

**Memorandum**

Date: June 15, 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) 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 on June 16 to consider adoption of this amendment to the 2005 Comprehensive Plan. Please visit the project website at [Dryden2045.org](http://Dryden2045.org) for more information. The latest draft and other materials are also available on the Town website above.

**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 Ellis Drive to a larger lot at 129 North Street and is applying for a SUP at this new location. The Town Board will consider this application at a public hearing scheduled for June 16.

**Landscaping at large-scale solar facilities:** Crews have been busy replacing the landscaping trees that have died at the 2150 Dryden Road and Ellis Tract solar facilities. Fencing enclosures are being used to protect against deer browsing for some of the trees.

**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 the Town Board approved the amendment at a public hearing on May 19.

**Two variance applications were heard by the Zoning Board of Appeals in June:** The owners of 105 Caswell Road received a variance to construct an accessory structure in the front yard of their future

home. The owners of 3 Sunset West received a variance to construct an accessory structure in the front yard of their home.

**Planning Department activity for TOWN for May**

Dwelling Units: 7 (4 SFH, 2 ADU, 1 Multi)  
Building permits: 34  
Zoning permits: 10  
Special Use Permit Reviews: 1  
Planned Unit Development (PUD) 1  
Site Plan Reviews: 0  
Variance reviews: 3  
New businesses: 1  
Fire safety inspections: 3  
Building inspections: 14  
Certificates of Occupancy/Compliance: 6  
Subdivisions: 1  
Violation notices: 1  
Complaints: 7  
Fire calls: 0  
Training hours: 4

**Planning Department activity for VILLAGE for May**

Dwelling Units: 0  
Building permits: 12  
Zoning permits: 5  
Special Use Permit reviews: 0  
Site Plan Reviews: 3  
Variance reviews: 0  
New businesses: 0  
Fire safety inspections: 0  
Building inspections: 2  
Certificates of Occupancy/Compliance: 0  
Subdivisions: 0  
Violation notices: 0  
Complaints: 4  
Fire calls: 0