



TOWN OF DRYDEN • DRYDEN, NEW YORK

65 EAST MAIN STREET, DRYDEN, NEW YORK 13053

807-844-9120

In the Heart of the Finger Lakes Region

ZONING & BUILDING CODE ENFORCEMENT

October 1st, 2002

Mark Varvayanis, Dryden Town Supervisor
65 East Main Street
Dryden, NY 13053

Re: TC-3 Foundation Special Use Permit Amendment Update.

Dear Mark:

Please find attached a copy of a Robert Ross correspondence which further develops item 7 of the current TC -3 Foundation Special Use Permit Amendment application scheduled for review on Wednesday October 9th of this year.

As you may recall, on September 20th, I suggested that the project sponsor Robert Ross TC -3, further consider Special Permit review item number 7 application response, effect upon the immediate neighborhood and general community the project presents. Mr. Ross considers and addresses a wide variety of potential and certain impacts.

Please add this correspondence to your TC -3 Foundation phase (3) student housing Special Permit amendment project file.

Very truly yours,

Henry M. Slater, Codes Officer

CC: Town Board
Mahlon R. Perkins, Dryden Town Attorney
David Putnam, T G Miller Engineers and Surveyors, Town Engineer
Tompkins County Planning Department, 239 L & M Review
Village of Dryden, adjacent municipality
Dryden Fire Station, Emergency Response Provider
Bambi Hollenbeck, Dryden Town Clerk
Robert O. Ross, ED.D., Dean of College Services, TC -3
TC -3 Foundation Project File, 2002

9/30/02

Addendum to Request to Modify Special Use Permit

The addition of one four-story residence hall with a capacity of 134 students will have several significant benefits for TC3 and the local community.

The addition of 134 beds means that enrollment at the college can grow by 134 full-time equivalent students or about 5 percent. As much of the college's budget depends on tuition revenue an increase in the number of students is needed to grow the college's financial base.

The economic impact of the extra 134 students including money spent on rent, food, clothing, entertainment and major items (TV, VCR, DVDs etc.) on the local economy will be \$1,975,052 according to a recent study by Thoma Development Consultants. In their study they found that students living on campus at TC3 spent an average of \$9,212 per year on rent, food, entertainment, transportation, telephone, cable TV, clothing and major items (TV sets, car repairs, etc). To calculate the economic impact on the local community a factor of 1.6 is applied to the \$9,212 making the economic impact \$14,739 per person.

The 134 extra students will also pay some \$3,800 per person in tuition, fees and books or a total of \$509,200.

About 90% of the residents in student housing are from counties other than Tompkins or Cortland. Those from out-of-state pay double tuition and those from other counties bring with them payments from their counties towards both the college's operating and capital budgets. This impact is about \$263,780 per year; these funds allow the college to offer its programs to students from other counties without increasing either operating or capital costs to local taxpayers.

The college has found that having on-campus housing has contributed significantly to the quality of student life. With students living on campus we have greater participation in student run clubs and activities. Attendance at athletic events is up and the level of spirit at these events is much greater.

On-campus housing has allowed the college to attract more student athletes.

As the on-campus housing population increases we have found a need for more medical services. A contract with a local physician has provided immediate care. To address preventative issues and to handle small problems, the college is considering the establishment of a health clinic on campus.

For the last several years we have contracted with Tompkins County Sheriff's office to provide security and will continue with that arrangement.

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As we add the fourth building we will increase our maintenance person from part-time to full-time, add an additional professional staff member and hire four more resident assistants (one per floor).

Concerns by residents on Lee Road about students walking on Lee Road are being addressed in several ways. First, students are told they are not to use Lee Road as a way to town and that they should not trespass on the neighbors' property. This has had an impact as some Lee Road residents report less student traffic since the Foundation purchased these facilities in June of 1999. Second, the fence at the end of Lee Road will be repaired. The gate hinges need to be adjusted so as to close a gap between the gate and the post. Part of the fence next to the gate is sagging and that too will be repaired. Twenty feet of additional fence will be installed on the north side of Lee Road to better tie this fence in with one provided by the property owner. Finally, several mature multiflora rose bushes will be moved from locations on college property and will be planted in front of the fence to discourage people from trying to get around or over the fence. One point of vulnerability remains and that is the six-foot height of the gates. At this time we do not plan to change this as increasing the height may create a negative visual effect on the neighborhood. However, if student traffic continues the Foundation, at the request of a majority of the residents on Lee Road, will increase the height of the gate.

Lee Road residents have expressed concerns that since the student housing complex was created in the mid 1980s they have seen more water in their backyards. We held a site review with project engineers, the Town of Dryden engineer, members of the Town of Dryden Board and residents living on Lee Road. Based on this site review it appears that all necessary steps have been taken to retain and otherwise control run-off from the student housing complex. It was suggested and agreed to by the Foundation to install a diversion ditch above the properties on the north side of Lee Road to divert any water coming off the section of land above this area.