



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>

September 27, 2018

Ms. Kimberly Hansen
Trinitas Ventures
201 Main Street, Suite 1000
Lafayette, IN 47901

Re: Sketch Plan for 959 Dryden Road –Townhomes at Dryden
Review Pursuant to Article XI of the Dryden Zoning Law.

Dear Ms. Hansen:

Section 1102, et. seq., outlines the Site Plan Review and Approval Procedure for Site Plans in the Town of Dryden. 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 Town 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.

The Dryden Town Board at a meeting held September 24, 2018 passed a resolution closing out the Sketch Plan Conference for your project at 959 Dryden Road, Townhomes at Dryden, sketch plan dated 9/4/2018, and attached conditions for any final Site Plan that the applicant may choose to submit. The conditions are that any Site Plan submitted by the applicant shall:

1. Include specific details of how the Site Plan complies with the Varna Community Development Plan adopted December 2012.
2. Provide profiles of the proposed parking garage that includes a description of the finish materials.
3. Show typical internal building floorplans for all proposed unit types.
4. Address items in Zoning Law Section 1103 including but not limited to:
 - a. Install sidewalks along Dryden Road and Mt. Pleasant Road.

- b. Bus stop along Dryden Road with a bus shelter.
- c. Concept Designs of Proposed Entrance signs.
- d. Clearing and landscaping plans.
- e. Proposal for single family homes and a pocket park on the north side of Dryden Road.
- f. Designate placement of future carshare and EV charging stations.
- g. A minimum of five parking spaces designated for trail use and information kiosk near the rail trail entrance at Mt. Pleasant Road.
- h. Trails connecting to the community garden.
- i. Details of traffic control features at Mount Pleasant Road and Dryden Road exits.
- j. Designate replacement parking location and commercial parking location.
- k. 552-bedroom limit. Cap 4-bedroom units at 60 units.

After you have revised the site plan with the above details, please revise the Full Environmental Assessment Form to reflect the revisions. Also, provide a complete response to and provide requested materials in Town Engineer's (TG Miller) letters dated July 18, 2018 and September 20, 2018. Please contact me with any questions and I look forward to reviewing your final site plan.

Sincerely,

A handwritten signature in cursive script that reads "Ray Burger".

Ray Burger
Director of Planning

Cc: Town Board