

SUN8 PDC LLC
c/o Distributed Sun LLC
601 13th St. N.W., Suite 450 South
Washington, DC 20005

January 31, 2018

**Planning Department
Town of Dryden**

93 E. Main St.
Dryden NY

Delivery by electronic mail

Re: Revisions from the Preliminary Plat to Final Plat for 2150 Dryden Road Major Subdivision

Dear Mr. Burger,

SUN8 PDC LLC (“SUN8”) is submitting a Final Plat for a Major Subdivision at 2150 Dryden Road (tax identification 38.-1-3.1) to the Town of Dryden in this package. This letter is provided to facilitate review, but it does not contain any new information.

In response to comments received on August 24 for the Preliminary Plat Review, SUN8 performed the following actions to create the Final Plat:

1. Removed all flagpoles on the west of the existing parcel;
2. Moved the 25-ft-wide flagpoles of the subdivided lots to coincide with the existing driveway;
3. Added sufficient access to Lot 5 utilizing existing road cut.
4. Added Special Notes:
 - a. Stated that the existing conditions are captured in other documents in the submission;
 - b. Stated that the existing driveway will become a Common Driveway, pending approval;
 - c. Reiterated the covenant that no new road cuts will be created for the property;
 - d. Stated that the property will be subject to a stormwater pollution prevention plan; and
 - e. Noted the lot corner marker specifications;
5. Edited the Survey Notes to refer to the zoning boundaries of the property.
6. Edited the representation of the farm easement over Petrillose property and clarified the easement width in the leader, based on a Planning Board comment;
7. Updated the Line and Chord Tables describing the survey lines defining the subdivision;
8. Updated the document title to Final Plat and the document date to January 17, 2018; and
9. Added notice language pursuant to the Right to Farm Law.

In addition to complying with the Dryden Subdivision Law Section 1001 governing Preliminary Plats and the conditions set forth by the Planning Board in its Preliminary Plat approval, this application complies with the requirements in the Dryden Subdivision Law Section 1002 governing Final Plats on the following pages. We look forward to presenting the Final Plat to the Planning Board on February 22, 2018.

Sincerely,

Chet Feldmann
Distributed Sun LLC on behalf of SUN8 PDC LLC

Section 1002: Final Plat

A. The Final Plat shall be at a suitable scale (generally one inch equals 100 feet or one inch equals 50 feet, whichever most clearly illustrates the plan). In addition to the printed copies of the Preliminary Plat, electronic submissions are encouraged by the Planning Department.

SUN8 has elected to present the drawings in a scale of one inch equals 200 feet to clearly capture the extent of the system.

B. Final Plat shall be based upon the approved Preliminary Plat, shall include the items required on the approved Preliminary Plat, and in addition shall show or be accompanied by the following:

1. Location, names and right of way widths of all existing streets and easements; locations of existing building lines, structures, creeks, ditches and other prominent features.

Drawing V-1 depicts the descriptions of all rights of way attributed to the property; locations of existing building lines, structures, creeks, ditches and other prominent features are set forth in the Final Plat and the documents it references.

2. Property lines of all Lots with accurate bearings, distances of all straight lines, radii, arcs and chords of all curves.

Drawing V-2 displays two line tables and one chord table which provide the bearings and distances of lines and chords of the subdivision.

3. The Final Plat shall also show by proper designation thereon all public Open Spaces for which an offer of dedication is made and those areas which are proposed to be reserved by the Subdivider. For the latter, there shall be submitted with the Final Plat copies of proposed agreements, covenants or other restrictions showing the manner in which such areas are to be maintained and provisions for maintenance.

The parcel does not contain Open Spaces per the Town of Dryden Comprehensive Plan dated December 8, 2005.

4. Where applicable, there should be reference to monuments included in the New York State system of plane coordinates.

The drawing refers to N.Y.S. Plane Coordinate System, Central Zone, Transvers Mercator Projection, NAD 1983 (2011).

5. The bearings, distances of all straight lines, radii, arcs and chords of all curves for each proposed street.

SUN8 does not propose any street construction, based on the definition in Town of Dryden Zoning law dated February 9, 2015, for this project.

6. Detailed drawings showing profiles and cross sections of all proposed streets.

SUN8 does not propose any street construction, based on the definition in Town of Dryden Zoning law dated February 9, 2015, for this project.

7. All offers of dedication of land, interests in land and covenants governing the maintenance of non-dedicated Open Space shall be noted. The approval of the Town Attorney as to their legal sufficiency is

required prior to acceptance.

The parcel does not contain Open Spaces per the Town of Dryden Comprehensive Plan dated December 8, 2005.

8. Lots and blocks within the Subdivision shall be sequentially numbered or lettered in numerical or alphabetical order, as the case may be.

The lots of the subdivision are labelled sequentially one (1) through five (5).

9. All Lot corner markers shall be made of metal, at least three-quarter (3/4) inches in diameter and at least 24 inches in length, and located in the ground to existing grade.

In drawing V-2, Special Note 5, Labella Associates D.P.C. affirms this requirement.

C. Construction drawings in accordance with Local Law No. 3 of the year 2007 (A Local Law Establishing New Specifications for New Highways in the Town of Dryden) showing the proposed location, size and type of proposed streets, and for any proposed sidewalks, street lighting, street trees, and approved drawings for all proposed water mains and sanitary sewers; and for storm drains, manholes, catch-basins and other stormwater facilities as required by Local Law No. 4 of the year 2007 (A Local Law Establishing the Town of Dryden Stormwater Management, Erosion and Sediment Control Law).

A stormwater pollution prevention plan dated June 2017 has been duly submitted and reviewed by the Town of Dryden.