

**Memorandum**

Date: April 13, 2022

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](mailto:planning@dryden.ny.us) with project address in the subject line.

**Comprehensive Plan Update Review:** The Planning Board (PB) released a public review draft of “*Dryden2045 -an update to the 2005 comprehensive plan*” for comment through the end of March. Sixteen people provided written comments. A public hearing was held on March 24 with 10 people testifying. The PB will now meet to discuss the comments and edit the draft accordingly before they make a recommendation to the Town Board. Please visit the project website at [Dryden2045.org](http://Dryden2045.org) for more information.

**Modification of Mined Land Reclamation and Water Withdrawal Permits:** RMS Gravel applied to the NYS Department of Environmental Conservation to modify their gravel mining permits. The operation at 290 Mott Road currently covers 214.2 acres and they are applying to expand the mine by 46.4 acres. The Town will hold a public hearing on this application on April 14 and consider conditions to be attached to the permit.

**Amendment to Planned Unit Development (PUD) at 1061 Dryden Road:** M&R Entities applied to modify their PUD at 1061 Dryden Road (Evergreen Townhomes) to add 6 units to the current 36 townhome project. At the same time they are downsizing the units so that the overall footprint is smaller. This also represents a reduction in bedrooms from the original 108 bedrooms to 90 now proposed. The amended development plan will be reviewed by the Planning Board before coming to the Town Board for a public hearing next month.

**Special Use Permit (SUP) application for a Home Occupation: Level 2 business at 366 Virgil Road:** Second Knob Gifts and Antiques, LLC (which also includes Shots by Shana Photography) is closing down their store at 129 North Street and would like to relocate the business to their residence at 366 Virgil Road. They propose to relocate to a 1500 sq. ft. building behind their home. A public hearing will be held by the Town Board in May to consider this application.

**Two variance applications to be heard by the Zoning Board of Appeals in May:** The owners of 3 Signal Tower Road are applying to construct a garage in the front yard of their home. The owners of 1686 Slaterville Road are applying to be allowed to reconstruct a second dwelling on their property that was damaged by fire in 2012.

**Planning Department activity for TOWN in March**

Dwelling Units: 1  
Building permits: 20  
Zoning permits: 1  
Special Use Permit Reviews: 0  
Site Plan Reviews: 0  
Variance reviews: 0  
New businesses: 0  
Fire safety inspections: 15  
Building inspections: 32  
Certificates of Occupancy/Compliance: 20  
Subdivisions: 2  
Violation notices: 0  
Complaints: 11  
Fire calls: 0  
Training hours: 24

**Planning Department activity for VILLAGE in March**

Dwelling Units: 0  
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: 0  
Certificates of Occupancy/Compliance: 0  
Subdivisions: 0  
Violation notices: 0  
Complaints: 7  
Fire calls: 0