



164 River Street  
Sidney, NY 13838  
607-563-9999 FAX 607-793-9608  
1-888-OK-ALPINE  
[www.ALPINEROOFINGNY.com](http://www.ALPINEROOFINGNY.com)  
[info@alpineroofingny.com](mailto:info@alpineroofingny.com)

November 10, 2020

Dear Town of Dryden Officials,

I am under contract to purchase 97 Southworth Rd. in the Town of Dryden. The property consists of two parcels (502489-48.-1-61.62 and 502489-48.-1-61.9), both in the Rural Agricultural District. My intention is to use the land and existing large building there to produce metal roofing and siding, as a second sales location for Alpine Metal Roofing.

Let me tell you a little about myself and my company. I started Alpine Roofing Inc in 2010 as a roofing installation company with one rusty van, two employees and little money. Since then, it has become a business with 30 employees doing \$5.5 million in yearly revenue. Over the first few years, we increasingly specialized in metal roofing. In 2016, I founded Alpine Materials Inc., purchased the old Sidney airport hangar and 4 acres from the Delaware County IDA, and with loans from them and the Village of Sidney, renovated the building, purchased and installed all the necessary machinery.

We purchase large (10,000 lb) coils of pre-painted steel and "rollform" and cut to length the panels used for roofing and siding. We also slit and fold all the necessary trim pieces and flashing. Our main business is selling pole barn packages to dairy farms and contractors building agricultural post-frame buildings. Almost all agricultural buildings which are constructed nowadays have metal siding and metal roofs. While we sell the trusses and lumber as part of the package, all of that is shipped separately- directly from the truss manufacturers and lumber yards.

My contract for the purchase of the property is contingent on Town approval of my intended use. The Town of Dryden Zoning Law lists Agricultural-Related Enterprises as an allowable use. Your definition of such a business is:



*from the Town of Dryden Zoning Law on the Town website, passed 2/19/2015*

Agriculture-Related Enterprise – A retail or wholesale enterprise providing services or products utilized in agricultural production, such as Structures, agricultural equipment and agricultural equipment parts, livestock, feed, seed, fertilizer and agricultural equipment repairs and wholesale or retail sale of grain, fruit, produce, trees, shrubs, flowers or other products of local agricultural operations.

I would like to present a much more detailed proposal for you at your November 18th meeting, and then again at a possible public hearing in December. Among the things I intend to present are:

- Financials showing our main income from sales to agricultural enterprises.
- Letters from farmers and contractor customers who specialize in agricultural buildings.
- Letters from the Village of Sidney and Delaware County testifying to our good standing in and benefit to the community.
- Photos and videos of our operation in Sidney.
- A more detailed sketch of the property and intended additions and alterations.
- Photos from the property showing line of sight to neighbors.

Here I would just like to sketch out briefly my plans for the property, address some potential concerns, and explain why I think our business would benefit the Town of Dryden, its tax base and its residents.

The buildings on the 16 acre property now are a 1,200 square foot house with 1,200 sq. ft. two-car garage and a 12,000 sq. ft. clear-span commercial building. Our current facility in Sidney consists of a 10,000 sq. ft. building where all the production takes place, and 2400 square feet of office and showroom space. So, the existing buildings would be more than enough to house all the activity. The only additional building we foresee necessary is a 5000 square foot pole structure to store the steel coils. Some space would have to be cleared and graded for gravel parking and truck turn-around.

The property shares a driveway with the adjacent parcel, owned by Greg and Sue Humphrey with a right-of way in both deeds ( I believe). I have met with them. They were very receptive and are generally supportive of my plan. I told them that I would be willing to build a new driveway on my property or expand and pave the existing shared driveway, including the



portion which extends to their house, at my expense. They are very interested in keeping the existing driveway and getting their section paved.

The Humphreys are by far the closest neighbors and the ones potentially most affected by the business operations. I assured them that our hours would be the same as we have always had in Sidney: Monday to Friday 7AM to 4PM. They also were concerned that there would be lighting at night. I assured them there wouldn't be, other than security motion-detector lights.

They have told me that they are happy to have you contact them. I will provide you with their phone number if you need it - for their privacy, I don't want to include it here in a public document.

When the existing 12,000 sq. ft. building was built (about 20 years ago), the Humphreys and other, more distant neighbors planted evergreen trees to screen the building. Those trees are fairly mature (30 plus feet) and there are also trees on the proposed property which screen the building now.

There are really no emissions from our operation- all machinery is electric over hydraulic. The noise from the machines is minimal and would be contained within the building (at the Zoom meeting I'd like to play a video of our machines running so you can get an idea of the sound levels). The waste from the operation is scrap sheet metal and is would be stored in a containers which picked up weekly by a recycling company. We deliver material with a dually pick-up truck with tilt-back trailers. Our delivery truck in Sidney usually does three rounds a day. We get tractor trailer deliveries on average of twice a week. The existing commercial building there has a loading dock. In addition, we have, on average, ten pick-up trucks with trailers a day picking up material orders.

In Sidney, we have office people for sales of installations, but the activity of the crews is limited to picking up metal orders in the morning. All crew trucks are kept overnight at the foremans' residences. We don't intend to do installations out of the Dryden location.

We intend to employ, to start, six people at the Dryden location- four in production, and two in material sales. We provide good jobs - starting at \$16/hr for the lowest skilled employees, up to \$120K salaries for managers and sales people.

In business, I concentrate on long-term benefits for everyone the business touches- customers, employees, vendors and neighbors and the larger community. We have supported dozens of local charities, donating material and labor every year to Habitat for Humanity and the ARC.



We are the main sponsor for the General Clinton Canoe Regatta in Bainbridge. Every year for the last 8 years, we have done a Mother's Day Roof Giveaway where we install a free roof for a family which needs a new roof but cannot afford one. We have brought hundreds of thousands of sales tax dollars into our county which were previously going mostly to manufacturers out of state. I served on the Town of Sidney Planning Board for several years and have worked on many projects with the Town, village and Highway Departments. We have taken a dilapidated eyesore of a building and made it into a thriving business, bringing increased property tax revenue into the Village of Sidney.

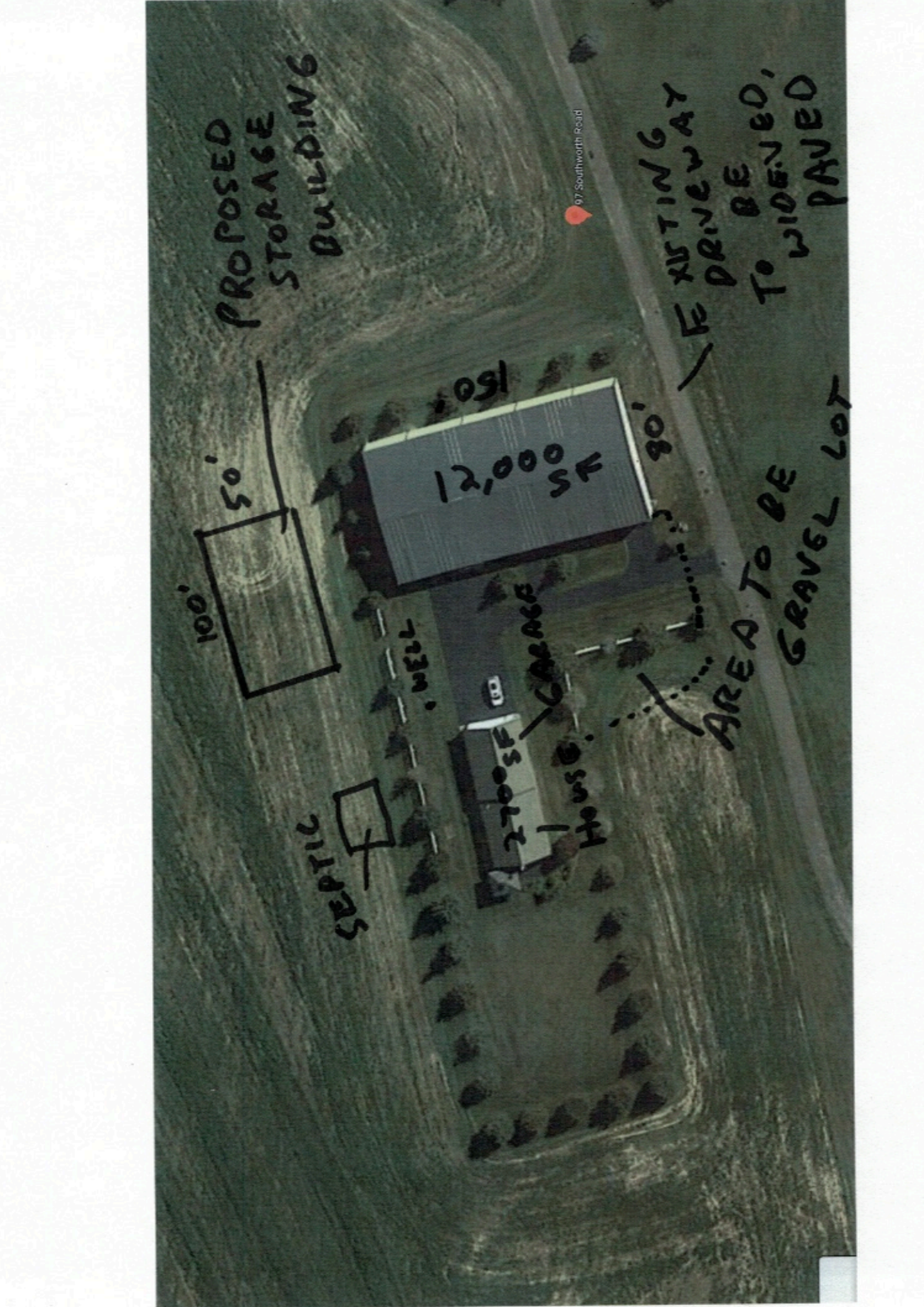
I intend to bring the same kind of value to the Town of Dryden. I look forward to working with you all and am available to discuss the project at your convenience.

Sincerely,  
Hans Hass  
cell 607-287-1599



Please see the preliminary rough sketch attached here.





PROPOSED  
STORAGE  
BUILDING



12,000  
SQ FT

150'

90'

SEPTIC

WELL

2700 SQ FT  
Garage  
House

EXISTING  
DRIVEWAY  
TO BE  
WIDENED,  
PAVED

AREA TO BE  
GRAVEL LOT

97 Southworth Road

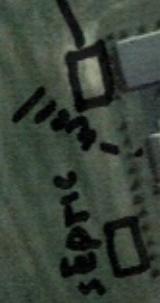


DISTANCE = 1,133'

MARTAYLOR



PROPOSED BUILDING  
PERFORMANCE STORAGE



Humphrey



Residence =  
DISTANCE =  
450'

97 Southworth Road

Existing driveway

BOUCHERETTE  
RESIDENCE



DISTANCE =  
945'

