

David Weinstein
51 Freese Road
Ithaca, NY 14850

July 19, 2016

Dear Town Board members,

I strongly advise you to reject the proposed amendment to increase the allowable density in the Rural Residential and Rural Agricultural districts serviced by water and sewer to 6 units per acre, with a maximum of 30 units per lot. I regret that because of a conflict with another meeting I am not able to submit these comments in person, but I would appreciate it if you would consider my written comments instead.

On the surface, it might make sense to encourage densification anywhere in the town that is serviced by sewer and water. However, the principal area that would be immediately affected by this change without extending our current service lines would be the strip of corridor along Rt 366 from the Freese Road intersection to its intersection with Rt 13 near NYSEG. This amendment would encourage strip development along this corridor, something that all the planning processes that the town has engaged in to date have sought to avoid.

This area was intentionally and explicitly not included in the higher density Varna Hamlet zoning districts and was purposefully kept as a lower density area for the following reasons.

1. The Varna plan's goal is to focus density in the hamlet proper. Encouraging development along this strip outside of the hamlet will decrease the likelihood that new developments will be placed in the hamlet, and will thereby work against the objectives outlined in the Varna Hamlet Plan of 2012.
2. The entire collection of sewer districts on the west-central side of Dryden has relatively few hook-ups of capacity left. The original estimate of available hookups made by T.G. Miller engineers in their 2010 report was 200, which was then revised upwards with little documentation to 400 units several months ago, and finally revised again in an email to me to 250 to 315 units. The point is that although there is considerable uncertainty, clearly the total available is limited to considerably below 400, many of which will be consumed by projects already under consideration.
3. There are approximately 90 parcels in this corridor. Under the present zoning, this area could already support an additional 150 hookups beyond what are currently there (approximately 160 hookups of a total of 310 hookups), conservatively counting current commercial businesses as 1 hookup. This leaves about 150 hookups available for development within the hamlet.

With the proposed zoning, this corridor could accommodate 850 hookups, or an additional 700 over those existing. Potentially no hookups would be available for development in the hamlet if this corridor is built out quicker.

There is no reason to encourage the acceleration of development in this corridor outside the hamlet, using up vital resources that do not further the stated goals of our comprehensive plan.

The County Planning Department's analysis is entirely correct that this amendment would run counter to our comprehensive plan and would encourage sprawl.

Thank you for your time and attention,

David Weinstein