



October 16, 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 verbal comments communicated to the development team at the September 24, 2020 Planning Board meeting and written comments provided by Planning Board member Joseph Wilson dated October 12, 2020.

Planning Board Comments

Site Plan Comments

1. *The Planning Board requested that something be suggested to NYSDOT regarding low-cost traffic calming measures to be installed in the interim as NYSDOT evaluates improvement for the Freese Road/Dryden Road intersection. The Development Team agreed to approach NYSDOT regarding installation of a traffic calming measure on Dryden Road approaching the Dryden Road/Freese Road intersection, specifically an "Intersection Ahead" sign with flashing beacons.*

Response: The development team contacted NYSDOT on 9/25/20 inquiring as to whether NYSDOT would support the project developer to install an "intersection ahead" sign with flashing beacons. Per NYSDOT's response on 9/29/20, NYSDOT does not require the developer to complete any mitigation for this intersection. In addition, NYSDOT suggested that the Town contact Betsy Parmley, Traffic Engineer for specific concerns. Therefore, this project will not be proposing an intersection ahead sign with flashing beacons.

2. *The Planning Board requested that considerations be made regarding the installation of a crosswalk across Dryden Road at/near the Mount Pleasant/Dryden Road intersection.*

Response: The development team contacted NYSDOT on 10/15/20 inquiring as to whether NYSDOT would support the installation of a crosswalk at that location. Per NYSDOT's response on 10/15/20, NYSDOT is in support of a properly located crosswalk with adequate sight distance at that location. The enclosed Site Development Plans have been updated to include the crosswalk. It should be noted that the installation of the crosswalk is subject to NYSDOT's review and approval. If issues and/or concerns arise through the development teams' coordination with NYSDOT that may impact the crosswalk's feasibility (i.e. poor sight distances),

NYS DOT may not allow the crosswalk. The development team will keep the Town updated as the project progresses through the review process with NYS DOT.

3. *The Planning Board requested that enlargements of each Recreation Areas and the Outdoor Nature Area be provided.*

Response: The updated Site Plan (C2.0) and Recreation Area Enlargements (C2.1) were submitted electronically to the Town on October 1, 2020. Through follow-up coordination with the Town on 10/14/20, the Planning Board requested that a table be provided for 5 and 9 Freese Road outlining the public recreation spaces with subdivisions for pervious/impervious cover/hillside/stormwater practice areas broken out. The requested table is provided on the plan titled Recreation Area Enlargement Plan which is within the enclosed Site Development Plans.

A colored version of the Site Plan is provided to clearly illustrate the locations of the Recreation Areas and Outdoor Nature Area.

Former Home Owner’s Association (HOA)

1. *The Planning Board inquired as to whether or not the HOA that was established as part of the original Tiny Timbers will remain or another legal instrument will be established to ensure use of common area by those individuals living in this development.*

Response: Maifly will provide an update as to the extent of their discussions with the Town attorney regarding this matter.

LEED Neighborhood Development

1. *The Planning Board requested additional information outlining rationale as to how specific LEED ND credits are applicable to this project.*

Response: Refer to the enclosed LEED Neighborhood Development narrative. The LEED Consultant will be attending the upcoming Planning Board meeting and will be available to discuss further if need be.

Written Comments from Planning Board Member Joseph Wilson dated October 12, 2020

1. *How many square feet of the 23,400 SF of recreation space shown for the Cottages is paved?*

Response: This is summarized in the table provided on the Recreation Area Enlargements Plan.

2. *Are either sidewalks or “integrated foot paths” included in the recreation space calculation? How many square feet? Will they be paved?*

Response: Concrete sidewalks are included in the recreation space calculations for Recreation Areas 2 & 3. Refer to the table provided on the Recreation Area Enlargements Plan for a summary of how many square feet of concrete sidewalk is proposed within the aforementioned recreation areas.

3. *Based on your experience, how likely is it that tenants will park their cars in Recreation Areas #2 & 3 which are attached to the Cottages parking lot.*

Response: The likelihood of someone parking in these areas is unknown. These areas are also to be used for fire department access and turnaround. In an effort to address this issue, “NO PARKING, FIRE LANE” signs have been added to these areas.

4. *Is any of the space within the Cottage lots (1-15) available for use by all tenants without permission or invitation from the tenant occupying the lot associated with a specific cottage.*

Response: As coordinated with the Maifly, these areas are available for use by all tenants.

5. *What is the difference between the “Nature Area” shown in the table and “Recreation Space”?*

Response: It appears Mr. Wilson is referencing the table on the presentation material Maifly had provided to the Town after the meeting. Reference should be made to the formal Site Development Plans to verify compliance with zoning requirements. That said, the identified “Recreation Areas” are those areas where the ground is relatively flat and individuals can have a picnic, ride a bike, play catch or similar activities. The “Outdoor Nature Area” is an area where individuals can still recreate, explore nature and walk but otherwise would not necessarily be appropriate to say ride a bike, play catch, have a picnic.

6. *Where is the “Nature Area” located? It is literally on the site plan and within the boundaries of the properties directly controlled by Maifly?*

Response: “The Outdoor Nature Area” is shown on the Site Plan and the Recreation Area Enlargements Plan. This area is indeed entirely within the parcel boundaries of lands controlled by Maifly. A colored version of the Site Plan is provided in an effort to better illustrate the locations of the Recreation Areas and Outdoor Nature Area.

A colored version of the Site Plan is provided to clearly illustrate the locations of the Recreation Areas and Outdoor Nature Area.

7. *Are the integrated foot paths paved? Are they different in some way from the sidewalks shown along Freese Road and Rt 366?*

Response: The integrated footpaths associated with Recreation Areas #2 &3 are proposed to be traditional concrete sidewalk

8. *What changes have been made that allowed the Consultant to change her answer from “Not Met” for prerequisite 1 to “met”.*

Response: An explanation is provided in the enclosed updated LEED for Neighborhood Development narrative. The LEED Consultant will be attending the upcoming Planning Board meeting and will be available to discuss further if need be.

9. *Under “Community Outreach and Involvement (2 points): What “endorsement” from what regional nongovernmental program” will be obtained and when.*

Response: An explanation is provided in the enclosed updated LEED for Neighborhood Development narrative. The aforementioned Consultant will attend the upcoming Planning Board meeting and will be available to discuss further if need be.

10. *How are 91 parking places justified given that basic limit of 47 (one per dwelling unit) with an outside limit of 56?*

Response: The resulting 91 spaces is a combination of providing a total number of parking spaces (56) for 9 Freese Road consistent with the parking ratio approved for Ivy Ridge and maintaining the 35 originally approved spaces for 5 Freese Road.

Ivy Ridge was approved for 70 parking spaces for 42 units providing a parking ratio of 1.67 parking spaces per dwelling unit.

The original site plan for 5 Freese Road was approved to provide 35 parking spaces for 15 dwelling units, or 2.33 spaces per dwelling unit. The current proposal maintains the 35 proposed spaces for that portion of the development.

The proposed apartments and town homes for 9 Freese Road includes an additional 56 spaces for 32 dwelling units for a parking ratio of 1.75 spaces per unit which is consistent with the density provided at the Ivy Ridge project.

11. *Is Maifly claiming parking places for any dwelling units to be occupied by “more than three unrelated persons” under Zoning Law 902B?*

Response: See above for rationale behind the proposed number of parking spaces.

12. *Where in the “rendering plan” is shown the plan meets the requirement that 15% of the space devoted to parking includes “raised landscaped islands” of specific dimensions and specific locations? Relevance Zoning Law Sec. 902.F*

Response: The Site Plan should be referred to for compliance with zoning standards, not the Rendering Plan. The Site Plan denotes areas for “Internal Parking Lot Landscaping”. Further, Section 2 Zoning Regulations within the Project Statistics summary on the Site Plan outlines the minimum required area for internal landscaping as well as the area provided. The project provides greater 15% of the minimum required internal landscaping.

Areas included in the “Internal Parking Landscaping” are as follows:

- Bioretention Area #1
- Two Landscaped Areas on both sides of the driveway at the main entrance
- An area at the end of 9 parking spaces near Recreation Area #7.

Planning Board Submittal
Maifly Development – 5 & 9 Freese Road
10/16/20

- The corner striped area at the eastern corner of Building 3. This area was originally landscaped however the Fire Chief requested that we stripe it to improve fire truck maneuverability. Per Section 902.F.2.d, the board may also permit non-landscaped islands, if appropriate for purposes such as pedestrian circulation, snow storage and so forth. Such islands shall not be less than four feet in usable width.

Raised curbed islands as defined in Section 902.F are not provided as they will become an issue with snow removal and plowing as well as become a concern with fire department accessibility. This is consistent with the constructed improvements at Ivy Ridge.

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) – 1 set
- Site Development Plans (11x17) – 8 sets
- Colored Recreation Enlargement Plan – 8 sets
- 9 Freese Road LEED Neighborhood Development Narrative – 8 copies
- 9 Freese Road LEED Neighborhood Development Checklist – 8 copies
- NYSDOT 9/29/20 email responding to Traffic Calming Inquiry – 8 copies
- NYSDOT 10/15/20 email responding to Dryden Road Crosswalk Inquiry – 8 copies
- CD containing electronic (PDF) copies of this submittal

We respectfully request that this project be placed on the agenda for the Planning Board's October 22, 2020 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