

08 April, 2022

Ray Burger
Town of Dryden
Planning and Zoning Department
93 East Main Street
Dryden, NY 13052

Re: Evergreen Townhomes – Update to the Planning Department on Development Plan

Dear Ray,

As we discussed on the phone, I wanted to share an update to the 1061 Dryden Road project. As you may know, our previously approved PUD project and Development Plan at 1061 Dryden Road has been on hold pending new partnerships to assist in the completion of the project. On top of the already competitive nature of the market, the global pandemic and related supply chain issues have driven construction pricing significantly higher. At the same time there is still tremendous demand for housing in Tompkins County and the greater Ithaca region. For these reasons we would like to present the following modifications to our previously approved Development Plan.

You will see in the enclosed document revised floorplans, elevations, perspectives, siteplan overlay and traffic study. Below I will do my best to describe the overall changes to the Development Plan and the drawings included:

1. Included you will find drawing L201. This drawing illustrates the footprint reduction of the typical townhouse building that is shown in more detail later in the document. The black building outline represents the plan back in 2017, the red from 2018, and the blue represents the current building footprints. We believe that this reduction would be seen as an improvement from the site planning perspective as during the process we had originally heard concerns about proximity to neighboring properties. This reduction in size would allow us to set the buildings back a greater distance from the side yards. As you can see by example, the buildings would be set back an additional 17' from the original 2017 plan from say the eastern property lines.
2. You will also find enclosed floorplans, elevations, and perspective for the typical townhouse unit, both the 2018 plans and the 2022. You will note the following modifications to those units.
 - a. From the 2018 version of the typical townhouse the overall dimensions of the building were approximately 149' long by 52' deep. The revised 2022 townhouse dimensions are comparatively 144' long by 47', a reduction in length of 5' and in depth of 5'.
 - b. The overall unit count for each townhouse in 2018 was 36 dwelling units with 84 bedrooms total and the current plan would contain 42 dwelling units and 90 bedrooms. It should also be noted that the PUD and Development plan was originally approved in 2017 with 36 units and 108 bedrooms. Therefore, since the original approval an increase of 6 dwelling units but a reduction of 18 bedrooms.



**Architecture
Planning
Interior Design**

HOLT Architects PC.
Ithaca office:
619 W. State Street
Ithaca, NY 14850

Syracuse office:
132 E. Jefferson Street
Syracuse, NY 13202

phone: 607 273 7600
<http://www.holt.com>

**Graham L. Gillespie, AIA
Steven W. Hugo, AIA
Paul A. Levesque II, AIA
A. Quay Thompson, AIA**

**Cindy Kaufman, AIA
David H. Taube**

**Nathan Brown, AIA
Thomas Covell, AIA
Sarah Galbreath, AIA
Andrew M. Gil, AIA
Gary L. Myers, AIA
Richard J. Wagner, AIA**

- c. The building elevations have been modified accordingly but are conceptually the same with regard to architectural "style".
3. Finally, you will also find at the end of this document an updated Trip Generation and Distribution Assessment letter from SRF and associates. Please note especially the sections from this report on Thresholds and Conclusions and Recommendations.

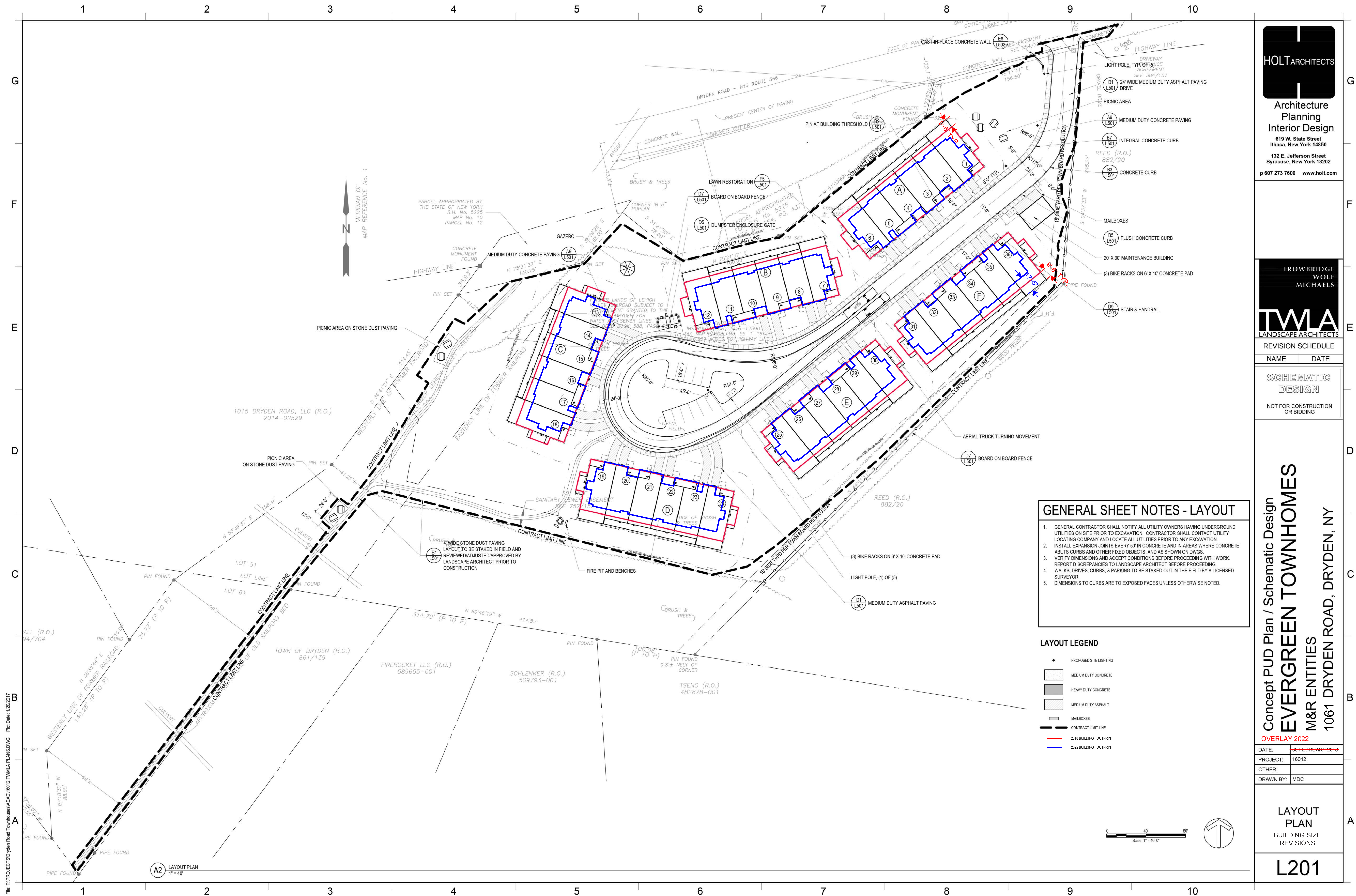
Separately the Owner will deliver or mail a check for \$500 to the Town of Ithaca for PUD and Sketchplan review fees.

We look forward to discussing this project further with you, the Planning Department, and the Town Board. Thank you for your time and efforts in advance, and do not hesitate to call with any questions.

Sincerely,
HOLT Architects, P.C.

A handwritten signature in black ink, appearing to read "Steven W. Hugo", with a long horizontal flourish extending to the right.

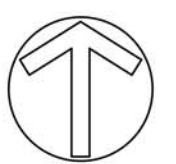
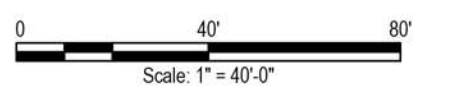
Steven W. Hugo
Principal



- ### GENERAL SHEET NOTES - LAYOUT
1. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS HAVING UNDERGROUND UTILITIES ON SITE PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO ANY EXCAVATION.
 2. INSTALL EXPANSION JOINTS EVERY 50' IN CONCRETE AND IN AREAS WHERE CONCRETE ABUTS CURBS AND OTHER FIXED OBJECTS, AND AS SHOWN ON DWGS.
 3. VERIFY DIMENSIONS AND ACCEPT CONDITIONS BEFORE PROCEEDING WITH WORK. REPORT DISCREPANCIES TO LANDSCAPE ARCHITECT BEFORE PROCEEDING.
 4. WALKS, DRIVES, CURBS, & PARKING TO BE STAKED OUT IN THE FIELD BY A LICENSED SURVEYOR.
 5. DIMENSIONS TO CURBS ARE TO EXPOSED FACES UNLESS OTHERWISE NOTED.

LAYOUT LEGEND

- ◆ PROPOSED SITE LIGHTING
- MEDIUM DUTY CONCRETE
- HEAVY DUTY CONCRETE
- MEDIUM DUTY ASPHALT
- MAILBOXES
- CONTRACT LIMIT LINE
- 2018 BUILDING FOOTPRINT
- 2022 BUILDING FOOTPRINT



HOLT ARCHITECTS

Architecture
Planning
Interior Design

619 W. State Street
Ithaca, New York 14850

132 E. Jefferson Street
Syracuse, New York 13202

p 607 273 7600 www.holt.com

TROWBRIDGE
WOLF
MICHAELS

TWMA
LANDSCAPE ARCHITECTS

REVISION SCHEDULE	
NAME	DATE
SCHEMATIC DESIGN	
NOT FOR CONSTRUCTION OR BIDDING	

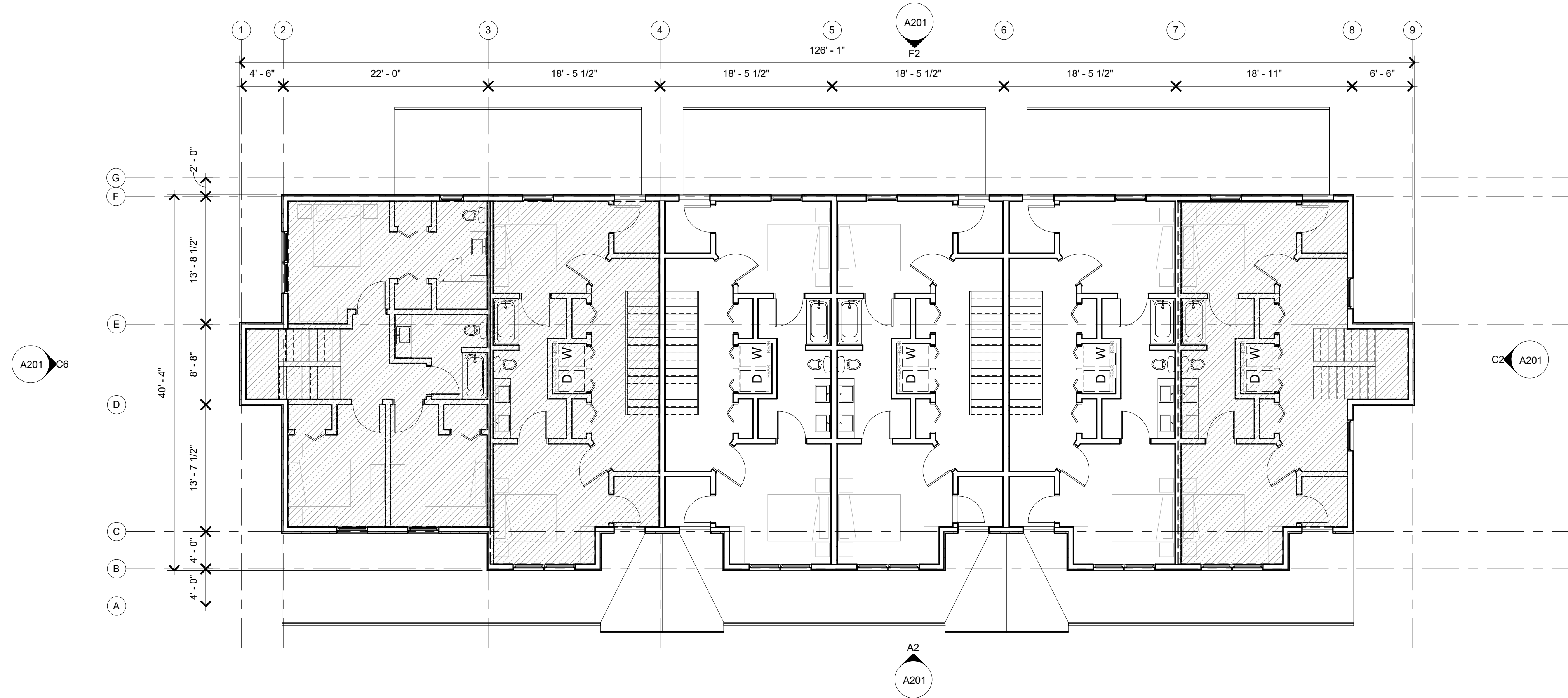
Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
M&R ENTITIES
1061 DRYDEN ROAD, DRYDEN, NY
OVERLAY 2022

DATE:	08 FEBRUARY 2016
PROJECT:	16012
OTHER:	
DRAWN BY:	MDC

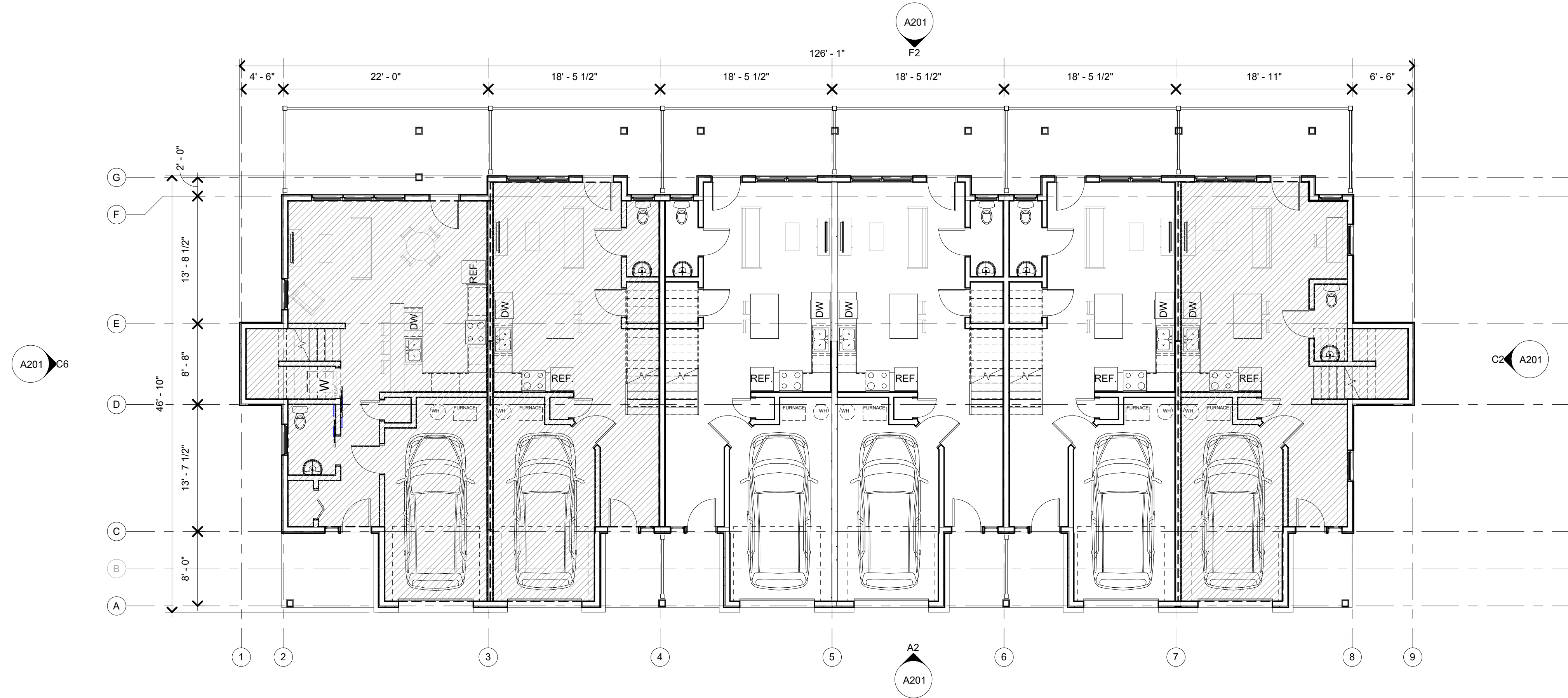
LAYOUT PLAN
BUILDING SIZE REVISIONS
L201

File: T:\PROJECTS\Dryden Road Townhomes\CAD\16012 TWMA PLANS.DWG Plot Date: 1/20/2017

4/8/2022 4:03:50 PM



D1 SECOND FLOOR PLAN
1/8" = 1'-0"



A1 FIRST FLOOR PLAN
1/8" = 1'-0"

TOTAL RESIDENTIAL AREAS			
TOTAL RESIDENTIAL SPACE	INTERIOR NET AREA	NUMBER OF UNITS	TOTAL INTERIOR NET AREA
DWELLING UNIT SPACE (DUS)			
(3) BED (2.5) BATH UNIT	1,678 NSF	(1)	1,678 NSF
FIRST FLOOR NSF	884 NSF		
SECOND FLOOR NSF	794 NSF		
(2) BED (1.5) BATH UNIT	1,431 NSF	(4)	5,724 NSF
FIRST FLOOR NSF	752 NSF		
SECOND FLOOR NSF	679 NSF		
(2) BED (1.5) BATH END UNIT	1,532 NSF	(1)	1,532 NSF
FIRST FLOOR NSF	803 NSF		
SECOND FLOOR NSF	729 NSF		
DWELLING UNIT SPACE (DUS) SUB-TOTAL			8,934 NSF
RESIDENTIAL COMMON SPACE (RCS)			0 NSF
TOTALS			8,934 NSF
			TOTAL EXTERIOR GROSS AREA
DWELLING UNIT SPACE (DUS)			9,534 GSF
RESIDENTIAL COMMON SPACE (RCS)			0 GSF
TOTALS			9,534 GSF

NOTE: DWELLING UNIT SPACE CALCULATED FROM FACE OF INTERIOR WALL TO CENTERLINE OF COMMON WALL. NSF CALCULATION DOES NOT INCLUDE ENTRY PORCH OR REAR PORCH AREA BUT DOES INCLUDE THE GARAGE- GSF DOES INCLUDE THOSE AREAS.



Architecture
Planning
Interior Design
619 W. State Street
Ithaca, New York 14850
132 E. Jefferson Street
Syracuse, New York 13202
p 607 273 7600 www.holt.com

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE	
NAME	DATE

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION OR BIDDING

Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
Gary Sloan
1061 DRYDEN ROAD, DRYDEN NY

DATE:	08 APR. 2022
PROJECT:	21101
OTHER:	
DRAWN BY:	Author

FLOOR PLANS 2022

A101

4/8/2022 4:04:04 PM

1 2 3 4 5 6 7 8 9 10

G

F

E

D

C

B

A



F2 ELEVATION - PROJECT NORTH
1/8" = 1'-0"



C2 ELEVATION - PROJECT EAST
1/8" = 1'-0"

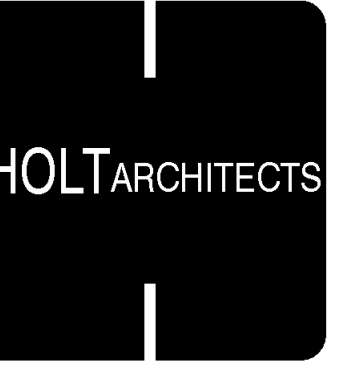


C6 ELEVATION - PROJECT WEST
1/8" = 1'-0"



A2 ELEVATION - PROJECT SOUTH
1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10



HOLT ARCHITECTS
 Architecture
 Planning
 Interior Design
 619 W. State Street
 Ithaca, New York 14850
 132 E. Jefferson Street
 Syracuse, New York 13202
 p 607 273 7600 www.holt.com

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE

NAME	DATE
SCHEMATIC DESIGN	
NOT FOR CONSTRUCTION OR BIDDING	

SCHEMATIC DESIGN
 NOT FOR CONSTRUCTION OR BIDDING

Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
 Gary Sloan
 1061 DRYDEN ROAD, DRYDEN NY

DATE:	08 APR. 2022
PROJECT:	21101
OTHER:	
DRAWN BY:	Author

EXTERIOR ELEVATIONS
 2022

A201

4/8/2022 4:04:15 PM

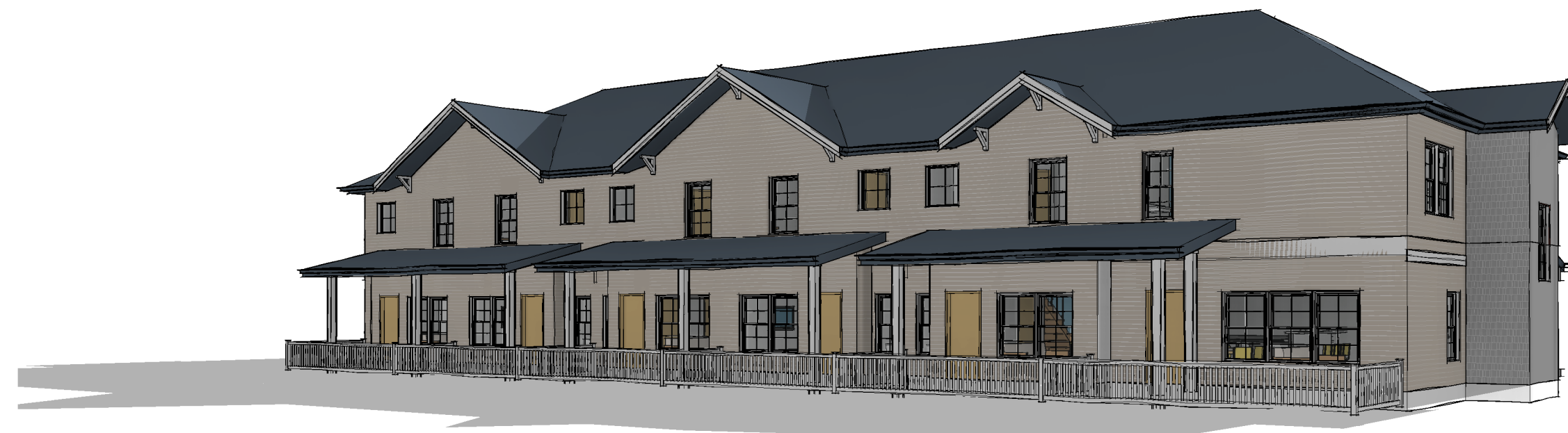
1 2 3 4 5 6 7 8 9 10



E4 PERSPECTIVE - FRONT FROM SOUTHEAST



C4 PERSPECTIVE - FRONT



A4 PERSPECTIVE - REAR

G

F

E

D

C

B

A



HOLTARCHITECTS
Architecture
Planning
Interior Design
619 W. State Street
Ithaca, New York 14850
132 E. Jefferson Street
Syracuse, New York 13202
p 607 273 7600 www.holt.com

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE	
NAME	DATE

SCHEMATIC DESIGN
NOT FOR CONSTRUCTION OR BIDDING

Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
Gary Sloan
1061 DRYDEN ROAD, DRYDEN NY

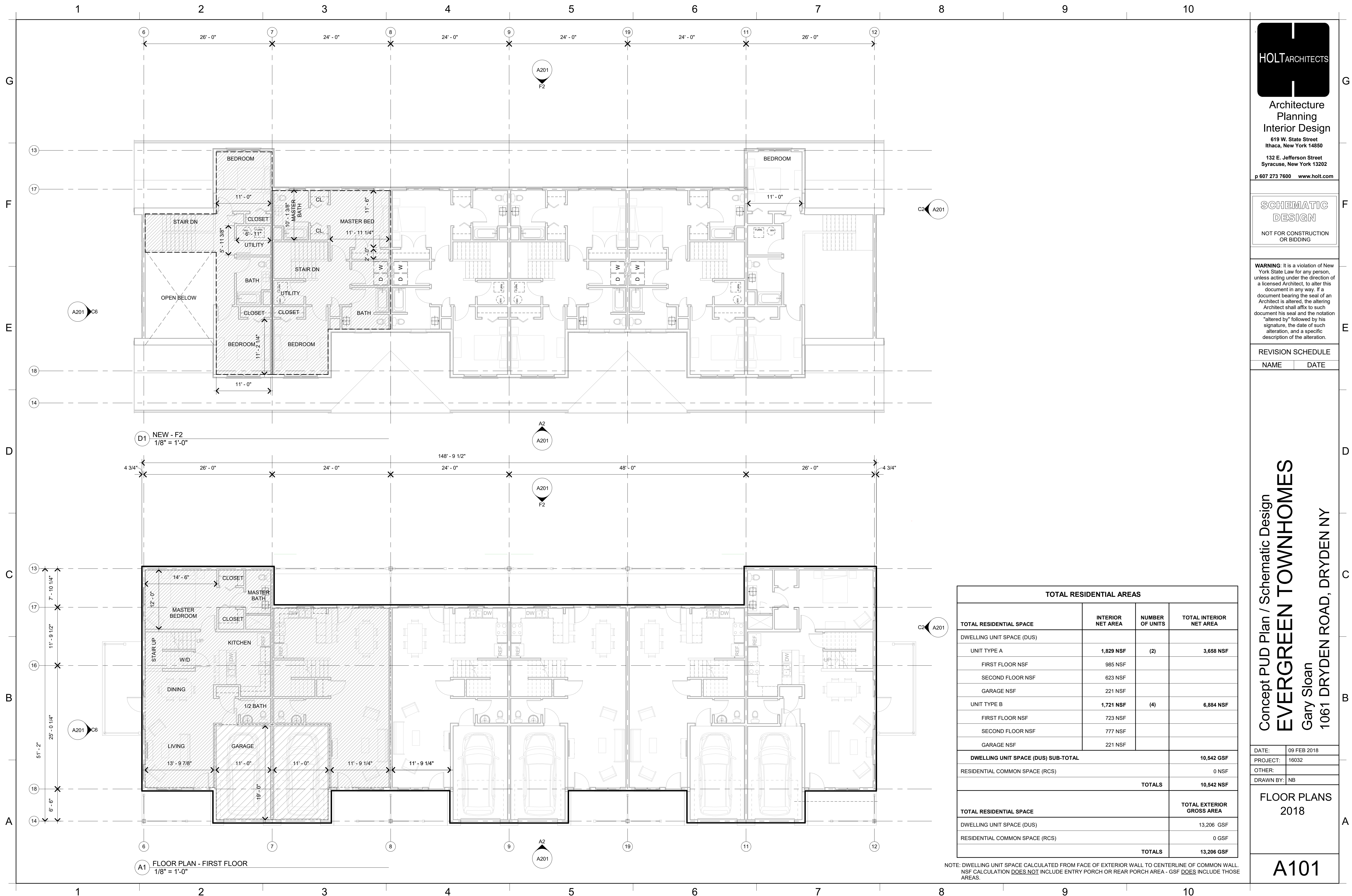
DATE:	08 APR. 2022
PROJECT:	21101
OTHER:	
DRAWN BY:	NB

PERSPECTIVES
2022

AP101

1 2 3 4 5 6 7 8 9 10

2/9/2018 10:23:05 AM



D1 NEW - F2
1/8" = 1'-0"

A1 FLOOR PLAN - FIRST FLOOR
1/8" = 1'-0"

TOTAL RESIDENTIAL AREAS			
TOTAL RESIDENTIAL SPACE	INTERIOR NET AREA	NUMBER OF UNITS	TOTAL INTERIOR NET AREA
DWELLING UNIT SPACE (DUS)			
UNIT TYPE A	1,829 NSF	(2)	3,658 NSF
FIRST FLOOR NSF	985 NSF		
SECOND FLOOR NSF	623 NSF		
GARAGE NSF	221 NSF		
UNIT TYPE B	1,721 NSF	(4)	6,884 NSF
FIRST FLOOR NSF	723 NSF		
SECOND FLOOR NSF	777 NSF		
GARAGE NSF	221 NSF		
DWELLING UNIT SPACE (DUS) SUB-TOTAL			10,542 GSF
RESIDENTIAL COMMON SPACE (RCS)			0 NSF
TOTALS			10,542 NSF
TOTAL RESIDENTIAL SPACE			
DWELLING UNIT SPACE (DUS)			13,206 GSF
RESIDENTIAL COMMON SPACE (RCS)			0 GSF
TOTALS			13,206 GSF

NOTE: DWELLING UNIT SPACE CALCULATED FROM FACE OF EXTERIOR WALL TO CENTERLINE OF COMMON WALL. NSF CALCULATION DOES NOT INCLUDE ENTRY PORCH OR REAR PORCH AREA - GSF DOES INCLUDE THOSE AREAS.

HOLT ARCHITECTS
 Architecture
 Planning
 Interior Design
 619 W. State Street
 Ithaca, New York 14850
 132 E. Jefferson Street
 Syracuse, New York 13202
 p 607 273 7600 www.holt.com

SCHEMATIC DESIGN
 NOT FOR CONSTRUCTION OR BIDDING

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE	
NAME	DATE

Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
 Gary Sloan
 1061 DRYDEN ROAD, DRYDEN NY

DATE:	09 FEB 2018
PROJECT:	16032
OTHER:	
DRAWN BY:	NB

FLOOR PLANS 2018

A101

2/9/2018 10:23:19 AM

1 2 3 4 5 6 7 8 9 10

G

F

E

D

C

B

A



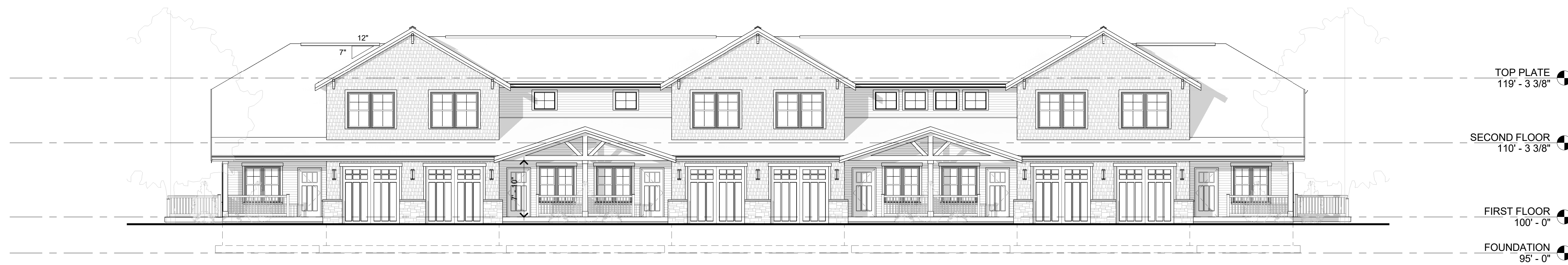
F2 NEW - NORTH
1/8" = 1'-0"



C2 ELEVATION - PROJECT EAST
1/8" = 1'-0"



C6 ELEVATION - PROJECT WEST
1/8" = 1'-0"



A2 ELEVATION - PROJECT SOUTH
1/8" = 1'-0"

1 2 3 4 5 6 7 8 9 10



HOLTARCHITECTS
Architecture
Planning
Interior Design
619 W. State Street
Ithaca, New York 14850
132 E. Jefferson Street
Syracuse, New York 13202
p 607 273 7600 www.holt.com

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION
OR BIDDING

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE

NAME	DATE

Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
Gary Sloan
1061 DRYDEN ROAD, DRYDEN NY

DATE:	09 FEB 2018
PROJECT:	16032
OTHER:	
DRAWN BY:	Author

**EXTERIOR
ELEVATIONS
2018**

A201

2/9/2018 10:23:38 AM

1 2 3 4 5 6 7 8 9 10

G

F

E

D

C

B

A



E4 PERSPECTIVE - FRONT FROM SOUTHEAST

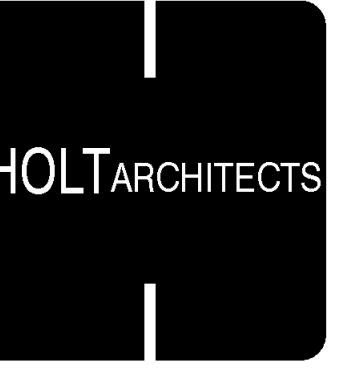


C4 PERSPECTIVE - FRONT



A4 PERSPECTIVE - REAR

1 2 3 4 5 6 7 8 9 10



Architecture
Planning
Interior Design
619 W. State Street
Ithaca, New York 14850
132 E. Jefferson Street
Syracuse, New York 13202
p 607 273 7600 www.holt.com

**SCHEMATIC
DESIGN**
NOT FOR CONSTRUCTION
OR BIDDING

WARNING: It is a violation of New York State Law for any person, unless acting under the direction of a licensed Architect, to alter this document in any way. If a document bearing the seal of an Architect is altered, the altering Architect shall affix to such document his seal and the notation "altered by" followed by his signature, the date of such alteration, and a specific description of the alteration.

REVISION SCHEDULE

NAME	DATE

Concept PUD Plan / Schematic Design
EVERGREEN TOWNHOMES
Gary Sloan
1061 DRYDEN ROAD, DRYDEN NY

DATE:	09 FEB 2018
PROJECT:	16032
OTHER:	
DRAWN BY:	NB

PERSPECTIVES
2018

AP201

Mr. Gary Sloan
95 Brown Road
M/S 1029
Ithaca, New York 14850

March 31, 2022

RE: Proposed 1061 Dryden Road Townhome Project, Town of Dryden, NY
Trip Generation and Distribution Assessment Letter

Dear Mr. Sloan:

This technical letter provides a trip generation and distribution assessment related to the proposed townhome project located at 1061 Dryden Road in Dryden, NY to evaluate the potential traffic impacts resulting from the proposed project. Additionally, this letter discusses the thresholds for completing an updated Traffic Impact Assessment (TIA). All supporting materials are included in the Attachments.

PROJECT DESCRIPTION

SRF Associates prepared a TIA for the proposed project in August 2016. At that time, the proposed project planned on developing 36 townhome units. The current proposal consists of developing 42 townhome units. Access is still proposed at the former location along Dryden Road.

TRIP GENERATION

Data contained in the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition) was used to project the volume of the traffic generated by the proposed project. Data published by the ITE is the nationally accepted standard for generating trips for new uses. Given the functional characteristics of the surrounding corridors and the land use proposed for the site, the peak hours selected for analysis are the weekday commuted morning (AM) and afternoon (PM) peak periods. The combination of site traffic and adjacent street traffic produces the greatest demand during these peak periods.

Table 1 shows the total site generated trips during each peak hour with a comparison to the former site plan. All trip generation information has been included in the Attachments.

TABLE 1: SITE GENERATED TRIPS

DESCRIPTION	ITE LUC	SIZE	AM PEAK HOUR		PM PEAK HOUR	
			ENTER	EXIT	ENTER	EXIT
Former Proposal	230	36 units	4	19	17	9
Current Proposal	230	42 units	4	22	20	10

Note:

1. ITE LUC = ITE Land Use Code.

The proposed project under the current proposal is expected to generate four entering/33 exiting vehicle trips during the AM peak hour and 20 entering/10 exiting vehicle trips during the PM peak hour.

When compared to the former proposal, this is a difference of only zero entering/+3 entering trips during the AM peak hour and only +three entering/+one exiting vehicle trips during the PM peak hour.

Figure 1 illustrates the peak hour site generated traffic for the former proposal. **Figure 2** illustrates the peak hour site generated traffic for the current proposal.

THRESHOLDS FOR THE REQUIREMENT OF A TRAFFIC IMPACT STUDY

Many reviewing agencies, including the NYSDOT, use a guideline in determining whether a project warrants the preparation of a Traffic Impact Study (“TIS”). The applicable guideline is that if a proposed project is projected to add 100 or more site generated vehicles per hour (vph) to an adjacent intersection during either peak study period, then that intersection should be studied for potential traffic impacts.

Based upon the ITE trip generation projections and the resulting traffic assignment estimates shown in **Figure 2** under the current proposal, three or fewer new site generated peak hour trips are added to a single adjacent intersection during the peak hours studied which is substantially less than the applicable guideline for the preparation of an updated TIS for the proposed project.

CONCLUSIONS AND RECOMMENDATIONS

Given the projected site generated traffic; the projected site traffic distribution; and the thresholds for completing a TIS, an updated TIA is not warranted, and this letter supports our professional opinion that the proposed townhome project will not result in any potentially significant traffic impacts for the purpose of the coordinated environmental review of the project pursuant to the State Environmental Quality Review Act (“SEQRA”).

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

Sincerely,
SRF Associates, D.P.C.



David Kruse, AICP, PTP
Senior Transportation Planner

Attachments

ATTACHMENT

March 31, 2022

**Letter to
Mr. Gary Sloan**

Proposed 1061 Dryden Road Townhome Project

Trip Generation and Distribution Assessment

Town of Dryden, NY
Tompkins County, New York



3495 Winton Place
Building E, Suite 110
Rochester, NY 14623

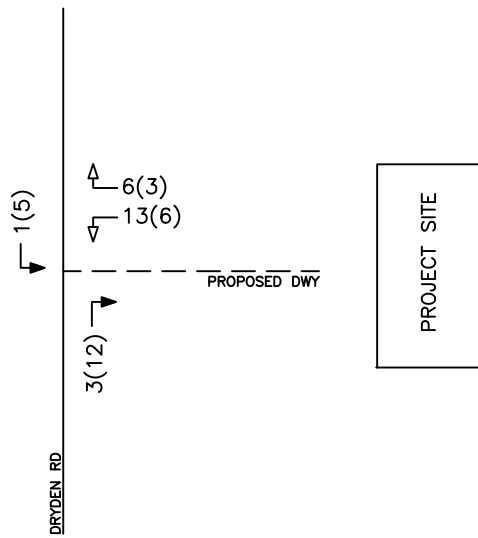


FIGURE 1

SITE GENERATED TRIPS
FORMER PROPOSAL

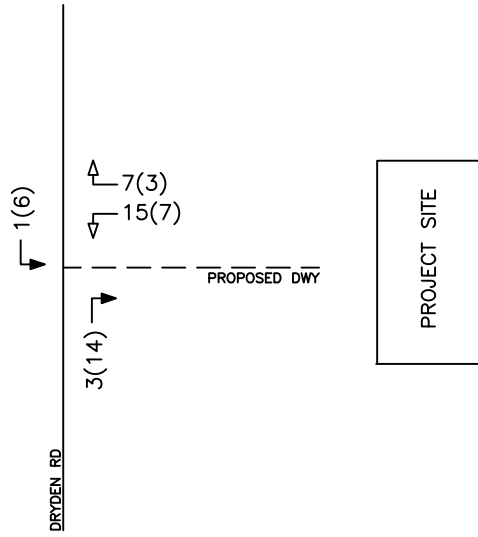
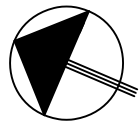


FIGURE 2

SITE GENERATED TRIPS
CURRENT PROPOSAL

PROJECT NO: 42036



NOT TO SCALE

**PROPOSED 1061 DRYDEN ROAD
TOWNHOME PROJECT**

TOWN OF DRYDEN, NY

KEY

00(00) = AM(PM)

→ ENTERING TRIP

← EXITING TRIP

--- PROPOSED DRIVEWAY