



TOWN OF DRYDEN • DRYDEN, NEW YORK

65 EAST MAIN STREET, DRYDEN, NEW YORK 13053

607-844-9120

In the Heart of the Finger Lakes Region

ZONING & BUILDING CODE ENFORCEMENT

September 20th, 2002

Mark Varvayanis, Dryden Town Supervisor

Re: Tompkins Cortland Community College Foundation, Inc.
Special Use Permit Amendment Request.

Dear Mark:

Attached is a copy of a September 18th, 2002 Special Use Permit amendment request which seeks authority to construct a 4th, 4 story 134 bed student housing facility at 24 Far View Drive within the Town of Dryden. The site being within a RC Dryden Town Zoning District is a use, housing for more than 3 unrelated occupants per dwelling or suite, permitted by approved Special Use Permit.

As you are aware, the Town first granted Special Use Permit authority for 2 student housing facilities in 1985 and amended the 1985 approval in 2001 providing for a 3rd facility. The current proposal will provide housing for a total of 425 students.

Briefly, the I have reviewed the project application and plans, SEQR Part long form and agriculture data statement and find each to be substantively complete and accurate. As proposed, the project does comply with the applicable provisions for a multi dwelling for unrelated persons within a RC Dryden Town Zoning District within which zoning district 24 Far View Drive is located.

As you may recall, on August 20th of this year, I conducted a review of a preliminary site development plan for this project finding some non conforming features. As a result on August 28th, Dave Putnam and I met with TC-3 Officials and project engineers to work out the non conforming issues identified earlier.

Earlier in August, TC-3 Officials invited the surrounding neighborhoods to a project presentation asking for comments and concerns. Several of those present were concerned with the impact of adding additions students to the neighborhood as well as the creation of additional impervious surface which would be adding more drainage and ~~run-off~~ problems to the Lee Road neighborhood. TC-3 Officials and project engineers were baffled by the drainage concerns as the 2001 project was designed to transfer ~~all housing site run-off~~ to the north. Lee Road is to the west.

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As a result of the Lee Road concerns, drainage and a second ~~issue of students short cutting through the Lee Road and~~ sometimes neighborhood yards, TC-3 arranged for a tour of the Foundation Housing facilities and infrastructure as well as the Lee Road neighborhood. The tour was conducted on Thursday September 12th. Two TC-3 Officials, two project engineers, two Dryden Town Board members Dave Putnan of Miller Engineers and myself met with what turned out to be 3 Lee Road residents. Although drainage and erosion issues did not appear to be a result of inappropriate TC-3 project design or installation, TC-3 did agree to assist the Lee Road neighbors by adding a second open drainage ditch at the base of the swale structure which would extend southeast of the swale structure to pick up other flows that are coming from non TC-3 Foundation properties. TC-3 also indicated a willingness to ~~extend and close gaps in fencing near the~~ beginning of Lee Road, the Foundation property and the access to the Dryden Village water storage facility which should ~~preclude~~ students from entering into the Lee Road neighborhood at any location near the upper Lee Road area. It should be noted, these 2 enhancements are not shown on the current plans as neither design have been completed but are being addressed as a separate feature by TC-3 itself.

Item seven of the Special Permit review asks, Has the applicant provided a statement appraising the effect of the project and use on the adjacent neighborhood, environment and general community. The response was confined to traffic analysis. I believe there are far greater aspects to discuss than traffic. The applicant has demonstrated a willingness to address adjacent neighborhood issues but takes no credit for that willingness within the application. Additionally, the applicant takes no credit for the positive aspects of their project or aspects which may present negative impacts. I'll request a ~~supplement~~ which addresses item seven. Other than item seven, the application is complete and accurate.

I've submitted a copy of this application package, under 239 L&M to both the Village of Dryden And the Tompkins County Department of Planning as well as to Miller Engineering, the Dryden Fire Station, Town Attorney and our Town Highway Department. Notice of hearing has been provided to all other appropriate person(s).

I've scheduled a public hearing for this project for the second October meeting on October 9th, 2002 beginning at 7:00 PM.

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Very truly yours,

Henry M. Slater

Henry M. Slater
Codes Officer, Town of Dryden

CC: Town Board
Mahlon R. Perkins, Dryden Town Attorney
Dave Putnam, TG Miller Engineers & Surveyors
Tompkins County Planning Department, 239 L&M Review
Village of Dryden
Dryden Fire Station
Bambi Hollenbeck, Dryden Town Clerk
Robert O. Ross, Ed.D., Dean of College Services, TC-3
TC-3 Foundation Project File, 2002