



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

September 18, 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 continue the Town of Dryden's site plan review for this project in advance of the public hearing scheduled at the meeting noted below.

As we discussed, the enclosed plans will be refined further to incorporate additional stormwater management considerations, landscaping etc. as the design team progresses our coordination. We anticipate having these remaining technical details coordinated and incorporated into the project documents in time for the October 26, 2017 Planning Board meeting. That said, the plans have been updated to address the Varna Fire Department's concerns and the addition of a gazebo area/pocket park at the southwest corner as suggested by the Town Planning Board staff. A discussion is as follows:

Varna Fire Department Comments Received on 8/9/17:

1. Comment: The Fire Department requests that two fire hydrants be provided, one on each side of the parking lot.

*Response: The enclosed plans have been updated to illustrate the locations of the two fire hydrants.*

2. Comment: The Fire Department requested that locations of snow storage be shown on the plans.

*Response: The enclosed plans have been updated to illustrate the intended locations of snow storage.*

3. Comment: The Fire Department expressed concerns with the turning radius of their fire trucks and maneuverability through the project site.

*Response: The enclosed plans have been updated to clarify the routing of the fire truck. As shown, a 38' long aerial apparatus fire truck can successfully maneuver through the site without rolling over curbing and/or encroaching into parking spaces. As a point of clarity the enclose*



*simulation is one of a continuous movement of the fire truck. No repeated backing up/pulling forward and/or "jockeying" of the truck was necessary in generating the enclosed simulation.*

Planning Board's request for pocket park at 7/24/17 meeting:

1. Comment: The Planning Board indicated that they would like to see a pocket park or similar amenities at the southwest corner of the development, along the Dryden Road frontage. Such a facility would serve as a resting place for pedestrians walking along Dryden Road.

*Response: A gazebo area has been added to the plans. An inquiry has been submitted to NYSDOT regarding the potential for a pedestrian connection to the Dryden Road shoulder as a means of pedestrians walking along Dryden Road to gain access to the facility. Further coordination with NYSDOT is required to determine if such a connection will be allowed. Our team will update the Town of Dryden accordingly.*

So the Town of Dryden Planning Board may continue their review of the site plans and schedule the public hearing, we are providing the following:

- This Letter (8 copies)
- Site Development Plans, 24x36 (2 sets)
- Site Development Plans, 11x17 (8 sets)
- Lighting Cut Sheets (8 copies)

The following information will be submitted under separate cover:

- Updated architectural floor plans, elevations, renderings and 3-D perspectives.

We respectfully request that this project be placed on the September 28, 2017 Planning Board meeting and public hearing agenda so we may continue our coordination with the Planning Board.

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  
John Snyder – John Snyder Architects