



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

November 3, 2017

Town of Dryden -Stormwater Management Officer
93 East Main Street
Dryden, New York 13053
Attn: Ray Burger – Director of Planning

Re: Response to Engineering and Planning Board Comments
802, 804, 810 and 812 Dryden Road
Dryden, NY

Dear Ray,

On behalf of our clients, Modern Living Rentals, we are submitting this letter to address verbal comments communicated to the design team by the Planning Board at their October 26th, 2017 meeting.

Planning Board Comments (10/26/17 Planning Board Meeting)

1. *The Planning Board requested that the alignment/design for the “future sidewalk” along the property frontage be incorporated into the plans.*

Response: The alignment/design of the future sidewalk along the property frontage has been incorporated into the plans.

2. *The Planning Board requested that a pedestrian walk/lane be extended down the proposed driveway to provide an access point for tenants to walk eastward along Dryden Road.*

Response: The enclosed Site Development Plans have been updated to include a pedestrian walkway down the driveway to Dryden Road. It should be noted that the final configuration of the walkway in NYSDOT’s right-of-way and final connection to Dryden Road is subject to NYSDOT’s approval. The design team agrees to communicate any changes to the Town of Dryden as coordination with NYSDOT progresses.

3. *The Planning Board requested that a light source be added along the newly requested pedestrian walk/lane between buildings A and B.*

Response: Lighting will be provided along the side of Building B that faces the driveway. Anticipated light levels are shown on the enclosed Lighting and Landscaping Plan.

4. *The Planning Board requested the greenspace percentage be confirmed on the plan.*

Response: The greenspace percentage has been confirmed and is denoted on the Site Plan.

5. *The Planning Board suggested that a landscaping maintenance plan/agreement be incorporated into the approval documents.*

Response: The Applicant has requested that the Town provide suggested language for the proposed landscaping maintenance agreement. Upon receipt the design team will review and discuss any revisions with the Town prior to agreeing to the terms of the maintenance agreement.

6. *The Planning Board requested that decorative trees be incorporated along the parcel's frontage and adjacent to the "Future Sidewalk" to break up the visual sight lines from Dryden Road.*

Response: Three (3) decorative trees have been added along the parcel's frontage and adjacent to the "Future Sidewalk" in lieu of two (2) decorative shrubs at each respective location.

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

- This Letter (8 copies)
- Site Development Plans, 24x36 (1 set)
- Site Development Plans, 11x17 (8 sets)
- 1 Compact Disc containing electronic copies of the enclosed information.

We respectfully request that this project be placed on the November 15, 2017 Planning Board agenda where we are hopeful to receive conditional Final Site Plan Approval.

Please do not hesitate to contact our office with any questions.

Respectfully submitted,



Adam M. Fishel, PE, CPESC

Marathon Engineering

cc: Charlie O'Connor, Modern Living Rentals
Donald M. Harner, P.E, C.P.E.S.C., T.G Miller, P.C