

To: Town of Dryden Planning Board

From: Judy Pierpont

Re: Maifly SEQR

Date: Oct. 22, 2020

The Maifly development is egregiously in violation of past and current plans for Varna, as well as contradictory to the recent survey of Dryden residents done in preparation for the new comprehensive plan. In all of these, residents of Varna and Dryden as a whole made their values clear: they highly value the Town's special natural areas for their attributes of open space, preservation of clean water and creekside habitats and resources, and enhancing opportunity for being outside and enjoying natural beauty and healthy recreation.

The density of the proposed Maifly development and the destruction of the natural area along Fall Creek by the 9 Freese Road buildings and parking lots are totally inconsistent with these values. The area right along Fall Creek is proposed to have two large 2-story buildings, two large 3-story buildings, 74 parking places, sidewalks, driveways and a storm water retention area. These would fill and pave the space as much as possible, leaving the minimum open space allowable.

This development is destructive of the environment as well as completely inappropriate for the neighborhood; it will create a large negative impact in terms of SEQRA. In 4 of the Varna Plan maps, this steep slope has been designated a "natural area", formally recognized as "an existing natural landscape." As SEQRA outlines such a problematic outcome (in the DEC's FEAF Workbook pp. 265 & 269), the proposed development will "interfere with the use or enjoyment of officially recognized or designated public resources" and is "inconsistent with the character of the existing natural landscape."

The effect is so large, in my opinion, that it can only be remedied by denying a permit for that important parcel. It is by any measure not an appropriate place for a large housing development.