

Memorandum

Date: March 20, 2024

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.

Amending the Town Zoning and Subdivision Laws: The Planning Board is leading a process to amend our zoning laws. For the initial phase they selected a consultant, Community Planning and Environmental Associates, to help them analyze our current zoning. This process will kick off in April with an audit report expected to be delivered in August. Input will be sought from the various boards and committees that advise the Town.

Requiring Payment In Lieu Of Taxes (PILOT) for Solar Energy Systems: A Local Law Creating a New Chapter 225 Entitled “Solar Systems PILOT Law” will be introduced at the March 21 Town Board meeting with a hearing to be set for the April 11 Town Board meeting. This law will establish that PILOTs are required for large solar facilities.

South Hill Recway Extension: The Towns of Danby, Caroline , Ithaca and Dryden are cooperating to extend the current 3 miles of the South Hill Recway out to the county line. The route travels over an old railroad corridor now owned by NYSEG. The towns are considering a deal to obtain an easement from NYSEG and cooperate on the development of this trail extension. A hearing will be set for April to consider obtaining an easement from NYSEG and begin developing the trail.

Site Plan Amendment for Borger Compressor Station: Berkshire Hathaway Eastern Gas Transmission and Storage Inc. (BHEGTS) applied to amend their site plan at 219 Ellis Hollow Creek Road, Borger Compressor Station. The proposal is to change the fencing and landscaping to provide better security. This application will be reviewed at the April Town Board meeting.

Borger Compressor Station Annual Report: One of the conditions of the Special Use Permit for Borger Compressor Station is that BHEGTS will give an annual report to the community detailing environmental emissions at the station. This report will be given at one of the April Town Board meetings.

Large Scale Solar Facility Proposed for Old Caswell Landfill: New York State Energy Research and Development Authority (NYSERDA) is proposing to develop the old Caswell Landfill with 12.5 Megawatts (MW) of solar generation associated with 2.5 MW of battery energy storage. This application will be reviewed by both the Planning and Town Boards in the coming months.

Planning Department activity for TOWN for February **

- Dwelling Units: 1 ADU
- Building permits: 19
- Zoning permits: 4
- Special Use Permit Reviews: 1
- Site Plan Reviews: 0
- Variance reviews: 0
- New businesses: 0
- Fire safety inspections: 7
- Building inspections: 50
- Certificates of Occupancy/Compliance: 8
- Subdivisions: 2
- Violation notices: 2
- Complaints: 10
- Fire calls: 2
- Plan review (hours) 36
- Training hours: 64

Planning Department activity for VILLAGE for February **

- Dwelling Units: 0
- Building permits: 5
- Zoning permits: 3
- Special Use Permit reviews: 2
- Site Plan Reviews: 2
- Variance reviews: 0
- New businesses: 1
- Fire safety inspections: 12
- Building inspections: 12
- Certificates of Occupancy/Compliance: 0
- Subdivisions: 3
- Violation notices: 1
- Complaints: 5
- Fire calls: 0
- Plan review (hours) 7

**Some January data was unaccounted for in the January report numbers. This data has been added into this February update so that the totals for January and February combined will be accurate for the two month period.