



August 21, 2020

Town of Dryden – Planning Board  
93 East Main Street  
Dryden, New York 13053  
Attn: Ray Burger – Code Enforcement Officer

Re: Maifly Development - Planning Board Meeting  
5 & 9 Freese Road  
Dryden, NY

Dear Ray,

On behalf of our client, Maifly Development, we are submitting the enclosed information in response to the comments letter from the Town of Dryden Planning Board on April 23, 2020 & from the Town Engineer on June 08, 2020.

## **Planning Board Comments**

1. *Renderings of how the project will appear from the nearby roads and trails, including Freese Road at the intersection with the Cayuga Trail and Dryden Road at the intersection with Freese Road. These can be massing sketches.*  
Response: Updated perspective renderings will be presented at the upcoming Planning Board meeting.
2. *Details of how this project is to meet the Zoning Law (ZL) Section 706 requirements concerning the green neighborhood development bonus.*  
Response: The LEED Green Neighborhood checklist and supporting narrative is enclosed.
3. *Features reflecting the Varna Design Guidelines and Landscape Standards and an explanation of how the project complies with the requirement of ZL Section 701.*  
Response: The plans have been updated to include and show features satisfying the requirements outlined in ZL Section 701 Varna Design Guidelines and Standards.
4. *Explanation of how the project addresses the Tompkins County Energy Recommendations for New Construction of Greater than 20 Units.*  
Response: A summary of how the project will comply with the Tompkins County Energy Recommendations for New Construction of Greater than 20 Units is as follows:

### **Conformance with Tompkins County Energy Recommendations for New Construction**

1. Energy Star.

  - The project will include water fixtures that meet EPA's Water Sense requirements.
  - All permanent appliances will be Energy Star rated.

2. Heat Pumps.
  - Air sourced heat pumps will be used throughout the building.
  - Electric water heaters will be used
3. Renewables.
  - Roof surfaces are capable of accommodating PV solar panels to the extent possible, however, we are not providing solar panels as part of this project due to cost constraints.
4. Energy-efficient building design.
  - The building has been designed with a window-to-wall ratio of less than 25%.
  - The overall building shape is simple, optimizing the efficiency of the building envelope.
  - Best practices will be used for air sealing to minimize infiltration and stack effects.

**For buildings over 20 units:**

1. Lighting controls and high-efficient lighting technology
  - LED lighting will be used throughout the project
  - Occupancy sensors will be used in common areas and photo sensors will be used for exterior lighting.
5. *Show how features such as bike parking, picket park, sitting area are to be provided.*  
Response: Bike racks are provided. We are open to discussing what provisions could be made for sitting areas. Due to the grade of the site, providing a pocket park may be difficult. The team is open to discussing this item with the Planning Board further at the upcoming meeting.
6. *Elements outlined in ZL Section 1103.*  
Response: The application materials have been updated to satisfy the requirements outlined in ZL Section 1103.
7. *Adjusted application to achieve building footprints of less than 5000 sq. ft. (See ZL Section 702 C.)*  
Response: The plans have been updated to not include any structures larger than 5,000 sf. Ft.
8. *Traffic study of turning movements at the Freese Road – Dryden Road intersection.*  
Response: Reference should be made to the “Trip Generation/Crash Analysis/Future Operations” letter which is enclosed.
9. *Bedroom counts.*  
Response: The application has been updated to specify the number of bedrooms in the new development.
10. *Full Environmental Assessment Form (FEAF)*

Response: A Full Environmental Assessment Form for both projects is enclosed.

11. *Address concerns raised by the fire department in their review, namely the bump-outs at the southeast end of Building 3 should not interfere with a fire truck turning into the parking lot.*

Response: The plans have been updated to convert the bump-out in question to a section of striped pavement.

12. *Address concerns of Town Engineer brought up in the course of their stormwater plan review.*

Response: The development team will continue to work with the Town Engineer to continue their review of the stormwater management plan and we will address comments which are communicated to our team.

13. *Address concerns raised by Tompkins County in their GML 239 review.*

Response: To date of this letter, the 239 review has not been initiated. Upon receipt of those comments, the development team will provide responses to the comments as necessary.

14. *Make a separate application to amend the site plan for the project at 5 Freese Road to include: list all changes proposed; amend FEAFF to reflect these changes; provide renders showing proposed changes to building appearance; propose suitable instruments to replace the function of the HOA.*

Response: A separate application to amend the 5 Freese Road site plan and outline changes to the FEAFF for that project is enclosed. A brief summary of proposed changes to that project are as follows:

- Initial proposal was for 15 3-bedroom single family homes with a total of 45 bedrooms. Current proposal is still for 15 single family homes consisting of 10 3-bedroom homes and 5 2-bedroom homes or 40 bedrooms total.
- Minor adjustments to the water utility alignment and associated structures.
- Minor adjustments to the sanitary sewer alignment and associated structures
- The onsite stormwater infrastructure has been upgraded to account for the development scope of both projects.
- Minor adjustments to the storm sewer conveyance systems.
- The dumpster serving 5 Freese Road has been relocated.
- The sidewalks within the site and along Freese Road have been updated.
- The access gate to Cornell's property has been relocated.
- Minor adjustments to the location/limits of the split rail fence adjacent to Cornell's property has been updated.
- Minor adjustments to the access driveway to Dryden Road.
- Minor adjustments to the proposed landscaping.
- A community building has been added in lieu of a gazebo.

- Minor adjustments to the limits of onsite parking and shared parking with 9 Freese Road with no net change in total parking spaces provided.

## **Town Engineer**

1. *Per the original subdivision, each lot required a private connection to a public main. It appears there will be one connection to the main with multiple building connections. Clarify ownership and maintenance responsibility regarding the private main.*

Response: As part of this project, the sanitary main serving the former Tiny Timbers site will enter the site through the proposed driveway from Dryden Road. A public 8" main is proposed. The intent would be for the developer to own and maintain the line extending from the public right of way into the site.

2. *Provide the Town of Dryden a sanitary maintenance easement 15' in width centered on the sanitary main along the Dryden Road property frontage.*

Response: A 15' wide sanitary maintenance easement centered on the sanitary sewer main has been added to the plans.

3. *Who is responsible for maintaining stormwater infrastructure spanning multiple tax parcels?*

Response: The onsite stormwater infrastructure will be maintained by the owner. Easement agreements will need to be established.

4. *There are discrepancies between the utility survey and the utility record maps. Field verify*

Response: The surveyor is in the process of updating the site survey. Updates will be included in the civil plans once received.

5. *Verify if water tap has been made at the prior approved location. Have any of the water/sanitary been installed? If so, show on the plans and detail if it is to be abandoned or removed.*

Response: Per coordination with Bolton Point, no prior service taps have been made to the existing water main.

6. *Adjust the existing water easement to match the new water main alignment.*

Response: The existing water easement will be updated to follow the new water main alignment. Draft easement figures will be provided once the alignment of the water main is agreed upon.

7. *Who will be installing the crosswalks and associated signage? The owner or NYSDOT?*

Response: The Cottages drawings illustrated that DOT would be installing the crosswalk and signage for the new crosswalk on Freese Road. This condition is maintained on the current

drawings. If, through NYSDOT review, the installation responsibilities is changed the plans will be updated accordingly.

8. *Provide heavy duty concrete pavement across new site entrance from Freese Road.*  
Response: Plans have been updated to indicate heavy duty concrete pavement at the new site entrance from Freese Road.
9. *Provide an additional 2' buffer between the sidewalk and R.O.W. for maintenance or alternatively provide a sidewalk easement for maintenance along the proposed Building 3.*  
Response: A sidewalk easement is shown on the plan.
10. *Offset retaining wall along Freese Road frontage of 5 Frees Road to provide additional space between the retaining wall and the R.O.W. for sanitary sewer/retaining wall maintenance.*  
Response: The retaining wall has been offset slightly from Freese Road to provide additional space for installation/maintenance of utilities.
11. *Update plans to show fire hydrants on the utility plan C-4.0.*  
Response: The utility plan has been updated to show the fire hydrants.

Planning Board Submittal  
Maifly Development – 5 & 9 Freese Road  
08/21/20

So we may continue our coordination and review with the Town of Dryden, we are providing the following information.

- This letter – 8 copies
- Site Development Plans (24x36) – 2 sets
- Site Development Plans (11x17) – 8 sets
- Lot Consolidation Map (24x36) – 2 copies
- Lot Consolidation Map (11x17) – 8 copies
- 5 & 9 Freese Road Full Environmental Assessment Form (FEAF) – 1 copy
- 9 Freese Road General SUP Application – 1 copy
- 9 Freese Road Site Plan Review Fee – \$2,750.00
- 5 Freese Road Full Environmental Assessment Form (FEAF) with Highlighted Changes – 1 copy
- 5 Freese Road Amended Site Plan Application – 1 copy
- 5 Freese Road Amended Site Plan Review Fee - \$250.00
- 2-Bed Cottage Architectural Sketches (11x17) – 8 copies
- 3-Bed Cottage Architectural Sketches (11x17) – 8 copies
- 2-Story Townhome Architectural Sketches (11x17) – 8 copies
- 3-Story Apartment Architectural Sketches (11x17) – 8 copies
- Site Lighting Cut Sheet – 8 copies
- Engineers Report – 1 copy
- Traffic Summary Letter – 1 copy
- 9 Freese Road LEED Neighborhood Development Narrative – 8 copies
- 9 Freese Road LEED Neighborhood Development Checklist – 8 copies
- SWPPP – 1 copy
- CD containing electronic (PDF) copies of this submittal

We respectfully request that this project be placed on the agenda for the Planning Board's August 27, 2020 meeting. We are hopeful that the Town will initiate the coordinated SEQR review and schedule the public hearing for this project at that meeting.

If you have any questions or need additional information. Please do not hesitate to contact our office. Thank you.

Respectfully submitted,



Adam M. Fishel, PE, CPESC  
Marathon Engineering

cc: Matt Durbin – Maifly Development