



39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

June 20, 2017

Town of Dryden  
93 East Main Street  
Dryden, NY 13053  
Attn: Ray Burger – Director of Planning

Re: Modern Living Rentals  
Proposed Town Homes – 802, 804, 810 & 812 Dryden Road (NYS Rt 366)  
Town of Dryden, NY

Mr. Burger,

On behalf of our client, Modern Living Rentals, we are pleased to submit the enclosed material to initiate the Town of Dryden's formal Sketch Plan and Lot Line Adjustment reviews associated with this project.

This project proposes to demolish the existing structure(s), driveways, walkways, utilities, etc. to facilitate the construction of six (6) new town home buildings consisting of 2, 3 & 4 bedroom units producing 42 town home units with a total of 108 bedrooms. In addition, associated site grading, drainage, utility, access, lighting and landscaping improvements are also proposed.

Currently, access to the parcel is via four (4) driveway entrances from Dryden Road (NYS Rt 366). As proposed, this project will eliminate all four (4) existing driveways and construct one (1) new full-access driveway to Dryden Road. This driveway removal and construction work will require commercial driveway permit review and approval by NYSDOT.

The project area spans two parcels having Tax ID numbers of (56.-2-5 & 56.-2-6). As part of the project, the two parcels will be combined to form one parcel totaling approximately 3.0 acres. It is our understanding that this will require Lot Line Adjustment review/approval by the Town of Dryden.

The subject parcels are located in the Varna Hamlet Mixed Use District (VHMUD). As discussed during an informal hearing at the Town of Dryden's May 25, 2017 Planning Board meeting, this project proposes a lot density utilizing the following criteria per section 703 of the Town of Dryden's Zoning Ordinance:

- Base Density Allowance: 10 town home dwelling units / acre = 30 units
- Green Development Bonus: 2 town home dwelling units / acre = 6 units
- Redevelopment Bonus: 2 town home dwelling units / acre = 6 units.

Total Unit Count = 42 units



As discussed during the meeting in May, the development team is currently evaluating the feasibility of incorporating the necessary LEED improvements in order to meet the criteria associated with the Green Development Bonus. We anticipate having a more detailed summary prepared outlining what criteria we are or are not able to meet for the Planning Board's consideration at the July meeting.

Per Article III of the Town of Dryden Zoning Ordinance, redevelopment is defined as *"The planning, development, design, clearance, construction, or rehabilitation of existing property improvements, regardless of whether a change in Principal or Accessory Use occurs"*. It is the development team's opinion that this project meets the criteria for redevelopment based on the following:

- Project Planning/Development: The development team has made efforts to coordinate early on with both the Town of Dryden as well as with Cornell University in an attempt to be sensitive to the needs and concerns of the community and neighboring properties. Through this initial planning and coordination, we believe that the project (as proposed) mitigates the potential concerns of the community and the neighbors while also achieving the development goals of the Applicant.
- Project Design, Clearance, Construction or Rehabilitation:
  - The project will require demolition of existing structures. Some of which have exceeded their useful life and are functionally obsolete. In addition, some structures may require abatement of potentially harmful construction materials prior to structure demolition. Thereby removing these materials from potential contact with the public.
  - The buildings proposed provide a palate of colors, textures and finishes that will complement the Dryden Road corridor.
  - The placement of the buildings are such that they will screen the proposed parking areas, thereby minimizing light trespass from vehicle headlights onto neighboring properties.
  - The proposed building height and color palate are also anticipated to minimize visual impacts to the neighboring Cornell University Aboretum located due west of the project site.
  - Restriction of access from four (4) driveways to one full-access drive. The placement of the access drive is such that it maximizes the separation between the Dryden Road/Game Farm Road intersection while also attempting to optimize the sight distances for vehicles entering/exiting the driveway. In addition the reduction of the number of driveways reduces the number of potential conflict locations between entering/exiting traffic and the traffic travelling on Dryden Road.

Through the redevelopment of the subject parcels, it is the development team's opinion that the project will produce an overall improvement to the Dryden Road corridor while providing additional housing



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that the local area needs. Therefore, the Town of Dryden should consider the additional lot density associated with the Redevelopment Bonus applicable to this project.

So the Town of Dryden Planning Board may initiate Sketch Plan Review as well as the review of the requested Lot Line Adjustment, we are providing the following:

- This Letter
- General Permit Application (1 copy)
- SEQRA EAF - Short Form (1 copy)
- Site Development Plans, 24x36 (2 sets)
- Site Development Plans, 11x17 (8 sets)
- Engineering Report (1 copy)
- \$250.00 check (Sketch Plan review fee)

It is our understanding that the Town of Dryden will declare itself lead agent relative to the required State Environmental Quality Review Act (SEQRA) and will therefore distribute the appropriate information to the interested/involved agencies as necessary. Further, it is our understanding that the Town of Dryden will distribute the appropriate information to Tompkins County Department of Planning for the necessary 239 m/n review. Let us know if additional information is required.

Lastly, our office will provide the Town's engineer (TG Miller) a full-size set of the Site Development Plans and a copy of the Engineers Report for review.

We respectfully request that this project be placed on the July 27, 2017 Planning Board meeting agenda where we may initiate Sketch Plan review of the site plan and associated lot combination.

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

Adam M. Fishel, PE, CPESC

cc: Charlie O'Connor – Modern Living Rentals