

area available now? *Dryden Housing Group* *Special Permit*
Mr Serviente - what is gravel now is 30 x 15 feet and can be established to
twice that size. They have a lot of room to expand if they have to. *585-09*
Closed public hearing #2 7:50PM

RESOLUTION #156 GRANT SPECIAL PERMIT CRAWFORD ADAMS

CIm Schlecht offered the following resolution and asked for its adoption:
RESOLVED, that this Town Board grant the special permit to Crawford Adams to have
a gravel bank subject to the following: 1- that there will be no washing of gravel
on the site or crushing of gravel on the site; 2- that only approximately 9,000
yards of material and no more than 12,500 cubic yards be removed from the site;
3- that the area will be seeded when the gravel has been removed so that it is
restored back to agricultural; 4 that this permit is subject to obtaining all other
required permits of any other authority having jurisdiction with this operation;
5- that this permit is not transferable by sale or lease; and 6- that Bond be set
at \$1,000.00 for restoration.

2nd CIm Garlock

Roll call vote - all voting YES

RESOLUTION #157 GRANT SPECIAL PERMIT TONY SERVIENTE

CIm Garlock offered the following resolution and asked for its adoption:
RESOLVED, that this Town Board grant the special permit to Tony Serviente to have
a stained glass workshop and sales of glass supplies within his home at 63 Niemi Rd.
with the stipulation that the parking ordinance be complied with.

2nd CIm Schlecht

Roll call vote - all voting YES

PUBLIC HEARING #3

August 13, 1985

SPECIAL PERMIT - DRYDEN HOUSING GROUP

Minutes of public hearing #3 8:00PM

37-1-10.111

Supv Cotterill read the notice that was published in the newspaper to consider
the application of Dryden Housing Group to build two three story multi-family
dwellings (total 48 units) to be located off Livermore Road.

QUESTIONS AND/OR COMMENTS

28 Farview Drive

Tim Buhl, John Jackson and Brian Ginter are partners and are involved in this
project that came in response to a request put out by the TC 3 Foundation. TC 3
realizes the need for this kind of development for housing to strengthen the
college itself.

Mr Bahar gave an opening statement- as time has gone on the times and needs have
changed a great deal. A lot of community colleges in New York State have developed
housing facilities for their students. Agricultural and Technical Colleges have
gotten involved in the arts and sciences which are liberal arts. Other community
colleges have begun to develop programs similar to the TC 3 program. There are
32 community colleges in New York State and 6 Agricultural and Technical Colleges.
As a result of these activities certain changes have begun to occur. The students
today are very mobile and go wherever they wish to go. These kind of occurrences
are forcing TC 3 to look into housing for students. Their research and their work
at the college indicates that many of the students from Tompkins and Cortland County
who would want to go to TC 3 would rather go to a college which has housing facilities.
TC 3 is losing a substantial number of Cortland Co students to colleges that have
housing facilities, also potential students from Tompkins and Tioga County.
TC 3 used to be one of the major attractions because of its programs. Now some
of these programs have been duplicated in other places in New York and they have
added student housing.

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Every student that leaves Tompkins and Cortland Co., by law, goes to another community college in the State of New York the taxpayer must pay for his or her education in that county. This is one source of income loss that we have to pay another county. We have no control over the money going to that college. It figures out to be about \$5,000.00 per student.

When TC 3 cannot attract a student from other counties, not because of their programs not being good, but because of their competition. Same programs duplicated, but because of student housing. This is an important issue, that this negative drainage has begun to hurt TC 3, because they do not have the competition. They are no longer a small local place where they just cater to the local community students. They have international students coming to the college. TC 3 was considered as being a national training center for students coming from Nigeria. They were contractors for a 2 year program in hotel and restaurant business management and technology. They did have 40 students coming from Nigeria but lost the contract for one reason and that was because of housing. TC 3 is in the process of developing a program for Caribbean students in the undeveloped areas. This program within the next 3 or 4 years will bring about 100 students here. Once you build anything on the public campus, if the law would allow it, it would be a public institution and tax free. They strongly felt that whatever housing facilities that were developed for the students should and must be taxed so that it would be an asset to the community. For that reason they have acquired the Foundation land near the college to create a buffer zone and to have control over what happens on that land. This is the background and why they have brought into focus the building they are proposing.

Tim Buhl - showed several drawings of the proposed site plan. They looked at several different sites around TC 3. They wanted to tie the project into the campus building itself and minimize the impact on the Lee Rd residents. They will not have any access to Lee Rd, but would have the access from Livermore Rd. They tried to keep the building as far away from the Lee Rd residents and as high as they can get it and still maintain water pressure. There will be two main buildings and will be built on one and half acres on the 6 acre parcel. This project will house approximately 190 students and will be three stories high and four units per wing. There will be a full time, on site manager at all times and would not be a student.

John Jackson owns and rents property in the City of Cortland to about 125 students. He knows the concern of noise, alcohol and traffic. They intend to run an extremely tight operation. There will be no use of alcohol in the dorms and they will control the noise. The parents and the students will have to sign contracts of all of these things spelled out. There will be someone in each dorm for supervision.

The Boardroom was filled to capacity with residents from Lee Road and since no one gave their names the following comments and remarks were made.

--- wanted to know how far it was from the property line on Lee Rd?

Tim Buhl - it is about 75 feet from the back lot line.

--- even though the access road is from Livermore Rd fine, but you did not allow for the foot travel that will be going across the private property to get to Lee Rd to go to downtown. There will be no way that you are going to stop that. The owners there have spent a lot of money to build their homes and felt that if TC 3 still wanted to be a good neighbor, that it has been in the past, felt that they should spend the extra money for the booster pump, and move this project further up the hill and not effect Lee Rd at all. It looks like the only way for expansion is down the hill.

--- they were concerned about property values.

Tim Buhl - felt that it would not effect the property values at all. This is the reason that they are having this hearing so that they can get the peoples concern and hear if there are any problems on this preliminary plan. They will be happy to meet with anyone who wants to establish a steering committee so as to get any problems straighten out. They have put forth a good effort to try and protect the properties and property values. There would be no problem regarding the footpaths for the pedestrian traffic.

--- wanted to know why they were building apartments instead of dorms?

Tim Buhl - they have to attract students from an economic standpoint. They have investigated the other community colleges and how their projects have developed and this is what the kids are asking for today.

--- wanted to know if there were any other land options beside this proposed site?

Tim Buhl - they have no other land option, infact they do not own this property, they have what you call a preferred developer status by the Foundation.

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They have no further plans than what has been proposed tonight. They think that this will fulfill the needs of the college. He felt that it will help in the tax base, lower the water and sewer costs since they will be users, and that it would not be a detriment to the community and will help to make the college stronger.

Tom Cory, 39 Lee Rd - felt that it concerns all of the people from Lee Rd for a number of reasons 1- the proximity to their property; 2- you plan to triple the population in that area of single family houses; 3- this will have a dramatic effect on life for the people in that area to develop a three story building 75 feet from someones property. He felt that neither one of the developers would want to live that close to a college complex. The people on Lee Rd have a reason to expect that if there is going to be intense development on that property, that it be located far enough away from their residence so that it is not going to have an adverse effect on their property value.

--- Also the question about police protection since it is located in the town and not the village; he felt that it will be very difficult to control. It is of extreme importance to them to have the buildings as far away from Lee Rd residence as possible and that the property should be buffered.

John Chapman - Livermore Rd is virtually impassable in the winter and was wondering if that was taken into consideration with the study.

Mr Bahar - that has been thought about and there would be an access to the college parking lot.

--- there was concern about the flooding situation at the lower end of Lee Rd.

Tim Buhl - although there will be paving surfaces and changing runoff, they will also be flattening the surfaces out so that there will not even be a 6 percent slope, and having roofs that will retain the water to run it off slowly. The parking lot can be done the same way. They feel that they might increase the runoff, but they can control it in such a manner that it will not come any faster than it does right now.

Angelo Alaimo, .47 Lee Rd - was concerned about the water pressure. With the current water and sewer facilities they now have, has handled the increase but, right now they do have water pressure problems.

Mayor Lane - from the figures given by the engineers there will be no adverse effect.

Supv Cotterill - suggested that Mayor Lane form a committee from the Lee Rd area and hold meetings with Mr Buhl since this is not going to be finalized tonight. He felt that the Town Board was going to refer this proposal to the Town Planning Board for their recommendations, since they have to approve the site and the road.

Mayor Lane - wanted to go on record that the Village of Dryden, since this proposal was first brought to them by the TC3 Foundation, that 1- they are concerned about the impact on Lee Road, it is a prime residential area within the Village since they have a number of single family houses there; 2- they are very concerned about the location of the building on the site; 3- the impact and proposed buffering for noise, he was wondering if the proposed 75 feet buffering would be adequate; 4- runoff control is absolutely essential. Egypt Creek now carries 105 percent capacity and it cannot handle any more runoff, in rainstorms or flooding from parking lots or roofs. They really need to see some detail of studies on what the runoff is going to be from there. He felt that there should not be any, that it should all be on site retained. 5- the Dryden Village Board does not want to see road access onto Lee Rd and do not want to see the land in the Village owned by TC3 Foundation used as a primary site. The road access now is not interconnecting with Lee Rd and they feel that is good. 6- the water and sewer volumes are important to the Village, and they have had some preliminary figures. It will be important for the Village to know the place where they are going to hook in and also information on the easements.

There was some discussion and the residents met with Mr Buhl for further discussion in the courtroom.

Closed public hearing 9:30PM

Supv Cotterill - wanted to know the comments from the Board members.

Clm Schlecht felt that there should be some solution for the access road. He felt that since Tompkins and Cortland Co will both benefit that they should help in some financial way. Other than that he would like to make a motion to refer the application to the Town Planning Board for their review and recommendation.

RESOLUTION #158 REFER APPLICATION TO TOWN PLANNING BOARD

Clm Schlecht offered the following resolution and asked for its adoption: RESOLVED, that this Town Board refer the application from Dryden Housing Group to the Town Planning Board for their review and recommendation.

2nd Clm Garlock

Carried

