

May 16, 2017

Ray Burger
Town of Dryden
Planning and Zoning Department
93 East Main Street
Dryden, NY 13052

Re: Evergreen Townhomes

Dear Ray,

Thank you again for all your assistance. On behalf of M&R Entities and Gary Sloan I am happy to submit revisions to our PUD Development/Site Plan Review Package. We hope that these changes respond to what we perceive the highest priorities of the Town Board and Planning Board. A short description of some of the changes is here below, we hope to present these at Thursday night's Town Board Meeting:

1. L201 Layout Plan- Modifications include:
 - a. The addition of a play structure between units 12 and 13 and picnic tables. Outdoor community space is dealt with in a variety of ways that will offer diverse options for interaction. A sidewalk paralleling the loop road with access to the trail below offers opportunities to walk and exercise while meeting neighbors. "Occupiable" front porches are places where community is supported, where neighbors can meet as well as back porches that offer more privacy. Picnic tables are located throughout the development east of unit 1, adjacent to playground, and at the bottom of the hill along the trail. Benches are located near the playground and along the walk down to the trail. The developer has agreed to improve the trail that passes through the project site, about 740' of trail.
2. L201 Layout Plan- Driveway: The current plan is based on the recommendations by DOT to improve sight lines. A traffic study was completed which shows that there are no significant negative impacts to traffic. Negotiations are still taking place between M&R and Bill Reid. Now, the site plan shows an independent drive as reviewed by DOT.
3. L001- Site Rendering: along with the other changes mentioned above, the most significant change here is the elimination of the Photovoltaics from the roofscape. As recommended by the Planning Board, the team has eliminated the PVs and changed the base HVAC systems to a heat-pump based system.
4. With regard to HVAC systems and Life Cycle Analysis we offer the following:
 - a. Taitem Engineering produced a document for the County Titled "Representative Building Energy Study". This is a helpful document to encourage the use of non-gas related systems and based on theoretic conditions or at least average historical data and "surveys".
 - b. In January, M&R Entities also engaged Taitem to produce a comparative analysis of heat pumps versus conventional gas systems. This document is attached. This document suggested (estimated) that the increased first cost



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of the heat pump system was 70% more expensive or a \$325K premium to this project.

- c. At the urging of the Planning Board and Town Board, Taitem engineering reached out to recommended local contractors for budgets. (Halco Engineering and Snug Planet) The budgets were based on the proposed building design and not a generic case study. The central gas furnace system was \$12,650 per unit and the heat pump system \$15,400 per unit. This is about \$3000 per unit more for heat pumps or about \$100K premium.
 - i. With regard to Maintenance cycle, most of the reports all suggest that there is no significant difference in replacement cycle for the two systems.
 - ii. With regard to Life Cycle Cost: in this case since the utilities will be paid by the tenants, there is no direct long term payment to the Owner.
 - d. All of this being said, the developer and design team have made adjustments to the design to accommodate the Town's request and are proposing a heat pump system for Evergreen Townhomes.
5. L401 Planting Plan: as discussed at the last Town Board Meeting, the team has reduced the overall plantings on the site to help offset other cost increases. The main loop road sidewalk has also been changed to asphalt.

We appreciate your time and the Boards time and look forward to

Sincerely,
HOLT Architects, P.C.

Steven W. Hugo
Principal