

Memorandum

Date: July 12, 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.

Multi-family Housing proposed at the Intersection of Freese and Dryden Roads: Ithaca Neighborhood Housing Services (INHS) proposes to construct 53 multi-family rental units and build 6 single family homes (SFHs) at this 4.6 acre site located at 5 and 9 Freese Road. A public hearing will be held at the July 25 Planning Board meeting. Town Code requires that any building in Varna with more than 5,000 sq ft of floor area needs a Special Use Permit (SUP) so an application for this SUP will be coming before the Town Board and a public hearing on this will be held in August. INHS is also asking for the Town to consider a Payment in Lieu of Taxes (PILOT) agreement. This will come before the Town Board when more details are available.

The Town of Dryden's ISO Rating Improves: The Insurance Services Office (ISO) rating calculates home insurance premiums for our community based on a variety of different factors. One of those factors is the Town's Building Code Effectiveness Grading Classification (BCEGS). This review assesses the building codes in effect and how the Code Enforcement Officers enforce those codes. The review of a code enforcement program is extensive, and we are proud to announce that the Town of Dryden has received an improvement in our residential classification from a Class 4 down to a Class 3 for 1 and 2 family residential property and remain at a Class 3 for commercial and industrial property. For comparison, the NYS average is a Class 5 for residential and Class 4 for commercial. The last survey was conducted in 2016.

Community Development Block Grant (CDBG) for Home Rehabilitation: The Town partnered with INHS to execute a program of repairing qualifying homes in Dryden. Work has begun on the first five homes. Information on how to apply is available on the Town's website.

The Village of Dryden Received \$4.112 million for Sidewalks: The Village of Dryden was awarded \$4.112 million from the federal Transportation Alternatives Program to construct sidewalks in the northern area of the Village and adjoining areas in the Town.

Planning Department activity for TOWN in June

- Dwelling Units: 4 (3 SFH, 1 ADU)
- Building permits: 20
- Zoning permits: 9
- Special Use Permit Reviews: 1
- Site Plan Reviews: 1
- Variance reviews: 2
- New businesses: 0
- Fire safety inspections: 2
- Building inspections: 22
- Certificates of Occupancy/Compliance: 4
- Subdivisions: 4
- Violation notices: 0
- Complaints: 4
- Fire calls: 0
- Training hours: 27
- Other Permits: 2

Planning Department activity for VILLAGE in June

- Dwelling Units: 0
- Building permits: 4
- Zoning permits: 1
- Special Use Permit reviews: 0
- Site Plan Reviews: 0
- Variance reviews: 0
- New businesses: 0
- Fire safety inspections: 6
- Building inspections: 5
- Certificates of Occupancy/Compliance: 0
- Subdivisions: 0
- Violation notices: 0
- Complaints: 1
- Fire calls: 0