

RESOLUTION # (2023)
SITE PLAN REVISIONS
1061 DRYDEN ROAD PUD on Tax parcel 55.-1-16
-EVERGREEN APARTMENTS

Whereas, the Town Board approved the development plan and the site plan for the Planned Unit Development (PUD) on Tax parcel 55.-1-16 located at 1061 Dryden Road by Resolution # 81 (2017) on May 30, 2017; and

Whereas, the new owner, Park Grove Realty, after doing more design work proposes to downsize the buildings and has submitted a revised site plan dated October 11, 2023; and

Whereas, these changes enlarge the yard setbacks and increase the recreational space; and

Whereas, these changes reduce the number of beds in this development and thereby the potential traffic volume in and out of the development; and

Whereas, setbacks, recreational space and traffic were concerns in the original evaluation of this development and these changes positively impact those issues by increasing setbacks/recreational space and reducing traffic;

Whereas, the Planning Board, at their 9-28-23 meeting, reviewed the site plan and recommended that the Town Board include conditions that maximize the safety of people that exit the driveway, the bus stop and crosswalk;

Whereas, Tompkins County Planning Department has reviewed this project as required by NYS Municipal Law §239 –l, -m, and –n and determined that this project will have no significant county-wide or inter-community impact (letter dated October 4, 2023).

Therefore, be it resolved that the Town Board finds that the proposed changes are minor and have no negative effect on the environmental impact of the townhome project, and the Town Board hereby reaffirms its negative determination of environmental significance in Resolution # 152 (2016) dated October 5, 2016, in accordance with the State Environmental Quality Review Act; and

Be it further resolved that the Town Board finds that the revised site plan dated October 11, 2023 is a positive change in the project design and approves the site plan revisions conditioned on the following:

1. That the applicant is to work with NYSDOT to develop appropriate signage to alert drivers to the presence of the upcoming congestion of multiple driveways and a pedestrian crossing.
2. Standard Conditions of Approval as amended August 14, 2008.