

Memorandum

Date: May 18, 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 with project address in the subject line.

Comprehensive Plan Update Review: The Planning Board (PB) recommended that the Town Board adopt “*Dryden2045 -an update to the 2005 comprehensive plan*” and forwarded a draft of that plan for Town Board consideration. The Town Board will now hold a public hearing in June to consider adoption of this amendment to the 2005 Comprehensive Plan. Please visit the project website at Dryden2045.org for more information.

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 was reviewed by the Planning Board and is now before the Town Board for a public hearing May 19.

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 on May 19 to consider this application.

SUP application for automotive and trailer sales at 129 North Street: In 2018 the Town granted a SUP to Dave Donlick to operate an automotive sales business at 119 North Street. That business would now like to move across the street to a larger lot at 129 North Street and is applying for a SUP at this new location. A public hearing will be scheduled for June.

Two variance applications to be heard by the Zoning Board of Appeals in June: The owners of 105 Caswell Road are applying to construct an accessory structure in the front yard of their future home. The owners of 3 Sunset West are applying to construct an accessory structure in the front yard of their home.

Planning Department activity for TOWN in April

- Dwelling Units: 0
- Building permits: 31
- Zoning permits: 11
- Special Use Permit Reviews: 1
- Site Plan Reviews: 2
- PUD 1
- Variance reviews: 2
- New businesses: 0
- Fire safety inspections: 10
- Building inspections: 43
- Certificates of Occupancy/Compliance: 6
- Subdivisions: 3
- Violation notices: 0
- Complaints: 3
- Fire calls: 0
- Training hours: 28

Planning Department activity for VILLAGE in April

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