

Memorandum

Date: December 17, 2020

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/>

Send public comments to planning@dryden.ny.us with project address in the subject line.

Planning Department Offices open for window service: For the safety of all Town residents, the Planning Department will conduct business through a walk up window at Town Hall. Applications, complaints and inquiries are also accepted via email (planning@dryden.ny.us), phone and mail.

Comprehensive Plan Update: Public workshops will be held on the evenings of January 20th, 26th and 27th. The purpose of these meetings will be to solicit feedback on the preliminary goals and strategies that have been developed to address the community needs that were identified through public input received this past year. These meetings will be held remotely using Zoom. Details on how to join the meetings will be posted on the Town website and the project website at Dryden2045.org where you can also sign up for updates or leave a comment.

Route 13 Corridor Study: The study report was adopted by the Tompkins County Legislature in November. A copy of the final report is at:

https://tompkinscountyny.gov/files2/planning/transportation/SR%2013%20Corridor%20Study%20111720_compressed.pdf

Short-Term Rentals: A draft Local Law to regulate short-term rentals was adopted at the November 19 Town Board meeting. Contact the Planning Department for details on the law and procedures to register your business.

Noise ordinance: To address unreasonable noise in residential areas a draft local law is being considered. A public hearing will be held at the Town Board meeting on December 17. The draft law defines unreasonable noise and provides regulations.

Special Use Permit (SUP) for a Contractor's Yard at 1622 Dryden Road: An application for a Contractor's Yard on this 15 acre parcel was received from Nickolas Bellisario. This parcel is located in the Rural Residential District and an SUP is required for this use. The project will be introduced to the Town Board on December 17.

Special Use Permit (SUP) for multi-family dwellings at 1279 Dryden Road: An application to build 28 dwelling units on this 10 acre parcel was received from Richard Wawak. This parcel is located in the Mixed Use Commercial District and an SUP is required for this use. The project will be introduced to the Town Board on December 17.

Easement relocation at the Ithaca Area Wastewater Treatment Plant (IAWWTP): An application by City Harbor to develop the land north of Cascadilla Creek directly across from the IAWWTP includes a proposal to relocate an easement that is tied to the plant. The Town, as one of the three owners of the plant, will need to approve this action. We can expect this proposal to come before the Town Board in January.

Planning Department activity for TOWN

Building permits: 11 (1 single family home)
Zoning permits: 5
Special Use Permit Reviews: 1
Site Plan Reviews: 2
Variance reviews: 2
New businesses: 0
Fire safety inspections: 0
Building inspections: 14
Certificates of Occupancy/Compliance: 4
Subdivisions: 0
Violation notices: 2
Complaints: 4
Fire calls: 1
Training hours: 8

Planning Department activity for VILLAGE

Building permits: 2
Zoning permits: 0
Special Use Permit reviews: 0
Site Plan Reviews: 0
Variance reviews: 0
New businesses: 0
Fire safety inspections: 0
Building inspections: 5
Certificates of Occupancy/Compliance: 1
Subdivisions: 0
Violation notices: 0
Complaints: 2
Fire calls: 0