



March 12, 2020

Town of Dryden
93 East Main Street
Dryden, NY 13053
Attn: Ray Burger – Director of Planning

Re: Maifly Development
Proposed Town Homes – Freese Road
Town of Dryden, NY

Mr. Burger,

On behalf of our client, Maifly Development, we are pleased to submit the enclosed material to initiate the Town of Dryden's formal Sketch Plan and Lot Line Combination reviews associated with this project. In addition, the enclosed information is provided in response to feedback provided by the Planning Board at their February 27, 2020 meeting.

This project proposes to demolish the existing structure(s), driveways, walkways, utilities, etc. to facilitate the construction of three (3) new residential multi-family buildings consisting of 1, 2, & 3-bedroom units producing 32 dwelling units with a total of 64 bedrooms.

Also included in the project are minor site plan modifications to the project now or formerly referred to as "The Cottages at Fall Creek Crossing" (The Cottages) which was approved by the Town Planning Board for 15 single-family homes on approximately 1.95 acres. In addition, 15 additional single-family homes appear to have contemplated to be constructed as a future phase of The Cottages project within the land encompassing this project.

The project area spans two parcels having Tax ID numbers of 53.-1.3.2 (0.30 acres) & 53.-1.3.7 (2.00 acres) which will be combined to form one contiguous parcel totaling 2.3 acres. These acreages are gross area measurements as noted on the "Survey Map Showing Lands of Nickolas V. Bellisario Jr. & Otis S. Philips" prepared by Sheive Land Surveying. The map illustrates references property boundary configuration as measured to the centerline of Freese Road. This map was approved by the Town Planning Board on April 9, 2013 as complying to the Town of Dryden Subdivision Law. A copy of this map is enclosed. It is this gross land area that the development team has used as a basis of determining the allowable project density.



The subject parcels are in the Varna Hamlet Mixed Use District (VHMUD). This project proposes a lot density utilizing the following criteria per section 703 of the Town of Dryden's Zoning Ordinance applicable to both town homes and rental apartments:

Town Homes:

- Base Density Allowance: 10 dwelling units / acre = 23 units
- Green Development Bonus: 2 dwelling units / acre = 4.6 additional units
- Redevelopment Bonus: 2 dwelling units / acre = 4.6 additional units.

Total Allowable Town Home Unit Count = 32 units

Rental Apartments:

- Base Density Allowance: 6 dwelling units / acre = 13.8 units
- Green Development Bonus: 4 dwelling units / acre = 9.2 additional units
- Redevelopment Bonus: 4 dwelling units / acre = 9.2 additional units.

Total Rental Apartment Unit Count = 32 units

Therefore, regardless of whether town home or rental apartment units are solely proposed or a mix of both, the total allowable dwelling unit density will be the same.

Per Article III of the Town of Dryden Zoning Ordinance, redevelopment is defined as *"The planning, development, design, clearance, construction, or rehabilitation of existing property improvements, regardless of whether a change in Principal or Accessory Use occurs"*. Tax parcel 53.-1-3.2 currently encompasses what appears to be a single-family home with associated utilities and driveway which will require demolition as part of this project. In addition, tax parcel 53.-1-3.2 was previously developed to encompass a single-family home with associated lawn and driveway. Aerial images are enclosed so to illustrate the previously developed nature of this property. The structure was apparently demolished sometime between 2011 and 2013 in advance of the large amount of fill placement which has since occurred on that parcel. These two parcels clearly are not and were not in an undeveloped condition prior to the initiation of this project. Therefore, the redevelopment credit should be applicable to both parcels.

As discussed during the February 27, 2020 Planning Board meeting, the development team is currently evaluating the feasibility of incorporating the necessary LEED improvements in order to meet the criteria associated with the Green Development Bonus. A detailed summary will be provided as building design progresses outlining what LEED criteria the development will satisfy.



So the Town of Dryden Planning Board may initiate Sketch Plan Review as well as the review of the requested Lot Line Adjustment, we are providing the following:

- This Letter (8 copies)
- General Permit Application (1 copy)
- SEQRA EAF - Short Form (1 copy)
- Owner Authorization Form (1 copy)
- Ground Disturbance Form (1 copy)
- Sketch Site Plan, 24x36 (2 sets)
- Sketch Site Plan, 11x17 (8 sets)
- Sketch Grading and Drainage Plan, 24x36 (2 sets)
- Sketch Grading and Drainage Plan, 11x17 (8 sets)
- Sketch Grading and Utility Plan, 24x36 (2 sets)
- Sketch Grading and Utility Plan, 11x17 (8 sets)
- Sheive Land Surveying Survey Map, 11x17 (8 copies)
- Aerial Images (2007, 2011, 2013 & 2016) (8 copies)
- Conceptual Stormwater Management Plan (1 copy)
- \$250.00 check (Sketch Plan review fee)

It is our understanding that the Town of Dryden will declare itself lead agent relative to the required State Environmental Quality Review Act (SEQRA) and will therefore distribute the appropriate information to the interested/involved agencies as necessary. Further, it is our understanding that the Town of Dryden will distribute the appropriate information to Tompkins County Department of Planning for the necessary 239 m/n review. Let us know if additional information is required.

Lastly, our office will provide the Town's engineer (TG Miller) a full-size set of the enclosed documents to initiate their review.

We respectfully request that this project be placed on the March 26, 2020 Planning Board meeting agenda where we may initiate Sketch Plan review of the site plan and associated lot combination.

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam M. Fishel', written in a cursive style.

Adam M. Fishel, PE, CPESC

cc: Matt Durbin – Maifly Development
Robert Durbin – Maifly Development