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FEB 13 2018

February 12, 2018

DRYDEN TOWN CLERK

To: Members of the Dryden Town Board, Dryden Planning Board and the Conservation Board

From: E. Dewey

Re: Proposed development at 1540 Ellis Hollow Road

I first learned of the proposed subdivision on February 6, 2018. By chance, my husband met Craig Anderson at the bank. Craig asked what Tom thought about the development planned for the land adjacent to ours. We had no idea that a subdivision was being considered.

My family has owned the property which borders 1540 Ellis Hollow since 1953. My immediate concern was the effect five new houses with wells would have on the water supply. Prior to the development of the Hartwood Road project, we had always had an adequate water supply. Since the completion of that development in 1998, there have been intermittent water shortage issues. The water supply is also problematic at property across the road at 1557 Ellis Hollow and was noted in the current owners pre-purchase disclosure.

If I had been aware of a planning board hearing on this development, I would have expressed my concerns about the water table at that time. However, I did not receive notice of the meeting held in December or in January. This led to other major concerns: first, the lack of notification to owners of properties abutting the proposed subdivision that a public hearing was to take place and second, the unavailability of information on discussions that had taken place during past hearings. The most recent Planning Board minutes posted on the Town website are for the August 26, 2017 meeting.

On February 7, I visited the Dryden planning office and spoke to Ray Burger hoping for some further information on the previous meetings, an explanation of the process and any recourse I might have. I also requested a copy of the minutes from the December and January planning board meetings and was told that they were not yet available. I left with general impression that the subdivision was a done deal. I was given a mailing list of landowners who were to be notified of the final plat subdivision hearing to be held 2-22-18 (see attached #1). I attempted to contact all of the current owners of the parcels included on the mailing list. Of those listed only four said they had received notice for one of the first hearings (see table).

With the assistance of Scott Doyle, a Tompkins county planner, I was able to locate the notification requirements for the Town of Dryden (see attached #2). In my opinion,

proper legal notice for the public hearings on the 1540 Ellis Hollow Subdivision was not given. This view should be reinforced by the fact that only one of the theoretically notified land owners attended a hearing. Most of the current owners that I spoke with said that they would have attended a hearing or provided written concerns if they had been aware of the public hearing. Although he is not an individual owner, I believe that Todd Bittner Director of Natural Areas for Cornell's Botanic Gardens is known as the appropriate contact for Cornell's property in Ellis Hollow. Until my call, he was also unaware of the proposed subdivision.

To allow the community active participation in the review of this project, I hope you will restart your approval process at the preliminary stage. Consulting your most recent tax assessment roll and mailing a certified/ return receipt requested notice to adjoining property owners would be a more effective process. Requiring that a sign be posted on the verge of the proposed subdivision would also be an effective and inexpensive method to inform neighbors and other interested parties.

Thank you for your consideration.

Parcel #	Street #	Planning Dept Listed Owner and Address	Current Owner & Assessment Address	Notice Received	Comment
66-1-7.11	1530	Robin Schwartz 1530 EHR	Robin Schwartz & Michael Rider 1530 EHR	yes	
66-1-7.12	1524	Henry Kramer 1524 EHR	same	yes	
66-1-7.2		Cornell University PO Box DH Ithaca	NA	no	Todd Bittner Director of Natural Areas
66-1-7.3	1540	Timothy Wright	proposed subdivision	na	Former Owner
66-1-8.2	1556	Elizabeth Dewey 2136 Budzinski Rd Dryden	same	no	
75-1-1.1	1515	David Schlesinger 1515 EHR	same	unknown	
75-1-3.1	1529	George Tabar 1529 EHR	Yuval & Naama Baumel 1529 EHR (2018 Assessment Roll)	no	
75-1-3.2	1525	Robert Habel PO Box 6437 Ithaca	Robert and Wilma Habel 1525 EHR	no	
75-1-4	1539	Naomi Cranmer 1539 EHR		yes	
75-1-5		Donald Miller 635 Hudson St	same	yes	
75-1-7	1561	Karen Eldredge 1561 EHR	same	no	
75-1-8	1567	John Murphy 1567 EHR	Joslyn Brenton & Peter Kelley 1567 EHR (2017 Assessment Roll)	no	

Attachment # 1

Mailing list for notice of 2-22-18 Planning Board Meeting. Post Marked Feb 06 2018

Robin Schwartz
1530 Ellis Hollow Rd
Ithaca NY 14850

Henry Kramer
1524 Ellis Hollow Rd
Ithaca NY 14850

Cornell University
PO Box DH
Ithaca NY 14850

Timothy Wright
PO Box 282
Trumansburg NY 14886

Elizabeth Dewey
2136 Budzinski Rd
Dryden NY 13053

David Schlesinger
1515 Ellis Hollow Rd
Ithaca NY 14850

George Taber
1529 Ellis Hollow Rd
Ithaca NY 14850

Robert Habel
PO Box 6437
Ithaca NY 14850

Naomi Cranmer
1539 Ellis Hollow Rd
Ithaca NY 14850

Donald Miller
635 Hudson St
Ithaca NY 14850

Karen Eldredge
1561 Ellis Hollow Rd
Ithaca NY 14850

John Murphy
1567 Ellis Hollow Rd
Ithaca NY 14850



Town of Dryden
93 East Main Street, Dryden, NY 13053
607 844-8888

PLEASE TAKE NOTICE that the Planning Board of the Town of Dryden will conduct a Public Hearing to consider the **conservation subdivision final plat** submitted by **Buzz Dolph**. Applicant wishes to **subdivide a 10 acre parcel, Tax Parcel 66.-1-7.3, at 1540 Ellis Hollow Road. Five residential building lots would be created with 5 acres preserved as open space along the Cascadilla Creek corridor.**

SAID HEARING will be held on **Thursday, February 22, 2018 at 7:05 PM** prevailing time at the Dryden Town Hall, 93 East Main St. Dryden NY, at which time all interested persons will be given an opportunity to be heard. Persons may appear in person or by agent.

Section 1701: General Provisions

- A. Notice of public hearing. Each notice of hearing upon an application for site plan review, a special use permit, or a variance or other application to the ZBA, or for any other public hearing shall be published once in the official newspaper of the Town at least 10 days prior to the date of the hearing. In addition, at least 10 days prior to the date of the hearing, a notice of such public hearing shall be mailed to all owners of real property within 250 feet of the exterior boundary of the property for which the application is made. Owners shall be determined according to the latest completed assessment roll.
- B. Records to be retained. The original of all decisions, approvals, rulings and findings rendered by any board under this Law, and of all permits and certificates issued under this Law, shall be promptly furnished to the Town Clerk and retained as a permanent Town public record.
- C. Assistance to Boards. The Planning Board and ZBA, as authorized by the Town Board, shall have the authority to call upon any town department, agency or employee for such assistance as may be deemed necessary and appropriate under the circumstances. Such department, agency or employee may be reimbursed for any expenses incurred as a result of rendering such assistance. The Planning Department, within the limits of budget appropriations, shall provide the Planning Board and ZBA with any necessary experts, clerks and a secretary.