

August 23, 2016

Ray Burger, Director of Planning
Town of Dryden
93 E. Main Street, Dryden, NY 13053

Dear Ray:

Please find attached an updated project description and site drawings for the proposed Varna Tiny Timber project. These drawings include an Existing Site Plan, Preliminary Plat, Site Layout Plan, Grading Plan, and Planting Plan. All of these plans are preliminary and will become the basis for the Final Subdivision Plat, Final Site Plans and SWPPP being prepared by the project design team.

The new plan has increased the frontage of each lot to be at minimum 45 feet with some properties fronting on the common areas. We believe we are now in compliance with the Hamlet zoning and will not need to seek a variance. Please confirm if you agree with this once you've had a chance to review the latest plans.

We are addressing the concerns raised at the sketch plan review meeting in the following ways:

1. We are now providing a designated bus pull off area along Dryden Road.
2. We are now providing a trash dumpster location in a remote location off Freese Road along with a new sidewalk connection to the dumpster. A recycling enclosure is also provided in the central parking area for more convenience.
3. The layout plan has been designed per Appendix D of the 2015 NYS Fire Code to accommodate a Fire Apparatus Access Road and turn around. Emergency vehicles will be able to access the parking area with a designated fire lane for parking or turning around that will place them within 150 feet of any entrance to the homes. Additional access for emergency vehicles will be provided along Dryden Road, Freese Rd and the gravel access drive to the west. This plan is being submitted to the Fire Chief for review.
4. A draft Homeowner's Association agreement is in progress and will be presented to the Town upon completion and prior to any action being taken by the board.
5. The open space including the access driveway, parking area, sidewalks, greenspace, pavilion, gazebo, and stormwater facilities will all be owned and managed by the HOA. Easements will be provided such that each homeowner as well as visitors will be permitted to use the common space within any reasonable restrictions that may be incorporated in the HOA agreement (e.g. pavilion closes at sunset).

We will continue to develop additional materials to share with the Town at the September Planning Board meeting. Please let me know if you have any questions or need additional information at this time.

Sincerely,



Noah Demarest
AIA, RA, RLA, LEED AP
Principal

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