

**James E. Skaley, Ph.D.**

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19 September 2019

To: Dryden Town Board

Re: Trinitas Proposed Development in Varna

I would remind the Board that in the past year when the Town Board reviewed the sketch plan that the Board adopted several conditions to be met for approval of the sketch plan in a letter to Trinitas dated September 27, 2018 . One of the conditions for approval of the sketch plan was to demonstrate how this project conforms to the Varna Community Development Plan. Trinitas responded by letter dated October 23, 2018 citing two statements in the preamble of the Plan pages 19 & 20 describing development opportunities such as existing infrastructure and underutilized sites and green spaces that “cater to a family and student community”. They claim that their development would serve multiple populations—yet in their presentation to this Town Board they declared their market would be a demographic of students and young professionals 20-30 years of age—not families, not seniors. The plan layout is designed specifically for housing students with bathrooms attached to each bedroom and with a large number of the units constructed with three and four bedrooms. Trinitas simply did not address section 3, the goals/objectives of the Varna Plan nor any of the criteria for build-out in section 4 of the Plan titled Master Plan. Furthermore, Trinitas has given two properties at 952 and 966 Dryden Rd to INHS in a letter of intent dated Nov.9, 2018. The structures on these parcels in their plan were to be demolished so as to provide sufficient green space as required under our zoning law. Conveying these parcels to INHS for purposes of building new construction— means that Trinitas no longer meets the green space requirement for the project. Converting these sites to pocket parks would mean that suitable space for affordable housing in the Traditional zone would be lost. In my conversations with INHS they have a strong interest in building affordable housing in Varna if they have access to lands. Trinitas is not proposing to build affordable housing and further the local developer community is no longer proposing to build for students given that Cornell is providing more housing on campus in the coming year—therefore, there is no market for this project.

The Planning Board in their in-depth SEQR review of the project this past spring forwarded by resolution to this Board that Trinitas had in fact not met the criteria of complying with the Varna Community Development Plan and further recommended to the Town Board that should this project move forward it should require a full Environmental Impact Statement including a new scoping for the project.

To my knowledge the Town Board has never indicated by vote that Trinitas has in fact met the conditions attached to the sketch plan. Therefore, I would respectfully, ask that the Town Board consider the Planning Board’s SEQR review and declare that Trinitas has in fact not met the conditions that this Board attached to approval of the sketch plan and therefore declare that the application is incomplete.

Respectfully James E. Skaley

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