



Planning Department

93 East Main Street
Dryden, NY 13053

T 607 844-8888 ext. 216
F 607 844-8008
joy@dryden.ny.us

<http://dryden.ny.us/planning-department>

June 5, 2020

Mr. Matt Durbin
Maifly Development LLC
2400 Oxford Drive, Suite 411
Pittsburgh, PA 15210

Re: Sketch Plan for 9 Freese Road –Townhome Development
Review Pursuant to Article XI of the Dryden Zoning Law.

Dear Mr. Durbin:

Town of Dryden Zoning Law (ZL) Section 1102, et. seq., outlines the Site Plan Review and Approval Procedure for Site Plans in the Town of Dryden. The first step is for the applicant to submit an application to the Planning Department. Once a Site Plan Review Application that is submitted to the Planning Department is deemed complete, the application is scheduled for a sketch plan conference with the Planning Board. The Sketch Plan Conference with the Board shall precede the submission of a detailed site plan. The purpose of the Sketch Plan Conference is to allow the Board to review the basic site concept, provide the applicant with constructive suggestions, and generally, to determine the information to be required in the detailed site plan.

At the Sketch Plan Conference, based upon the information provided, the Board will determine any and all additional information required in the detailed site plan for the application to be deemed complete for Board review.

A final decision on the site plan is made by the Board after reviewing a site plan application that is deemed complete by the Planning Department following the Sketch Plan process, and if applicable, after a duly scheduled Public Hearing.

The Dryden Planning Board at a meeting held May 28, 2020 reviewed the sketch plan and outlined the requirements for any final Site Plan application that the applicant may choose to submit. The requirements are that any Site Plan submitted by the applicant shall contain the following for review by the Planning Board:

1. Details of how this project is to meet the Zoning Law (ZL) Section 707 requirements concerning the green neighborhood development bonus
2. Features reflecting the Varna Design Guidelines and Landscape Standards and an explanation of how the project complies with the requirements of ZL Section 701
3. Explanation of how the project addresses the Tompkins County Energy Recommendations for New Construction of Greater than 20 Units
4. Show how features such as bike parking, pocket park, sitting area are to be provided
5. Elements outlined in ZL Section 1103
6. Traffic study of turning movements at the Freese Rd - Dryden Rd intersection.
7. Bedroom counts
8. Full Environmental Assessment Form (FEAF) to address the entire project
9. Address concerns raised by the fire department in their review, namely the bumpouts at the southeast end of Building 3 should not interfere with a fire truck turning into the parking lot
10. Address concerns of Town Engineer in the course of the stormwater plan review
11. Address concerns raised by Tompkins County in their GML 239 review
12. Make a separate application to amend the site plan for the project at 5 Freese Road to include: list all changes proposed; provide renders showing proposed changes to building appearance; propose suitable instruments to replace the function of the HOA

Please contact me with any questions and I look forward to reviewing your final site plan application.

Sincerely,

A handwritten signature in black ink that reads "Ray Burger". The signature is written in a cursive, flowing style.

Ray Burger
Director of Planning