

Memorandum

Date: November 15, 2023

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 the project address in the subject line.

Proposed Amendment to Zoning Law Regarding Billboards: A Local Law amending Section 270 of the Town Code was passed in August establishing a Billboard Overlay District in two areas along Route 13 where the adjacent zoning is Industrial. It was discovered that the width of the district is so narrow in one location as to preclude the siting of a billboard there. A public hearing will be held on December 14 to consider widening the district by 25 feet in one area to the west of the Route 366 and 13 intersection by NYSEG.

Amending the Town Zoning and Subdivision Laws: The Town released a Request for Proposals (RFP) to find a consultant to analyze our existing code and propose modifications. The deadline for proposals is January 16, 2024. This effort will be led by the Planning Board as requested by the Town Board.

Special Use Permit (SUP) Application for Contractor Yard on Route 13: A Special Use Permit (SUP) application was submitted for a contractor yard at 1622 Dryden Road. As part of the application they propose using a shared driveway and planting vegetative screening. A public hearing will be scheduled for the December 21 Town Board meeting to consider this Special Use Permit application.

Site plan Review for Contractor Yard on Quarry Road: An application for site plan review for a contractor yard at 33 Quarry Road will be reviewed at the November 30 Planning Board meeting. This proposal is adjacent to the existing mining operation and utilizes an area previously quarried.

Town Hall Wetland Delineation: The field work to map out where wetlands exist on the town lands located behind the Town Hall and Highway buildings will take place this month. This is a precursor to a future master planning effort for these lands.

Three cases for Zoning Board of Appeals (ZBA) in December: Applications requesting area variances to expand buildings into or place accessory structures in the front yard at 464 Sheldon Road, 1648 Dryden Road and 36 Mott Road will be reviewed at a public hearing in December.

Planning Department activity for TOWN for October

- Dwelling Units: 2
- Building permits: 30
- Zoning permits: 10
- PUD 1
- Special Use Permit Reviews: 2
- Site Plan Reviews: 2
- Variance reviews: 0
- New businesses: 0
- Fire safety inspections: 12
- Building inspections: 29
- Certificates of Occupancy/Compliance: 13
- Subdivisions: 2
- Violation notices: 1
- Complaints: 8
- Fire calls: 1
- Training hours: 9

Planning Department activity for VILLAGE for October

- Dwelling Units: 0
- Building permits: 3
- Zoning permits: 2
- Special Use Permit reviews: 0
- Site Plan Reviews: 1
- Variance reviews: 0
- New businesses: 1
- Fire safety inspections: 19
- Building inspections: 4
- Certificates of Occupancy/Compliance: 0
- Subdivisions: 0
- Violation notices: 0
- Complaints: 4
- Fire calls: 0