September 20, 2018

Ray Burger, Director of Planning
Town of Dryden
93 E. Main Street, Dryden, NY 13053

Re: Trinitas Ventures, LLC
Townhomes at Dryden
Sketch Plan Review

Dear Ray,

I have reviewed the revised digital application materials posted to the Town’s website since July 18, 2018. Specific to Part 1 of the Full Environmental Assessment Form, which is dated June 29, 2018 I recommend to the Town that additional information, in the form of studies and/or regulatory agency documentation, be provided in order to better understand potential environmental impacts and the adequacy of the Applicants mitigation measures. In addition to any outstanding items from our letter dated July 18, 2018 we offer the following comments:

1. Further develop the stormwater management plan and review any permitting requirements with NYSDEC and/or USACE. Describe stormwater discharge approach on north side of development along Mount Pleasant Road.
2. Town to continue to review sanitary sewer service connection location, sewer capacity, and treatment plant capacity.
3. T.G. Miller met with Bolton Point staff to review water service to the site. Suggestions have been shared with Hunt Engineers and further testing requirements have been outlined. Applicant to complete testing and provide utility plans and water demand calculations with fire flow requirements.
4. Additional coordination is required between the Applicant, Town and NYSDOT to review the recommendations of the traffic impact analysis. In particular, recommendation 3c. to further study traffic signal justification and recommendation 7. Transportation Demand Management strategies.

Feel free to contact me with any questions related to this review. If requested, we can be available to meet with the Town and Applicant to review project specific requirements.

Respectfully,

Donald M. Harner, P.E., CPESC

Cc: J. Leifer, Supervisor