Neighborhood Development Protocol. The proposed amendment updates this standard to be the most current protocol rather than remain at the 2009 standard. A public hearing will be held at the February 21 Town Board meeting. Proposed amendments can be found on the web at:

<http://dryden.ny.us/>

Tompkins Cortland Community College Foundation housing and pedestrian access to Lee Road: In 1985 the Town granted a Special Use Permit (SUP) for the multi-family housing along Farview Drive. A condition of that permit required restricting pedestrian access to the east end of Lee Road and a gate was installed there. TC3 would now like to discuss other options with the neighbors and will conduct community outreach meetings. This may result in an application to modify this condition on the SUP.

Zoning Board of Appeals ruled on one case: The ZBA granted relief from frontage requirements on a minor subdivision at 30 Hollister Road following recommendations from the Planning Board.

Housing Conditions Survey: Thoma Development Consultants were selected to conduct a housing condition survey for the Town. This work is being paid for by a Community Development Block Grant (CDBG). We should have results by April and can then decide how to address documented issues with our local housing stock.

Mineah Road and Kirk Road intersections on Route 13: In response to a Town request New York State Department of Transportation is planning to place a flashing overhead signal, pedestrian crossings and sign improvements at this intersection to address safety concerns.

Planning Department activity for TOWN -January 2019

Building permits: 8
Zoning permits: 1
Special Use Permit Reviews: 0
Site Plan Reviews: 0
Variance reviews: 2
Fire safety inspections: 2
Building inspections: 22
New businesses: 0
Subdivisions: 3
Violation notices: 0
Complaints: 6 (Dodge Rd and Freese Rd noise and mud on roadway)
Fire calls: 1
Training hours: 0

Planning Department activity for VILLAGE -January 2019

Building permits: 2
Zoning permits: 0
Special Use Permit reviews: 0
Site Plan Reviews: 1 (Lewis Street)
Variance reviews: 0
Fire safety inspections: 7
Building inspections: 3
New businesses: 0
Subdivisions: 1 (29 Freeville Rd)
Violation notices: 2 (15 Freeville Rd, 2 E. Main)
Complaints: 2
Fire calls: 0