



Memorandum

Date: August 22, 2016

To: Town Board

Cc: Town Clerk, Town Attorney

From: Planning Department

Subject: Evergreen Townhouses Planned Unit Development at 1061 Dryden Road

A Concept Plan for a Planned Unit Development (PUD) at 1061 Dryden Road (titled Evergreen Townhouses) was submitted by Gary Sloan (M&R Entities LLC) to the Town Board. Pursuant to Section 1003 of the Town Zoning Law the Town Board then referred this to the Planning Board for their review and recommendations. On July 28, 2016 the Town of Dryden Planning Board held a public hearing on the proposed PUD. On August 10 another meeting of the planning board was held to discuss the Environmental Assessment Form (EAF) for this project.

Concept Plan Recommendations

The planning board recommendations are captured in the following resolution passed at the July 28 meeting. A copy of the July 28 meeting minutes are attached to reflect a more complete discussion.

*Whereas, the Dryden Planning Board has reviewed the Evergreen Townhouses concept plan; and
Whereas, the Board believes the concept plan does meet the requirements for a Planned Unit Development (PUD); and*

Whereas, the Board has determined there to be several areas that need further consideration and research;

Therefore, be it resolved, the Planning Board approves the concept plan with the following conditions:

- Conduct further studies concerning the traffic flow and traffic safety, including sight distances and accident data.*
- Consult with the Varna fire department regarding fire apparatus access; verify consistency with the New York State Fire Code; and verify access road compliance with the Town of Dryden Planning Department.*
- Provide an adequate buffer with adjoining parcels*
- Complete a full Storm Water Pollution Prevention Plan (SWPPP) in accordance with the Town of Dryden local laws and NYS Department of Environmental Conservation standards.*

Environmental Assessment Form Comments

The planning board comments on the applicant's Full Environmental Assessment Form (SEQR form) for this project are listed below according to the corresponding section of the applicant's Part I. A copy of the August 10 meeting minutes are attached to reflect a more complete discussion.

Section C.2.b.(page 2 of 13): Reference the NYS Route 13/366 Corridor Management Plan

- Regarding reference to the Varna Community Development Plan: Although this area is not directly referred to in the plan, there are elements of the plan that address this area. The plan guidelines do not directly apply to this parcel but they inform because of its adjacent location.

Section C-3 (b) (page 3 of 13): This should be marked “No”, since this use is NOT permitted by a special or conditional use permit. It is permitted only by a PUD zoning change, as indicated in C-3 c.

Section D-1 (h) (page 4 of 13): This should be marked “Yes”.

- This was simply left blank and needs to be marked yes based on the applicant’s answer to the following question.

Section D-1 (h) iv (page 4 of 13): The proposed impoundment is undersized. Given the impervious nature of the soils, all water falling on the 4.5 acre section of this project that will be disturbed will have to be impounded. This size of a pond, if initially empty, is capable of impounding the rain from a rainfall of no greater than 2.44 inches. In the past 100 years Ithaca has had 80 days where the rainfall exceeded this amount, or in other words, such events occur on average every 1.25 years. To accommodate a 1 in 100 year rain event, this impoundment would have to be twice as large.

Section D-2 (c) ii (page 5 of 13): This should be marked “Yes”.

- Again, the question was left unanswered and should be yes.

Section D-2 (d) iii should be checked yes. It was left unanswered.

Section D-2 (f) (page 6 of 13): No information has been submitted to indicate that this development will not depend on natural gas for heating. Therefore, in addition to gasoline combustion, this site will also generate carbon dioxide from this source. Therefore, this should be marked “Yes”, and under iii process emissions through heating should be mentioned.

Section D-2 (h) (page 7 of 13): This should be marked “Yes”

In our area, an average home using natural gas consumes about 90,000 cubic feet of natural gas for heating. The methane generated in generating that natural gas for 36 households is approximately 3.7 metric tons.

Section D-2 (j): The Town should ask a third party to review the traffic analysis. It will verify to all that the findings are not skewed.

Section D-2 (k) (page 7 of 13): N/A, so “No” should not be checked.

Section D-2 (m) (page 8 of 10): This project will produce noise exceeding the ambient noise level. NY State and EPA guidance is that protective noise levels are 55 decibels (dB), and “most humans find a sound level of 60 to 70 dB as beginning to create a condition of significant noise effect” (EPA 550/9-79-100). They go on to state, “In non-industrial settings the SPL should probably not exceed ambient noise by more than 6 dB(A) at the receptor.” Beyond 65 dB, undisturbed speech at a distance of 3 feet is not allowed. Backhoes and caterpillar tractors typically produce 70 dB measured 1000 feet away. Some have personally measured dump trucks producing 105 dB at a distance of 1000’ when they dump their loads. Noise would appropriately be measured at the nearest possible receptor, which in this case is much closer than 1000’, and would experience a correspondingly higher dB level since noise decreases as the square of the distance.

Section E-3 (h) (page 13 of 13): This should be marked “Yes”. Fall Creek is designated as a Federal Wild, Scenic, and Recreational River within 5 miles downstream.

The Route 13/366 corridor is identified as a rural highway corridor identified by the town.

Section F:

1. The soils on the site have special problems, as indicated in the Tompkins County Soil Survey. In particular, the soil survey indicates that the soils are not well suited to systematic drainage, and are unstable, posing special problems for construction.

Here is the information from that survey:

a. Tompkins County Soil Survey Table 14, p. 94-95: Interpretations of Engineering:

“Suitability for Building Foundations: Generally moderately low bearing capacity; variable compressibility”

“Roads: Seasonally high water table; subgrades non-uniform and subject to differential heaving; slopes subject to seepage and sloughing.”

“Infiltration systems: Seasonally high water table; clay layers impede internal drainage.”

“Adverse ground-water conditions may require extensive measures for control of seepage in basements.”

“No interpretation is feasible without extensive subsurface investigation.”

b. “Generally, this soil is not well suited to systematic drainage.” (Tompkins County Soil Survey p 135-136)

c. “Wetness limits its suitability for many nonagricultural uses. The substratum in some areas contains layers of silt, sand, or clay that may be unstable and consequently pose special problems in some kinds of construction.” (Tompkins County Soil Survey p 135-136)