

October 25, 2018

UPDATED on September 11, 2019

Ray Burger, Director of Planning  
Town of Dryden, Planning Department  
93 East Main Street  
Dryden, NY 13053

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

Dear Mr. Burger:

Per your letter, dated September 27, 2018 and the conditions outlined in the letter, we offer the following responses to your conditions.

1. Include specific details of how the Site Plan complies with the Varna Community Development Plan adopted December 2012.

*RESPONSE: Please see attached letter, in Appendix P, detailing out how the Site Plan complies with Varna Community Development Plan.*

2. Provide profiles of the proposed parking garage that includes a description of the finish materials.

*RESPONSE: Profiles of the parking garage and a describing of the finish materials have been included in Appendix Q.*

3. Show typical internal building floorplans for all proposed unit types.

*RESPONSE: Typical floorplans have been included in Appendix R.*

4. Address items in Zoning Law Section 1103 including but not limited to:

a. Install sidewalks along Dryden Road and Mt. Pleasant Road.

*RESPONSE: Sidewalks have been provided on along Dryden Road and Mt. Pleasant Road along the property frontages. Crosswalks have been shown at the access points to the site.*

b. Bus stop along Dryden Road with a bus shelter.

*RESPONSE: Trinitas is currently meeting with TCAT and have committed to providing two Bus Shelters along the property frontage; one each on both the eastbound and westbound sides of Route 366.*

c. Concept Designs of Proposed Entrance signs.

RESPONSE: *Concept designs of the Proposed Entrance sign has been provided in Appendix S.*

d. Clearing and landscaping plans.

RESPONSE: *The clearing limits have been shown on the grading plan. A preliminary landscaping plan has been provided in the submission package.*

e. Proposal for single family homes and a pocket park on the north side of Dryden Road.

RESPONSE: *A note, for those parcels, has been provided on the Site Improvement plan that states: These Parcels to be dedicated to the Town of Dryden for use as a park along Fall Creek and/or to a non-profit organization for use as a housing service. Trinitas will work with the Town on the final dedications. These parcels are currently counted toward Green Space.*

f. Designate placement of future carshare and EV charging stations.

RESPONSE: *Three (3) parking spaces each have been provided for Carshare and EV Charging Stations. The spaces have been provided on each side of the clubhouse.*

g. A minimum of five parking spaces designated for trail use and information kiosk near the rail trail entrance at Mt. Pleasant Road.

RESPONSE: *Five (5) parking spaces have been provided near the trail and are designated for trail parking.*

h. Trails connecting to the community garden.

RESPONSE: *A sidewalk has been provided along Route 366 connecting the site to the parcel for the community garden. A trail through internal portions of the site is not possible due the topography of the site. The trail would need to have stairs and would encroach into the buffer in order to follow the grade.*

i. Details of traffic control features at Mount Pleasant Road and Dryden Road exits.

RESPONSE: *Traffic controls features (i.e. stop signs, stop bars, crosswalks and turn restriction signs) have been provided on the Site Improvement Plan.*

j. Designate replacement parking location and commercial parking location.

RESPONSE: *Parking spaces specific for the retail area, community garden, trail, car share and EV charging has been specified on the Site Improvement Plan to where they will be located at.*

k. 552-bedroom limit. Cap 4-bedroom units at 60 units.

RESPONSE: *There are now 552 bedrooms with 60 units reserved for the 4-bedroom units.*

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC



Michael Keith, PE  
Civil Manager-Rochester