



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>

To: Involved Agencies:

Michael P. Uitvlugt, Biologist, U.S. Army Corps of Engineers Regulatory Branch
Matthew Marko, Regional Director, NYS Department, of Environmental Conservation Region 7
Julie Baldwin, Planning Group, NYS Department of Transportation, Region 3
Katherine Borgella, Commissioner, Tompkins County Department of Planning & Sustainability
Elizabeth Cameron, Director of Environmental Health, Tompkins County Health Department
Rick Young, Highway/Department of Public Works Superintendent, Town of Dryden

From: David Sprout, Code Enforcement Officer

Date: November 15, 2019

Re: Trinitas Ventures, LLC's Multi-family Housing Development Project at 959 Dryden Road

REQUEST FOR LEAD AGENCY STATUS

The Town of Dryden has received an application for Special Use Permit Approval and Site Plan Approval for Trinitas Ventures, LLC's proposed 219 unit multi-housing project at 959 Dryden Road pursuant to Articles XI and XII of the Dryden Zoning Law. The proposal involves construction of 17 residential buildings bordering on Dryden and Mount Pleasant Roads. The project includes construction of a mix of 1, 2, 3 and 4 bedroom dwelling units within 17 townhouse style buildings, a clubhouse and recreational amenities, a 2200 sf retail space, a parking garage which combined with surface parking provides a total of 428 parking spaces, and stormwater facilities.

The preliminary determination is that this is a Type 1 Action under the State Environmental Quality Review Act, 6 NYCRR Part 617 (SEQRA). In an effort to coordinate review under SEQRA, your Board or Agency has been identified as having "approval" authority over some aspects of this project. Under Dryden Zoning Law these applications are reviewed and decided by the Dryden Town Board. It is the intent of the Town of Dryden to act as Lead Agency in this review.

Enclosed is a Full Environmental Assessment Form (Full EAF), Part 1, along with supplemental project information provided by the applicant. These are the minimum materials required under SEQRA for lead agency coordination. All other application material may be viewed on the Town of Dryden's website: www.dryden.ny.us

It is respectfully requested that you advise within thirty (30) days of your consent to the Town of Dryden Town Board serving as the Lead Agency for the project. The Town Board will undertake Lead Agency status at that time in the event that you do not respond within thirty (30) days, that deadline being December 18, 2019.

If you have any questions regarding the above manner, please contact Ray Burger, Director of Planning, at (607) 844-8888 x213, or by email at rburger@dryden.ny.us

Enc.

Full EAF Part 1

Site Plan

Cc:

Tiffany Ho, Chief, Varna Volunteer Fire Company

Michael Hall, Chief, Neptune Hose Company

Teri Phelps, NYS DEC Region 7 Cortland Office

Jeffrey Smith, Highway Director, Tompkins County Highway Department

Steve Riddle, General Manager, Southern Cayuga Lake Intermunicipal Water Commission

Mark Bush, Asst. Resident Engineer, Cortland/Tompkins Residency, Region 3, NYS Department of Transportation

Joseph Turcotte, General Manager, Tompkins Consolidated Area Transit

Fernando DeAragon, Executive Director, Ithaca-Tompkins County Transportation Council

Jeremy Thomas, Senior Director, Cornell University Real Estate

Peter Davies, Chairman, Town of Dryden Conservation Board

John Kiefer, Chairman, Town of Dryden Planning Board

Bob Beck, Chairman, Rail Trail Task Force

Jeff Fearn, Chairman, Town of Dryden Zoning Board of Appeals

Heather McDaniel, Administrative Director, Tompkins County IDA