

**Memorandum**

Date: May 15, 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](mailto:planning@dryden.ny.us) with the project address in the subject line.

**Multi-family Housing proposed at the Intersection of Freese and Dryden Roads:** Ithaca Neighborhood Housing Services (INHS) is applying for site plan review of their proposal to construct 53 multi-family rental units and build 6 single family homes (SFHs) for sale. This 4.6 acre site located at 5 and 9 Freese Road was previously approved for a mixed townhome/SFH development that was never built. This project will be reviewed by the Town Planning Board over the next few months.

**Special Use Permit (SUP) Application for a Drive-Through Facility at 2207 Dryden Road:** Chris Diemand is applying to install a drive-through facility at the Dryden Dispensary, a cannabis dispensary that just opened this month on Route 13. The application will be reviewed at this month's Planning Board meeting and a public hearing will be scheduled for the June 20 Town Board meeting.

**Special Use Permit (SUP) Application for a Contractor's Yard at 52 Quarry Road:** J.P.Reilly Construction, LP is applying to use this former mine site on the west side of Quarry Road as a contractor's yard. The application will be reviewed at this month's Planning Board meeting and a public hearing will be scheduled for the June 20 Town Board meeting.

**Large Scale Solar Facility Proposed on Morris Road:** Delaware River Solar (DRS) is proposing to develop 5 Megawatts (MW) of solar generation on the south side of Morris Road. This application will be reviewed by both the Planning and Town Boards in the coming months.

**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. Last month the towns signed an easement from NYSEG and an Intermunicipal Agreement. The towns will now pursue funding for planning and engineering work to

prepare the trail for use. An application to the federal Active Transportation Infrastructure Investment Program (ATIIP) is being prepared.

**Planning Department activity for TOWN in April**

Dwelling Units: 42 (40 apts., 2 SFH)  
Building permits: 32  
Zoning permits: 7  
Special Use Permit Reviews: 2  
Site Plan Reviews: 4  
Variance reviews: 1  
New businesses: 0  
Fire safety inspections: 7  
Building inspections: 44  
Certificates of Occupancy/Compliance: 6  
Subdivisions: 1  
Violation notices: 0  
Complaints: 2  
Fire calls: 0  
Training hours: 28

**Planning Department activity for VILLAGE in April**

Dwelling Units: 0  
Building permits: 5  
Zoning permits: 4  
Special Use Permit reviews: 0  
Site Plan Reviews: 1  
Variance reviews: 0  
New businesses: 0  
Fire safety inspections: 7  
Building inspections: 7  
Certificates of Occupancy/Compliance: 1  
Subdivisions: 1  
Violation notices: 0  
Complaints: 3  
Fire calls: 0