

RESOLUTION #__ (2016) – Approve Concept Plan and Authorize the Preparation of a Development Plan for a Planned Unit Development District at 1061 Dryden Road for Townhouse Development

Cl _____ offered the following resolution and asked for its adoption:

WHEREAS,

- A. M&R Entities, LLC (M&R) has applied for a Planned Unit Development (PUD) district at tax parcel 55.-1-16, identified as 1061 Dryden Road, Dryden, New York in order to construct multi-family dwellings on the property at a density greater than permitted by the Town's Zoning Law.
- B. Prior to Development Plan and PUD approval, a Concept Plan must be approved by the Town Board.
- C. M&R proposes to construct 36 new two-story townhomes on the 6.537 acre site. A PUD application which included a Concept Plan, site plan, engineering reports, and conceptual Storm Water Pollution Prevention Plan (SWPPP) have been submitted and subsequently revised.
- D. The Town Planning Department considers the application complete and in conformance with the requirements of Town Zoning Law Article X (PUD Districts).
- E. The Planning Board held a public hearing on July 28, 2016 regarding M&R's Concept Plan and held a meeting on August 10, 2016, regarding the Part 1 of the project's Full Environmental Assessment (FEAF).
- F. The Planning Board made recommendations to the Town Board regarding the Concept Plan and commented on the FEAF.
- G. The Town Board has considered those recommendations and comments and made appropriate changes to the FEAF at its October 5, 2016 meeting.
- H. The parcel is in the Varna Volunteer Fire Company (VVFC) Fire District and the Chief of the VVFC, Roy Rizzo, has indicated the project is adequately laid out to allow for fire truck and other emergency vehicle access to the parcel and buildings.
- I. The parcel is in the Rural Residential Zoning District which allows for townhouse development at a density of 2 Dwelling Units per acre. The proposed density is 5.5 Dwelling Units per acre.
- J. The proposed townhomes are consistent with the community character.
- K. The proposed PUD is consistent with the Town Comprehensive Plan's goal for development.
- L. The developer shall deed approximately 1.2 acres of land to the Town for recreational purposes.
- M. Tompkins County Planning Department has reviewed this project as required by NYS Municipal Law §239 -l, -m, and -n and determined that this project may have negative inter-community, or county-wide impacts (letter dated September 12, 2016). The Town Board has considered Tompkins County Planning's recommended modifications.
- N. Pursuant to the New York State Environmental Quality Review Act ("SEQRA") and its implementing regulations at 6 NYCRR Part 617, the granting of approvals for this project is an Unlisted action for which the Town Board, acting in an uncoordinated environmental review with respect to the project, has, on October 5, 2016, made a negative environmental determination of significance, after having reviewed and accepted as adequate a Full Environmental Assessment Form Parts 1, 2 and 3.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The Town Board hereby finds that the considerations for approval of the Concept Plan listed in Zoning Law Sections 1003.B and C have been met, specifically that:
 - A. Multi-family housing is a permitted type of PUD development.

- B. The applicant has provided evidence of ownership of the PUD project area.
- C. A map of the project was provided.
- D. The applicant has provided a written outline for the Development Plan with visual representations.
- E. The Planning Board held a public hearing to consider the PUD Concept Plan and has offered its comments and recommendations to the Town Board.

2. The Town Board approves the Concept Plan for 1061 Dryden Road as shown in application materials dated May 5, 2016, and in additional submission materials dated August 8, 2016, conditioned on the following:
 - a) that an approvable Stormwater Pollution Prevention Plan (SWPPP) be developed and reviewed by the Town engineer.
 - b) **Add any other conditions here**

3. The Town Board, finding that the applicant is in compliance with all other provisions of the Town Zoning Law and other applicable ordinances, authorizes the applicant to prepare and submit a Development Plan, as outlined in Zoning Law Section 1003.D, for the proposed PUD district at 1061 Dryden Road.