



April 11, 2024

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

Re: Ithaca Neighborhood Housing Services
Proposed Multi-Family Residential
Freese Road & Dryden Road
Town of Dryden, NY

Mr. Burger,

On behalf of Ithaca Neighborhood Housing Services (INHS) and HOLT Architects, we are pleased to submit the enclosed material to request Sketch Plan Review with the Town of Dryden Planning Board.

As you recall, our previous client (Maifly Development) pursued and obtained approval for a multi-family apartment project consisting of thirty-two (32) dwelling units (65 bedrooms) along with fifteen (15) single family home lots spanning eighteen parcels totaling ± 4.68 acres. That project was never initiated.

INHS is contemplating acquiring the parcels in question to propose the combination of all eighteen lots and re-subdividing the land to provide six (6) ± 0.083 -acre single family home lots totaling 0.50 acres. The remaining ± 4.18 acres of land are what remains available for the proposed multi-family development portion of this project.

The subject parcels are located within the Varna Hamlet Mixed Use District (VHMUD). This project proposes a lot density for the multi-family component utilizing the following criteria per section 703 of the Town of Dryden's Zoning Ordinance:

- Base Density Allowance: 10 town home dwelling units / acre = 41.80 units
- Green Development Bonus: 2 town home dwelling units / acre = 8.36 units
- Redevelopment Bonus: 2 town home dwelling units / acre = 8.36 units.

Total Allowable Multi-Family Unit Count = 58.52 units



The current conceptual multi-family design consists of 1-, & 2-bedroom units producing 53 dwelling units for a total of 65 bedrooms. Note that the project programming is subject to change, but the intent is to stay below the maximum allowable unit count noted above. As shown in the enclosed concept plan, two (2) 2-story buildings with a floor area of $\pm 3,700$ SF each are proposed nearest Freese Road. A separate $\pm 11,000$ SF 3-story building is proposed on the western boundary of the development. Town Code restricts maximum building floor area to 5,000 SF unless Special Use Permit approval is granted by the Town Board. Therefore, the 3-story building will require Special Use Permit approval from the Town Board.

Currently, access to the site is via two (2) driveway entrances, one from Freese Road and the other from Dryden Road. As proposed, this project will eliminate the existing Dryden Road driveway and maintain the one (1) full-access shared driveway to Freese Road which will be reconstructed. In addition to providing vehicular access to the multi-family and single-family residential buildings, this access drive will also be shared with Cornell University so to maintain access to their neighboring property located to the north of this development.

A total of eighty-nine (89) parking spaces are proposed to accommodate both projects, eighty-one (81) of which are proposed for the multi-family development and eight (8) spaces are proposed to serve the single-family homes. The provided parking results in a parking ratio of 1.53 spaces/unit for the multi-family and 1.3 spaces/unit for the single-family.

Dedicated recreational space will be provided by the project for both the multi-family and single-family portions of the project. As currently shown in the Sketch Plan, $\pm 12,300$ SF (± 232 SF/unit) of dedicated recreational space is provided for the multi-family portion of the project. The single-family homes will have dedicated recreational space within each respective lot.

The conceptual stormwater management approach will be similar to that of the previously proposed Maifly development. To provide stormwater quality mitigation, bioretention areas will be provided to collect runoff from paved, roof and lawn areas within the project footprint. Runoff will then be routed to the existing stormwater detention basin prior to discharging from the site. Portions of the existing stormwater detention basin will be reconstructed/enlarged to accommodate the project. The stormwater management design will be prepared in accordance with NYSDEC's requirements and will also require review and approval by the Town's engineer.

Lastly, the prior project proposed water and sanitary sewer main extensions to serve that development. While we envision that a sanitary sewer main extension will still be required,



however a water main extension may not be. As the site design develops, we will work closely with the Town Engineer and Bolton Point on the respective utility designs.

We are providing the following information so the Town of Dryden Planning Board may provide initial feedback as part of Sketch Plan review:

- This Letter (8 copies)
- Concept Plan, 24x36 (2 copies)
- Concept Plan, 11x17 (8 copies)
- Sketch Plan Review Payment (\$250.00 Check)

We respectfully request that this project be placed on the April 25, 2024 Planning Board meeting agenda where we may introduce the project and solicit feedback from the Planning Board prior to submitting a formal request for site plan review.

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Adam M. Fishel', written over a faint, larger version of the same signature.

Adam M. Fishel, PE - Partner

cc: Lynn Truame – Ithaca Neighborhood Housing Service (INHS)
Steve Hugo, AIA – Holt Architecture