

Ray Burger
Director of Planning
Town of Dryden
93 East Main St.
Dryden, NY 13053

September 25, 2023

Dear Mr. Burger,

I'm writing to address some concerns regarding the proposed new development at 1061 Dryden Road. I own the adjacent property at 1065 Dryden Road. Access to the proposed development is over the driveway on my property in accordance with an easement granted in 2017 (Tompkins County Instrument 2017-11722). The 100+ tenants of the proposed development will share the driveway with the 10 tenants on my property.

My primary concern is how this entrance and exit to Dryden Road will be constructed so as to be safe. Currently no more than 10 cars travel to or from Dryden Road on this driveway. The developer plans to park an additional 108 vehicles. This represents a more than ten-fold increase in traffic at the junction of the shared driveway and Route 366. The speed limit there is 45mph.

Considering the safety of my tenants I would want at least to see a detailed study and a careful analysis of the developer's proposed entrance and exit construction before the Town grants site plan approval or any building permit.

A second concern is for maintaining the market value of my property. My ability to develop the almost 5 acres that I own should not be limited in the future by decisions made now with regard to capacity at that junction.

I have provided photographs of the driveway entrance to illustrate current conditions. These are views from the driver's seat with the car stopped 10' from the fog line, 5' from the fog line, and right on the fog line. These demonstrate that currently the entrance onto Dryden Road is barely adequate as visibility to the west is hampered by the hill and foliage. Before granting site plan approval or issuing a building permit, a specific plan for remedying these conditions should be provided.

My third concern is that this code compliant driveway be established before building and grading construction begin. The most urgent need for safety at this entrance will be during construction when heavy trucks would inevitably tear up the existing gravel drive (which is perfectly adequate for the small number of cars currently using it). At minimum, these safety measures should be a requirement in the permitting process.

Regards,

A handwritten signature in black ink, appearing to read 'Jon Williams', written over a large, stylized loop.

Jonathan Williams

35 Beechnut Terrace
Ithaca, NY 14850

cc: Randall B. Marcus
Bousquet Holstein PLLC