

DRYDEN TOWN BOARD REQUESTING THAT THE PLANNING BOARD
MANAGE AND EXECUTE A GENERAL UPDATE TO THE TOWN ZONING
LAWS, SUBDIVISION LAWS AND DESIGN GUIDELINES

WHEREAS, Dryden's zoning and subdivision laws, adopted following the 1968 comprehensive plan and amended multiple times, have not received a comprehensive review and update, and

WHEREAS, recognized best practices for zoning and subdivision laws have changed considerably, for example, to meet community goals to allow greater diversity of uses and remove regulatory complexity and uncertainty for desired development types, and

WHEREAS, incremental amendments and changes to existing zoning and subdivision laws have created a patchwork of documents that are sometimes difficult to navigate, creating a confusing regulatory environment, and

WHEREAS, Dryden's various boards that use the zoning and subdivision laws have, over the years, noted a variety of problems such as confusing language, impractical requirements, and obsolete references, and

WHEREAS, the Dryden Town Board adopted Dryden2045, an update to the 2005 Comprehensive Plan, on July 21, 2022, and

WHEREAS, the purpose of Dryden2045 is to inform an update to Dryden's zoning and subdivision laws to meet its guiding principles and community goals, and

WHEREAS, the Town has budgeted \$50K for FY2023 to hire a consultant and begin the update process,

NOW, THEREFORE, BE IT RESOLVED, that the Town Board requests that the Planning Board manage a comprehensive review and update to the zoning laws, subdivision laws and design guidelines using an open and transparent process that includes town staff, boards, and the citizens of Dryden. Further, the Town Board requests that the Planning Board engage the services of a consultant to prepare the update and to complete and deliver the draft update to the Town Board no later than June 30, 2025, and

ALSO BE IT RESOLVED, that the update be guided by the following actions and principles:

1. The update must be guided by the underlying tenet of the 2005 Comprehensive Plan to preserve the rural character of Dryden and protect its open spaces, natural areas, and farmlands.
2. The update should create a regulatory environment that supports more diversity in housing types. Methods include allowing multifamily housing by right in more

- zones, expanding use of accessory dwelling units and apartments, increasing density/reducing minimum lots sizes, using incentive zoning (for example, density bonuses, relaxed building height regulations, area and bulk regulations, etc.) to encourage desired development types, and, for large development projects, consider mandatory provisions for desired housing types to include "affordability" and "best practices for providing outdoor space for active & passive recreation".
3. Critically examine the defined purpose of each of the zone types to ensure they accurately describe the desired uses. The fact that current zoning includes over 130 use types that are allowed but only with Special Use Permits suggests that the zone definitions themselves may be unclear or excessively narrow.
 4. Simplify or remove regulatory provisions that create development uncertainty for desired types of development. For example, the aforementioned SUP table contains uses associated with multi-family housing types including senior housing facilities. Other regulated uses have the effect of discouraging diverse development that supports walkable/mixed use communities.
 5. Review the zoning map and zoning and subdivision laws to ensure they align with nodal development areas and existing/future services such as transit, water, and sewer. Refer to the Future Land Use Plan in Dryden2045.
 6. Critically examine the zoning and subdivision regulations that are intended to allow regulatory flexibility, to ensure the underlying criteria and structure encourages desired development outcomes such as diverse housing, walkable communities and preservation of open space.
 7. Critically examine the Residential and Commercial Design Guidelines to ensure they support the goals and principles of the 2005 Comprehensive Plan and the Dryden2045 Update.
 8. Critically examine the current regulation requiring the Town Board rather than the Planning Board to approve Special Use Permit applications.
 9. Criteria for consultant selection should include that the project principle/manager for the update project has significant, proven experience writing and updating zoning and subdivision regulations in rural communities and using contemporary best practice methods to deliver the above actions.