

**Memorandum**

Date: July 5, 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:** Verizon has applied for a Special Use Permit to erect a telecommunications tower at 2150 Dryden Road. This application is for the same site that they previously obtained a permit for but that original permit lapsed. A public hearing will be held at the July 18 Town Board meeting to consider this application.

**Mill Creek Subdivision:** A 40-lot subdivision is proposed on a 900-acre parcel that straddles Caswell Road. 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 was held by the Planning Board on June 27 to consider the Preliminary Plat. After hearing some concerns from neighbors that hearing was kept open to be resumed July 25.

**Bluebird Subdivision at 430 Lake Road.** This subdivision was approved in 2017 with 3 curb cuts provided for the 6 lots along Dryden Lake. The idea was to have shared driveways. The Planning Board held a public hearing at their June 27 meeting and amended this plat to allow for 5 curb cuts.

**Medical offices at 2141 Dryden Road:** On May 23 the Planning Board approved the site plan for a 3600 square foot medical office on this vacant lot just west of Scottie's and across from the cemetery on Route 13. Due to the wide DOT right-of-way at that point the sign at the driveway entrance will need to be placed on DOT land and will require a Special Use Permit from the Town. A public hearing will be held at the July 18 Town Board meeting to consider this.

**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 are now being evaluated by the planning board who will make a recommendation to be considered by the Town Board in August.

**Zoning Board of Appeals grants variance:** An area variance was granted allowing a garage to be constructed within the front yard setback on Gulf Hill Road.

Planning Department activity for TOWN -June 2019

Building permits:	14	2 single family home, 1 accessory DU
Zoning permits:	10	
Special Use Permit Reviews:	0	
Site Plan Reviews:	0	
Variance reviews:	1	
New businesses:	1	1922 Dryden Road-Charlie's BBQ
Fire safety inspections:	0	
Building inspections:	40	
Certificates of Occupancy/Compliance:	11	
Subdivisions:	9	
Violation notices:	1	
Complaints:	4	
Fire calls:	0	
Training hours:	15	

Planning Department activity for VILLAGE -June 2019

Building permits:	3	
Zoning permits:	4	
Special Use Permit reviews:	0	
Site Plan Reviews:	0	
Variance reviews:	2	
New businesses:	0	
Fire safety inspections:	0	
Building inspections:	3	
Certificates of Occupancy/Compliance:	0	
Subdivisions:	0	
Violation notices:	3	
Complaints:	2	
Fire calls:	0	