

Date: January 5, 2005

To: Steve Trumbull, Dryden Town Supervisor

Re: Annual Report 2004

Please find attached the 2004 Zoning & Building Department report. As you will observe \$12,175,317 of construction was proposed within the Town of Dryden during 2004. This dollar volume may not truly be representative of the taxable value increase as some of these projects could be tax exempt. Examples could be construction at the William George Agency for Children's Services, (George Junior), or area churches. I have reviewed the 188 construction permits and do not find any obvious tax exempt projects. Current Dryden Town taxable value is \$563,718,460. It would appear, the tax base did grow about 2.1% during 2004. Based on prior years, this is an average year.

What Does the Future Hold:

The Planning Board is currently working with a couple of developers who collectively propose about 60 residential building lots. Twenty lots off Yellow Barn Road and the remaining 40 lots off Wood Road south of West Dryden Road. The down side is the fact that an additional 1.5 miles of public roads will be included.

The Builders Best Project, 12 residential lots began construction of the first home recently. Again this required about 1/3 of a mile of new public road. This project is off Ferguson Road between Irish Settlement and Yellow Barn Road.

Commercial Development does not offer much for the future which is consistent with recent trends. Commercial Industrial development tends to look to areas where municipal water and sewer services are available. There is not a lot of undeveloped commercial industrial area available where municipal water and sewer service is available. Where these services are available, land values are high.

Currently, residential development is the area which will be where tax base growth should be expected. Typically, 40 - 50 single family homes are built each year. 2004, for example, had 40 single family home construction permits.

With the recent big box retail boom within Tompkins County which should boost employment, should also provide an opportunity for residential growth. Residential growth will be dependent on many factors beginning with earning power. Typically, retail does not provide high earning potential. A direction toward affordable housing may be an area to explore.

With residential development may come a need for commercial service growth especially if municipal water & sewer can develop.

2004 Commercial Growth:

Commercial Industrial Growth did contribute a couple of positives. F&T Distributing and Ithaca Produce, food industry distributors, have experience success in recent years. As a result each has built new and larger facilities. F&T has completed its relocation and is operating and anticipate a 25% growth in their work force over the next 3 years.

Ithaca Produce projects a 100% increase in employment over the next 3 years. Home Necessities, an appliance and home furnishings leasing service, added another 7 new jobs to the area. Not a bad start. Hopefully, additional commercial development will occur.

ZBA Activities:

The Zoning Board of Appeals conducted 18 variance hearings and continued an additional (4) more as these (4) were not adequately prepared. All of the appeals were of the area type.

Planning Board Activities:

In addition to the previously mentioned subdivision activities, the Board approved (1) additional 4 lot project all lots fronting on Etna Road. Two of those parcels are developed with single family homes.

The Planning Board's activities focused primarily on the Comprehensive Plan (CP). The CP has been the major focus for some time. The Planning Board has taken this challenge very seriously and has made every attempt to include the residents of the Town of Dryden conducting several public presentations.

With each public presentation came valuable comment which the Board analyzed and when appropriate implemented a revision. The most recent presentation was for the agriculture community.

The agriculture community was very concerned with the proposed fixed ratio approach for sale of certain agriculture lands. An example would be a parcel which consists of 100 acres. The parcel would be permitted only to divide 10% or 10 acres for other than agriculture uses. The agriculture community demonstrated fixed ratio zoning approach diminished the true value of the property but would not effect the assessed value as the County Assessment Department assesses the potential best use when assessments are established. These parcels would be assessed at best use but limited to agriculture resale. The Board understood this and eliminated fixed ratio zoning approach.

The agriculture community also voiced concern for potential rezoning which identified one long standing active farm area for high density residential housing though the farm could continue in spite of the zoning classification. Again, the Planning Board considered the request and did make adjustments.

From community impute, several adjustments have been completed and the Board plans tentatively for a February 17th public hearing for the Draft Comprehensive Plan.

Conservation Road:

The Conservation Board (CB) completed their first year as a functioning Board. The CB contributed in several areas. The CB has worked closely with the Planning Board in development of the Draft Comprehensive Plan. The CB has contributed recommendations relative to the environment and agriculture. Through the efforts of the CB the agriculture community became involved in the Comprehensive Plan. The CB also assisted with development of an Agriculture Advisory Committee. The CB has assisted the Planning Board by conducting site visits to proposed subdivisions with recommendation related to wetlands and Unique Natural Areas.

The CB has reviewed the County's recent Stormwater Management Plan with a goal of selecting portions of that plan for inclusion for the required Town Stormwater Management Plan which Debbie Gross is developing. The CB has also been reviewing Riparion Buffer models which may be included within the Stormwater Plan or could be a separate stand alone ordinance.

Riparion Buffers are a natural streambank enhancements. Riparion Buffers are vegetative in nature. These are plantings compatible with stream environments which are planted along banks to provide bank stability and provide a filler for run-off prior to entry into stream waters.

Environmental Planning:

Debbie Gross has been very busy this past year being involved with several projects. Debbie has been especially involved with assisting the Planning Board and Conservation Board with the Comprehensive Plan. She has been very helpful with environmental analysis for Special Use Permits, Site Plans, Subdivisions and the proposed Town purchase of property from Empire Livestock.

Currently Debbie is developing a proposed Stormwater Management Ordinance. She also is conducting a survey of private wells in the Ellis Hollow and Quarry Road area.

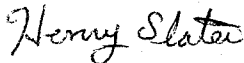
During 2005, Debbie should complete well analysis and propose a stormwater management ordinance. Assuming the Town is successful in completing the land purchase from Empire, Debbie will assume the lead role in utilizing the wetland area as a community conservation and wetland nature center.

2004 was a very exciting and successful year. This department made many strides forward. The Department will be now known as, Building, Zoning and Planning. We shall strive to provide appropriate analysis to support the Town in a positive manner.

While the Virgil Creek project presented some significant funding challenges, it also became a success. I'm very proud of this project. Not only has it become a model of local and county cooperation it serves its purpose. Virgil Creek appears stable and the threat it posed to the Lake Road area and water quality has been neutralized.

2005 should see completion of the Virgil Creek project. Hopefully 2005 will be as fruitful as was 2004.

Very truly yours,



Henry M. Slater
Zoning & Building Code Enforcement Officer

cc: Town Board Members
Barbara Caldwell, Chair, Planning Board
Oers Keleman, Chair, ZBA
Craig Schutt, Chair, CB
Annual Report File 2004

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In the Heart of the Finger Lakes Region

ZONING & BUILDING CODE ENFORCEMENT

FEES COLLECTED 2004

ZONING AND BUILDING DEPARTMENT

During the year of 2004 the following fees were collected by the Zoning and Building Department.

Building Permit Fees	185	\$ 26,620.00
Zoning Permit Fees	189	9,850.00
Site Plan Permit Fees	2	200.00
Special Permit Fees	5	1700.00
Zoning Variance Fees	18	925.00
Zoning Book Fees	22	110.00
Total Fees Collected		\$ 39,405.00

Submitted by,

Henry M. Slater
Director of Building, Zoning and Planning Department

January 3, 2005