



October 12, 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 as an update to the Town Board and respond to comments communicated by the public.

Responses to Public Written Comments:

Comments Communicated by Jonathon Williams, 9/25/23

1. The commentor expressed concerns pertaining to the new development at the above address.

Response: As a general response, it is worth nothing that this project is not “new”. The project has undergone detailed review by the Town of Dryden and obtained PUD approval from the Town Board in May 2017 for 36 townhome units then approval for and amended PUD to reflect 42 town home units in May of 2022. Many of the concerns expressed by the commentor have been evaluated as part of the original project which were ultimately deemed to have been addressed, leading to the approvals noted above. We have continued working with the Town of Dryden, local fire department and NYSDOT about the current proposal to minimize potential for negative adverse impacts.

2. The commentor has expressed concerns regarding sight line distances at the existing driveway.

Response: As outlined in the traffic impact study prepared by SRF & Associates for the original project, adequate stopping and sight distance is provided at the location of the improved driveway. This information has been reviewed by NYSDOT as part of the driveway permit review process and no issues have been identified. We have added a provision to the plans that states PG Dryden, LLC shall be responsible for routing vegetation maintenance (i.e., trimming) on both sides of the driveway to minimize impacts to sight distances. It should be noted that the existing driveway will be improved to accommodate the proposed development. Such improvements include widening the driveway and flattening driveway grades to comply with NYSDOT standards for commercial driveways.

In addition, the plans provided to NSYDOT for review do indeed include advisory signs (“Pedestrian Crossing” signage) along Dryden Road approaching the driveway from either direction. Our team is open to considering other signing options to provide improved alerting of the driveway for approaching motorists which will ultimately be subject to NYSDOT approval.

- The commentor has expressed concerns regarding the number of vehicle trips to be generated by the development citing that 108 parking spaces will be provided.

Response: The originally approved site plan for the PUD had 83 total parking spaces between garage, driveway and traditional surface parking. By comparison, the amended PUD approved by the Town provided a total of 95 parking spaces between garage, driveway and traditional surface parking whereas, the current proposal provides 108 spaces. In our discussions with the Town and local fire department, additional parking for this type of project should be considered for visitors to prevent them from parking illegally, i.e., on lawn areas or in fire lanes. The current number of parking spaces is not a large deviation from that originally approved, then again approved via the amended PUD.

That said, the number of parking spaces does not directly correlate to the number of vehicle trips generated by the development during the peak hour. It should be noted that the project originally approved had 36 apartment units and was later granted approval for an amended layout consisting of 42 units. As currently proposed, the development consists of 43 units, which is not a major deviation from that recently approved by the Town.

- The commentor has expressed concerns regarding providing a code compliant driveway.

Response: It should be noted that the driveway will be widened, and grades flattened along the driveway to comply with NYS DOT standards for commercial driveways. In addition, the driveway slope from Dryden Road up into the site will be flattened slightly so to comply with the allowable fire lane slope criteria identified in the NSY Fire Code. Lastly, the driveway will be paved with asphalt pavement.

An updated side-by-side comparison of the key features between the two projects is as follows:

Design Features	The 2017 Design	Revised Design
Impervious Surface	±2.4 acres	±2.0 acres
Number of Dwelling Units	42	43
Number of Bedrooms	90	82 bedrooms
Dedicated Recreational Space	±5,700 SF	±11,700 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

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Evergreen Apartments
1061 Dryden Road

10/12/23

So the Town of Dryden may continue their review of the requested PUD amendment, we are providing electronic copies of the following:

- This Letter
- Site Development Plans
- Stormwater Pollution Prevention Plan (SWPPP)

We look forward to continuing our coordination with the Town Board at their October 19, 2023 meeting. Please do not hesitate to contact our office if you have any questions or need additional information.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam M. Fishel', written in a cursive style.

Adam M. Fishel, PE
Marathon Engineering

CC – Tim Crilly – Park Grove Realty