



August 31, 2023

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

Re: Town Board Submittal – Planned Unit Development (PUD) Amendment  
Evergreen Apartments  
1061 Dryden Road (Tax ID: 55.-1-16)  
Dryden, NY

Dear Ray,

On behalf of our client, Park Grove Realty, we are pleased to submit this letter and enclosed information to initiate the Town Board's review of the requested amendment to the previously approved Planned Unit Development (PUD) for this project.

As you know, the PUD was originally approved by the Town Board on May 30<sup>th</sup>, 2017 and subsequently received approval for an amendment on May 19, 2022. Since the project was last amended, the project and parcel have been acquired by Park Grove Realty. Under this design, the Project team obtained construction pricing and determined the site and buildings were infeasible of being built given the current construction climate. As a result, Park Grove Realty determined that it did not make sense to proceed with the project as proposed in the previously amended PUD.

Over the last few months, the project team has worked to refine the site and building drawing package for issuance to bidding contractors with the intent to start construction this fall. They have invested a significant amount of resources to create a design that was feasible of being built and improved living experience for individuals and families.

Park Grove Realty is proposing an alternative development plan consisting of four (4), ten (10) unit apartment buildings and one ranch style tri-plex townhome building. The resulting development produces a net reduction in the total number of beds versus that provided in the amended PUD, more dedicated recreational space, less impervious cover which increases overall greenspace as well as an increase in the number of parking spaces. The ten unit apartment buildings have a number of improved amenities, including open floor plans, private entry ways, and patios and decks for families. The revised layout also maintains pedestrian connectivity to the Dryden Rail Trail and Dryden Road as well as visual buffering with screen fencing and existing vegetation.

The ten-unit apartment building is one that Park Grove Realty is familiar with constructing locally and in the Rochester, NY market. A local example can be seen at Park Grove Realty's East Pointe Apartments located on Bomax Drive in Lansing. Park Grove Realty considers the building's interior and exterior materials and finishes included in these updated drawings as an improvement from that originally included in the amended PUD. The finishes proposed at 1061 Dryden will be high-end market rate finishes.

The project team has experience with the tri-plex as well. While the information enclosed, represents a single unit, the architect is able to configure the same unit footprint into the overall tri-plex layout illustrated on the enclosed

Site Plan. We will provide colored elevations of the tri-plex unit for discussion at the meeting noted below but the intent is to match the interior and exterior materiality as the 10-plex apartment units.

By incorporating these changes, the development team considers the revised project an overall improvement from that originally approved. A side-by-side comparison of the key features between the two projects is as follows:

<b>Design Features</b>	<b>Original Design</b>	<b>Revised Design</b>
Impervious Surface	±2.4 acres	±2.0 acres
Number of Bedrooms	90	82 bedrooms
Dedicated Recreational Space	±5,700 SF	±12,000 SF
Garage Parking	7 per building, 42 total	11 per building, 3 at townhomes for a total of 47
Site Parking	95 total (11 onsite & 84 in driveway)	108 total (14 onsite, 88 in apartment driveways/garages & 6 in townhome driveway/garages)
Snow Storage	Minimal	Increased opportunities for snow storage
Stormwater	Not as centralized	Centralized Stormwater Design
Sprinklers	No	Yes
Accessible Units	No	First floor units could be accessible
Patios and Balconies	Yes	Yes, with increased privacy
1 bedroom units	No	Yes
Bathrooms in 2 bedroom units	1	2
Green Energy Certified	No	Yes, HUD

Our team recently met with the Town Planning Board on August 24, 2023 to solicit feedback on these proposed changes. While the Planning Board did pass a resolution expressing support for the revised changes, one item in particular they asked us to review was the separation of two nearest buildings to the eastern property line. It should be noted that the Site Plan included in the original PUD approval had the nearest building situated approximately 15' from the eastern property line. The Site Plan reflected in the previous amendment to the PUD provided a smaller building which expanded that setback to approximately 30'. The Site Plan currently proposed has the nearest building approximately 21' from the eastern property line which is further than that provided in the original PUD approval.

It is Park Grove Realty's opinion that these revisions produce a significant improvement from the previous design by providing a number of benefits, including less impactful site design, more greenspace, higher-end buildings with greater amenities to residents, greater accessibility, and green building features. In addition, Park Grove believes this design is much more financially feasible than the previous design, and is hopeful to begin construction this fall. As such, we respectfully request the Town Board's approval of the requested amendment to PUD associated with this project.

Town Board Submittal  
Evergreen Apartments  
1061 Dryden Road

8/31/23

So the Town of Dryden may consider the enclosed PUD amendment request, we are providing the following:

- This Letter – 10 copies
- Site Plans (2 sheets), Full Size – 1 set
- Site Plans (2 sheets), Reduced Size – 10 sets
- 10 Unit Apartment Building Floor Plans and Elevations, Full Size – 1 set
- 10 Unit Apartment Building Floor Plans and Elevations, Reduced Site – 10 sets
- Tri-Plex Floor Plan and Elevation, Full Size – 1 set
- Tri-Plex Floor Plan and Elevation, Reduced Size – 10 sets
- 10 Unit Apartment Building Front Elevation Color Rendering, 11x17 – 10 copies
- 10 Unit Apartment Building Rear Elevation Representative Photographs – 10 copies

We respectfully request that this project be placed on the September 14<sup>th</sup>, 2023, Town Board agenda where we will discuss the specifics surrounding the requested PUD amendment discussed above. Please do not hesitate to contact our office if you have any questions or need additional information.

Respectfully submitted,



Adam M. Fishel, PE  
Marathon Engineering

CC – Tim Crilly – Park Grove Realty