

James E. Skaley, Ph.D.

940 Dryden Rd.

(607) 256-1617 Ithaca, N Y 14850 JESkaley@aol.com

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To: Members of Dryden Town Board and Planning Board

Re: Vote on increasing density for RR/RA zones along Rt 366 in Varna.

It is my understanding that the County Planning Department has written to indicate that they disapprove of this change and therefore, the Town Board vote would require a super majority to allow for increased density in this area. As Mr. Marx has indicated this change could result in rural sprawl counter to the town comprehensive plan. Furthermore, as has been discussed in previous board meetings, the intent of the Hamlet Plan is to focus density in the Plan area along with appropriate amenities including commercial.

It has also been pointed out by David Weinstein that changing the density along this whole corridor would likely exceed the available sewer hookups for this area and hence be counter to the planned development in the hamlet proper.

The proposed PUD at 1061 should be considered in the same light--not only does it go counter to the current zoning that only provides for increased density through a sub-division, but it will likely be subject to the same criteria that the County has applied in their rejection of the increased density proposal. This is aside from the fact that the project does not meet the definitions of a PUD and does not allow for amenities that would provide for community use or contribute in a meaningful way to sustainable development in the hamlet.

It is time that the Town Board and Planning Board begin to act **proactively** in assessing what it is that they **do want** in terms of development in Varna and then advertise that to prospective developers. As long as the vision conforms to the Hamlet Plan, I believe residents would be far less inclined to object to new proposals. As I have pointed out in previous letters, the community has invested considerable resources in time and effort to indicate their desires--it is past time that the Town move proactively to address those perspectives. With pending road improvements on Rt 366 in the next couple years--it is timely to attract the kind of development and balanced housing approach that conforms to the Hamlet Plan. This would include proposals for projects that allow for home ownership and permanent residency and a commercial anchor at the intersection of Freese and Mt Pleasant.

Sincerely,

James E. Skaley

cc: Mr. Ray Burger, Town Planner