

Memorandum

Date: August 14, 2019

To: Town Board

From: Ray Burger, Planning Director

Subject: Planning Department Update

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

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

Cell Tower at 2150 Dryden Road Approved: Verizon applied for a Special Use Permit to erect a telecommunications tower at 2150 Dryden Road. The application was for the same site that they previously obtained a permit for but that original permit lapsed. After a public hearing held at the July 18 Town Board meeting the SUP was approved with some additional landscaping provided to screen the site.

Solar Projects Update: The installation of panels is complete at the Ellis Tract solar site off Stevenson, Turkey Hill and Dodge Roads. The next step is for NYSEG to connect this power to the grid. Work has begun at the solar facilities at 210/212 Ferguson Road and 2150 Dryden Road, sites where solar facilities were previously approved by the Town Board.

Mill Creek Subdivision: The Preliminary Plat for a 40-lot subdivision of a 900-acre parcel that straddles Caswell Road was approved by the Planning Board at their July 25 meeting. As part of the proposal a 23 acre tract along the Fall Creek corridor and a 3 ½ acre tract along Wood Road will be conveyed to the Town. A public hearing will be held by the Planning Board on August 22 to consider the Final Plat.

Housing Conditions Survey: This town wide survey was completed by Thoma Development Consultants and paid for by a CDBG grant. Results will be presented at the August 15 Town Board meeting.

Comprehensive Plan Update: Six proposals were received in response to the Town's RFP seeking a consultant to update the Town Comprehensive Plan. These proposals were evaluated by the planning board and a recommendation was made to the Town Board who will make the final selection.

Route 13 Corridor Study: Tompkins County hired Barton and Loguidice to conduct this study of the corridor between Warren Road and the Village of Dryden. Data collection and stakeholder meetings will commence soon.

South Hill Recreation Way: NYSEG has offered a trail license to the Town to allow the extension of the South Hill Recreation Way from the Town of Ithaca town line to the Town of Danby town line.

Zoning Board of Appeals variance request: The board reviewed an application for an area variance allowing a garage to be constructed within the front yard setback on Bone Plain Road. They tabled action until some other options could be explored by the applicant.

Planning Department activity for TOWN -July 2019

Building permits:	21	3 single family homes, 1 accessory DU
Zoning permits:	10	
Special Use Permit Reviews:	0	
Site Plan Reviews:	2	
Variance reviews:	3	
New businesses:	0	
Fire safety inspections:	1	
Building inspections:	44	
Certificates of Occupancy/Compliance:	14	
Subdivisions:	2	
Violation notices:	0	
Complaints:	0	
Fire calls:	1	
Training hours:	0	

Planning Department activity for VILLAGE -July 2019

Building permits:	2
Zoning permits:	1
Special Use Permit reviews:	1
Site Plan Reviews:	1
Variance reviews:	2
New businesses:	0
Fire safety inspections:	0
Building inspections:	8
Certificates of Occupancy/Compliance:	0
Subdivisions:	0
Violation notices:	4
Complaints:	4
Fire calls:	0