

August 9, 2017

Town Board & Planning Board
93 East Main Street
Dryden, NY 13053

RE: Building permit for Pineridge Cottages on Mineah Road (Developer: Ryszard Wawak)

We, the Concerned Residents of Mineah Road and Kirk Road, protest any issuance of a building permit by the Town Board & Planning Board to Mr. Wawak for the building of the Pineridge Cottages located on Mineah Road until a traffic impact study has been completed for the intersection involving Mineah Road, Kirk Road, and Route 13 using the NYS Department of Transportation guidelines for an intersection study. We also protest a building permit until the residents' concerns be heard before the Boards and that the Boards address those concerns so that our and the public's safety may be assured.

It is well within the Board's discretion to ". . .subject [Pineridge Cottages]to further verification," (Full Environmental Assessment Form/FEAF) since Mr. Wawak's response in the FEAF compared to that of the FEAF workbook seem to contradict each other. The John Anderson traffic study is disturbing in itself. To not exercise discretion in this matter, in our eyes, constitutes negligence on the part of our representatives.

Our petition demonstrates a high level of concern. *If* a building permit is issued without conducting this critical traffic study, we will now and forever forward believe that our representatives opted to compromise the safety of our lives and the lives of our children for a building/vested interest.

The Planning Board *must* assume the responsibility for not adhering to its own site plan review considerations for the ". . . control of intersections with vehicular traffic. . ." (Section C, Page 67, Line 4). The Boards *cannot* escape the responsibility of stating their jurisdiction ends at the white intersection of NYS Route 13. It was the *Board's* responsibility, as the Lead Agency, to contact and work in conjunction with the NYS Department of Transportation.

It is now time that the Boards' exercise their discretion to subject the Pineridge Cottages to further verification and to contact the NYS Department of Transportation so that an unbiased and actual study of the intersection may be performed.

The Concerned Residents of Mineah & Kirk Road

**Full Environmental Assessment Form
Part 1 - Project and Setting**

Instructions for Completing Part 1

Part 1 is to be completed by the applicant or project sponsor. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification.

Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information; indicate whether missing information does not exist, or is not reasonably available to the sponsor; and, when possible, generally describe work or studies which would be necessary to update or fully develop that information.

Applicants/sponsors must complete all items in Sections A & B. In Sections C, D & E, most items contain an initial question that must be answered either "Yes" or "No". If the answer to the initial question is "Yes", complete the sub-questions that follow. If the answer to the initial question is "No", proceed to the next question. Section F allows the project sponsor to identify and attach any additional information. Section G requires the name and signature of the project sponsor to verify that the information contained in Part 1 is accurate and complete.

A. Project and Sponsor Information.

Name of Action or Project: Pineridge Cottages		
Project Location (describe, and attach a general location map): Adjacent to #6 and #8 Mineah Road, Town of Dryden, County of Tompkins, Tax Parcels 502489-44.-1-27.52, -27.51, -27.62 and -27.7		
Brief Description of Proposed Action (include purpose or need): Develop a cottage community on this 12-acre property fronting on Mineah Road and NYS Route 13. The new units will be detached, in four clusters of 4 cottages each. At least two new wells will be drilled and plumbed to a central building where storage and disinfection will be provided. A looped distribution system will serve all the new units. Each cluster will have its own OWTS. The new units will all front on a new looped drive with two access points to Mineah Road. A Full Storm Water Pollution Prevention Plan (SWPPP) will be developed because more than 1 acre of ground will be disturbed during construction. Two residential buildings with 5 units are already developed on two of the noted parcels, each with its own OWTS, and a shared drilled well.		
Name of Applicant/Sponsor: Ryszard Wawak	Telephone: 607-533-8888	E-Mail: wawak@ithaca1.com
Address: 23 Fiddlers Green		
City/PO: Lansing	State: New York	Zip Code: 14882
Project Contact (if not same as sponsor, give name and title/role): John M. Andersson, P.E., Consulting Engineer	Telephone: 607-539-7096; 229-6100	E-Mail: j.anderssonpe@yahoo.com
Address: 1 Woodland Road		
City/PO: Ithaca	State: New York	Zip Code: 14850
Property Owner (if not same as sponsor):	Telephone:	E-Mail:
Address:		
City/PO:	State:	Zip Code: