

David Weinstein
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Ithaca, NY 14850

September 24, 2020

Dear Town of Dryden Planning Board members,

Tonight's hearing on the Freese Road Maifly development site plan review may be the last time I have a chance to speak on this issue, so let me sum up my concerns:

1. This project is an attempt to cram too many units into too small a space, giving little open space for outdoor activities, particularly for children, despite the minimal recent additions to their plan.
2. It does nothing to help the Varna Plan, and, in fact, works against the goals of that plan.
3. It does nothing to create affordable housing in Varna, and in fact, will push Varna further away from its current economically diverse housing assortment to being a higher-end apartment complex assemblage.
4. Dense developments like this one built on 20 to 30' of miscellaneous rubble are destined to produce structurally problematic housing and negative environmental consequences for the neighborhood and Fall Creek, only 100' away.
5. Despite the claims by traffic engineers reached by cherry-picking of statistics, anyone who knows this intersection knows that adding a whole bunch of cars to the morning rush hour and needing to turn left in the evening rush hour knows we are looking at exacerbating a current traffic problem and an accident waiting to happen.
6. Where this developer's statements have been able to be crosschecked, they haven't produced a whole lot of trust that what they say is an accurate representation of what will be. In the latest example, they claimed last month, as reported in the minutes, that "the mound of earth currently on the site is taller than the three-story building", and consequently the visual impact of that building will be minimal.

However, their most recent schematics show that the current height of the fill pile is about 18 feet above what will become the ground level for the development. A 33' building (the reported height of the 3-story structure) is not smaller in height than an 18' fill pile; it is in fact well over 50% higher than the current fill pile.

This eyesore will haunt Varna for years to come as a monument to poor planning based on maximizing return on investment instead of maximizing what is best for the community.

7. A much more attractive development with half the density and much more open space could have been proposed for 9 Freese Road by the developers and insisted upon by the Planning Board. This could have been a development that fit in nicely as a transition that maintained the rural-small village character of Varna, and one that added commercial features for which the

mixed-use zone was intended.

Sincerely,

David Weinstein