

TB Resolution No. _____: Lead Agency – Declaration of Intent, Trinitas Townhomes at 959 Dryden Road, Tax Parcel Nos. 56.-3-9 &12 and 56.-5-9, 11, 12, 19.3, &19.4

Moved by _____; seconded by _____

WHEREAS:

1. The Town of Dryden Town Board, at its meeting on October 17, 2019, considered the application for site plan approval by Trinitas Ventures, LLC (“Trinitas”) for a 219 dwelling unit townhome project at 959 Dryden Road, Town of Dryden Tax Parcel Nos. 56.-3-9 &12 and 56.-5-9, 11, 12, 19.3, &19.4. The proposal involves construction of 17 residential buildings on a combined 16.7 acres bordering Dryden and Mount Pleasant Roads. The project includes construction of a mix of 1, 2, 3 and 4 bedroom dwelling units within 17 townhouse style buildings, a clubhouse and recreational amenities, a 2200 sf retail space, a parking garage which combined with surface parking provides a totals 428 parking spaces, and stormwater facilities, and
2. The record owners of the parcels on which the proposed development is located are Stephen Lucente and Varna II, LLC. Trinitas was authorized to act as owner’s representative to pursue this application by an affidavit dated May 18, 2018, and
3. The proposed project, which requires site plan approvals and special permits by the Town Board is a Type I action pursuant to the State Environmental Quality Review Act, 6 NYCRR Part 617.4. Environmental Quality Review, because the project involves construction of more than 200 new residential units to be connected to existing public water and sewerage systems in a town having a population of 150,000 persons or less (§617.4 (b)(5)(iii) ., and
4. A Full Environmental Assessment Form, Part 1, has been submitted by the applicant, along with application materials submitted in September and October 2019.

NOW, THEREFORE, BE IT RESOLVED:

A Full Environmental Assessment Form, Part 1, has been submitted by the applicant, along with application materials submitted in September and October 2019, and

BE IT FURTHER RESOLVED that Town Board makes a preliminary determination that the proposed project, which requires site plan approvals and special permits by the Town Board is a Type I action pursuant to the State Environmental Quality Review Act, 6 NYCRR Part 617.4. Environmental Quality Review, because the project involves construction of more than 200 new residential units to be connected to existing public water and sewerage systems in a town having a population of 150,000 persons or less (§617.4 (b)(5)(iii), and

BE IT FURTHER RESOLVED that the Town of Dryden Town Board hereby proposes to establish itself as lead agency to coordinate the environmental review of the proposed actions, as described above, and

BE IT FURTHER RESOLVED that the the Town of Dryden Town Board hereby requests the concurrence of all involved agencies (to include the U.S. Army Corps of Engineers, N.Y.S. Department of Environmental Conservation, N.Y.S. Department of Transportation, and Tompkins County Department of Health) on this proposed lead agency designation, said concurrence to be received by the Town of Dryden Planning Department no later than ~~December~~ 18, 2019.