



July 11, 2024

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

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

Dear Ray,

On behalf of Ithaca Neighborhood Housing Services (INHS) and HOLT Architects, we pleased to submit the enclosed material to respond to the comments made at the June 27, 2024 planning board meeting.

VERBAL COMMENTS FROM TOWN OF DRYDEN PLANNING BOARD – 6/27/2024

1. *The board expressed concern regarding the feasibility of ambulance access to the single-family homes via the shared access drive.*

Response: The turnaround space has been enlarged so to provide adequate maneuvering space for the ambulance based on coordination with the fire chief. A turning movement for the ambulance has been added to the plans.

2. *The board requested that the exact location of the condensers be provided along with adequate visual masking.*

Response: After additional coordination the condensers and associated visual masking will be located on the roof of the 3-story building and between the 2-story buildings.

3. *The board suggested a central location for mail drop off.*

Response: The multi-family buildings will have centralized mail rooms or mailbox location. A centralized mail box location has been added for the single-family homes.

4. *The board reiterated their desire for a centralized trash/recycling pick up area for the single-family homes.*

Response: The development team maintains that residents of the single-family homes will bring their totes out to the street on pick up day and that a centralize pick up location is not necessary.



5. *The board requested specifics regarding the EV charging stations shown on the plans.*

Response: Coordination regarding the specific EV charging stations is ongoing. Documentation for one of the option will be provided electronically.

6. *The board requested full street view renderings of the project from Dryden Road and Freese Road.*

Response: Street view renderings will be provided under a separate cover.

We are providing the following information so we may continue our coordination and review with the Town of Dryden:

- This letter – 8 copies
- Site Development Plans (24x36) – 2 sets
- Preliminary Site Development Plans (11x17) – 8 sets
- Single-Family Architectural Elevations (11x17) – 8 sets

The following information will be delivered to the Town under separate cover:

- Multi-Family Architectural Elevations
- Freese Road Street View Renderings
- Dryden Road Street View Renderings

We respectfully request that we be placed on the agenda for the Planning Board's July 25th, 2024 regularly scheduled meeting to continue discussions with the board. We also respectfully request that the Planning Board refer the Special Use Permit for the larger multi-family building (Building #1) to the Town Board for review. If you have any questions or need additional information, feel free to contact us.

Respectfully submitted,

Ryan Jordeans, EIT
Marathon Engineering

Cc: Lynn Truame – INHS
Leslie Ackerman – INHS
Steve Hugo – Holt Architecture
Noah Demarest – Stream Collaborative