

**Memorandum**

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

**Site Plan Review for a Cannabis Dispensary at 1280 Dryden Road:** The Planning Board conducted a sketch review at their October meeting and requested more details for this proposal. A full site plan review is scheduled for the November 19 Planning Board meeting which will start at 6:30. [Note that this is not the regularly scheduled time due to the holidays.]

**Small Engine Repair Business Proposed for 27 Dutcher Road:** An application to operate this business as a Home Occupation business has been received and this requires a Special Use Permit (SUP). The Planning Board will review this application at their November 19 meeting and the Town Board will schedule a public hearing for their December 19 meeting.

**Electronic Billboard Application for Hanshaw Road and Route 13:** Park Outdoor received a Special Use Permit (SUP) from the Town for an electronic billboard on Route 13 near the NYSEG intersection. Subsequently, NYS Department of Transportation has denied to permit this location so Park Outdoor is applying for a SUP at a new location. This application will be reviewed at the November 19 Planning Board meeting with a public hearing to be scheduled for the December 19 Town Board meeting.

**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. The public hearing conducted by the Dryden Town Board was held open until the November 14<sup>th</sup> Town Board meeting when they will vote on accepting these easements.

**Morris Road Solar Facility Public Hearing to be continued in November:** 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. The Town Board opened a public hearing on October 17 that will be continued on November 14. At that time

the Town Board will conduct the environmental review and consider approval of a Special Use Permit (SUP).

**Planning Department activity for TOWN for October**

Dwelling Units: 6 (6 SFHs)  
Building permits: 46  
Zoning permits: 10  
PUD 0  
Special Use Permit Reviews: 1  
Site Plan Reviews: 1  
Variance reviews: 0  
New businesses: 0  
Fire safety inspections: 2  
Building inspections: 51  
Certificates of Occupancy/Compliance: 19  
Subdivisions: 0  
Violation notices: 3  
Complaints: 4  
Fire calls: 0  
Training hours: 39

**Planning Department activity for VILLAGE for October**

Dwelling Units: 0  
Building permits: 8  
Zoning permits: 2  
Special Use Permit reviews: 0  
Site Plan Reviews: 0  
Variance reviews: 0  
New businesses: 0  
Fire safety inspections: 3  
Building inspections: 7  
Certificates of Occupancy/Compliance: 0  
Subdivisions: 0  
Violation notices: 0  
Complaints: 4  
Fire calls: 0