



May 22, 2020

Town of Dryden
93 East Main Street
Dryden, NY 13053
Attn: Ray Burger – Director of Planning

Re: Maifly Development
Proposed Residential Development – 5 & 9 Freese Road
Town of Dryden, NY

Mr. Burger,

On behalf of our client, Maifly Development, we are pleased to submit the enclosed material to continue our coordination with Town of Dryden Planning Board in regard to comments communicated to the team during the April 23rd Planning Board meeting.

One of the comments communicated to the development team surrounded the massing of buildings associated with this development and how this project tied into the neighboring project referred to as “The Cottages”. The Planning Board requested that initial 3-D photo simulation renderings illustrating the proposed conditions of both sites be provided for review. The development team chose five (5) vantage points along Freese Road to illustrate the viewshed of the site as it exists today and a simulation of the proposed conditions. Please note that the building facades illustrated in these simulations should be considered conceptual in nature and will be further refined as the design progresses.

The development team is of the opinion that the project is an overall visual improvement from the partially developed condition of both sites that currently exists. In addition, through proposed landscaping (ie street trees and shrubs) the massing of the buildings closest to Freese Road will be softened. Further, the viewshed of the project site across the Freese Road/Fall Creek bridge (Location #5) is buffered by an existing tree line which will remain. Views from this vantage point will be further buffered once the tree canopies have fully leafed-out. Lastly, the placement of the Building #3 close to Freese Road buffers views of the parking lot as well as the view and scale of the three-story buildings (Buildings 1A and 1B).

In addition, the enclosed Site Plan has been updated to break Building 1 into two buildings, now referred to as Building 1A and Building 1B, to comply with the Town’s 5,000 SF maximum building footprint requirement.

As requested by the Planning Board, the Long Form Environmental Assessment Form (LEAF) has been prepared and is enclosed for the Town’s consideration.



5/22/2020

We received written comments from the Planning Board on April 30th, 2020. We acknowledge that we owe the Planning Board written responses to those comments before formal site plan review may continue with the Planning Board. Formal responses to those comments will be provided at a later date. However, we are submitting the enclosed information to solicit feedback from the Planning Board in regard to the building massing of the proposed development illustrated in the enclosed documents.

So we may continue our coordination with the Town of Dryden Planning Board, we are providing the following:

- This Letter (8 copies)
- Long Form Environmental Assessment Form – (8 copies)
- Sketch Site Plan, 24x36 (2 sets)
- Sketch Site Plan, 11x17 (8 sets)
- Visual Simulations, 11x17 (8 sets)

Electronic copies of this submittal were emailed to you on May 22, 2020.

We respectfully request that this project be placed on the May 28, 2020 Planning Board meeting agenda where we may continue our discussions with the Planning Board relative to this project.

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam M. Fishel', written over a light blue horizontal line.

Adam M. Fishel, PE, CPESC

cc: Matt Durbin – Maifly Development
Robert Durbin – Maifly Development