

February 9, 2018

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

Re: Evergreen Townhomes – **Update to the Board**

Dear Ray,

As we discussed on the phone, I wanted to share an update to the 1061 Dryden Road project. Our design has been progressing and we have made some slight modifications that we wanted to share. I believe that based on my memory of the conversations during the PUD process that these changes should be welcomed.

The first is with regard to the building dimensions and setbacks. We have essentially shrunk the buildings by about 9.5 feet from front to back. This was done based on a marketing analysis and input from Ken Danter. Ken is the consultant who has completed housing studies for the county. With his assistance we believe that we have better sized the units for the regional market. This modification has increased our rear setbacks by about 9.5 feet. As you may recall there was much conversation about the buildings proximity to neighboring property lines. We hope that will be seen as an improvement. Similarly, density and parking was a big topic of conversation. In the typical building we have reduced the central 4 townhomes from 3 bedrooms to 2 bedrooms. This would result in a reduction of the overall bed count from 108 in the original design to 84 beds in the current plan.

You should also see from the elevation and perspective pages attached that the building elevations have not changed in any significant way. However we have attached plans and elevations for your review.

We appreciate your time in this review effort. Thank you again.

Sincerely,
HOLT Architects, P.C.



Steven W. Hugo
Principal



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