

**Memorandum**

Date: September 18, 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/>

**Trinitas –Townhomes at Dryden:** More application materials have been received on this project including a new Full Environmental Assessment Form that expands the scope of the project to include sewer and water infrastructure upgrades contemplated along Dryden Road. This application is now being reviewed for completeness. When deemed complete the Town Board will be able to proceed with the environmental review. Materials submitted are available for review on the above website.

**Mill Creek Subdivision:** The Final Plat for a 40-lot subdivision of a 900-acre parcel that straddles Caswell Road was approved by the Planning Board at their August 22 meeting. As part of the proposal a 23 acre tract along Fall Creek and a 3 ½ acre tract along Wood Road will be conveyed to the Town. A public hearing will be held by the Town Board on September 19 to consider the acceptance of these parcels.

**Comprehensive Plan Update:** On September 11 the Planning Board met with staff from EDR, the consultant selected to help with the comp plan update. Discussion centered on clarifying the scope of work and process. Next steps will be developing a public outreach plan and community survey.

**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. A public hearing will be held on September 19 when the Town Board considers accepting this license.

**Zoning Board of Appeals variance request:** The board granted a variance to construct a pole barn in the front yard of a residence on Caswell Road. This was a grant of relief from a prohibition in our Zoning Law against accessory buildings being placed in the front yard of the primary residence.

**Planning and Zoning Seminars:** Ten members from the Planning Board, Zoning Board of Appeals and Planning Department will attend a training sponsored by the Association of Towns and the NY Planning Federation in Big Flats on September 27.

Planning Department activity for TOWN -August 2019

Building permits: 20 (3 single family homes, 1 ADU)  
Zoning permits: 7  
Special Use Permit Reviews: 0  
Site Plan Reviews: 3  
Variance reviews: 2  
New businesses: 0  
Fire safety inspections: 1  
Building inspections: 32  
Certificates of Occupancy/Compliance: 0  
Subdivisions: 0  
Violation notices: 0  
Complaints: 0  
Fire calls: 0  
Training hours: 6

Planning Department activity for VILLAGE -August 2019

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