

**Memorandum**

Date: September 17, 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.

**Dryden Rail Trail Easements Through the Villages of Freeville and Dryden:** The Villages of Freeville and Dryden are granting easements to the Town to allow access for the Dryden Rail Trail and establishing maintenance responsibilities. A hearing will be held at the September 19 Town Board meeting to consider these easements.

**Application for Cannabis Dispensary at 1280 Dryden Road:** An application has been submitted for site plan review to locate a retail business at 1280 Dryden Road. This parcel is located in the Mixed Use Commercial zoning district where retail businesses are an allowed use. The Planning Board may be reviewing this application at their September 26 meeting.

**Multi-family Housing Project at the Intersection of Freese and Dryden Roads:** Ithaca Neighborhood Housing Services (INHS) received site plan approval from the Planning Board to construct 53 multi-family rental units and 6 single family homes (SFHs) at this 4.6 acre site located at 5 and 9 Freese Road. Town Code requires that any building in Varna larger than 5,000 sq ft needs a Special Use Permit (SUP) and the Town Board granted that at their September 12 meeting. The Town also approved a Payment in Lieu of Taxes (PILOT) agreement.

**Morris Road Solar Facility Public Hearing to be held in October:** Delaware River Solar applied to build a 5 megawatt solar facility near the Morris Road and West Malloryville Road intersection. This application has been reviewed by the Planning Board and greatly improved through that process. Now it comes before the Town Board and a public hearing will be held October 17.

**Planning Department activity for TOWN for August**

Dwelling Units: 2 (duplex)  
Building permits: 31  
Zoning permits: 8  
Special Use Permit Reviews: 1  
Site Plan Reviews: 2  
Variance reviews: 1  
New businesses: 0  
Fire safety inspections: 9  
Building inspections: 58  
Certificates of Occupancy/Compliance: 10  
Subdivisions: 1  
Violation notices: 3  
Complaints: 6  
Fire calls: 0  
Training hours: 9

**Planning Department activity for VILLAGE for August**

Dwelling Units: 0  
Building permits: 6  
Zoning permits: 3  
Special Use Permit reviews: 0  
Site Plan Reviews: 1  
Variance reviews: 0  
New businesses: 1  
Fire safety inspections: 2  
Building inspections: 7  
Certificates of Occupancy/Compliance: 0  
Subdivisions: 1  
Violation notices: 1  
Complaints: 0  
Fire calls: 0