



May 9, 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
5 & 9 Freese Road (Tax IDs: 53.-1-3.2, 53.-1-3.7 and lots 53.-1-1 through 53.-1-16)
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 (producing a deeded total acreage of ± 4.68 -acres) and re-subdividing the land to provide six (6) ± 0.083 -acre single family home lots totaling ± 0.50 -acres with a separate ± 0.392 -acre parcel to be used for shared access and parking for the single-family homes. The remaining ± 3.787 acres of land is 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 = 37.870 units
- Green Development Bonus: 2 town home dwelling units / acre = 7.574 units
- Redevelopment Bonus: 2 town home dwelling units / acre = 7.574 units.

Total Allowable Multi-Family Unit Count = 53.018 units



Per Article III of the Town of Dryden Zoning Ordinance, redevelopment is defined as *“The planning, development, design, clearance, construction, or rehabilitation of existing property improvements, regardless of whether a change in Principal or Accessory Use occurs”*. Tax parcel 53.-1-3.2 currently encompasses what appears to be a single-family home with associated utilities and driveway which will require demolition as part of this project. In addition, tax parcel 53.-1-3.2 was previously developed to encompass a single-family home with associated lawn and driveway. Aerial images are enclosed which illustrate the previously developed nature of this property. The structure was apparently demolished sometime between 2011 and 2013 in advance of the large amount of fill placement which has since occurred on that parcel. These two parcels clearly are not and were not in an undeveloped condition prior to the initiation of this project. Therefore, the redevelopment credit should be applicable to both of the identified tax parcels.

The current conceptual multi-family design consists of 1-, & 2-bedroom apartment 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. While the single-family home concept is also subject to change, the current design consists of four (4) 2-bedroom units and two (2) 3-bedroom units for a total of 14 bedrooms.

Currently, access to the site is via two (2) driveway entrances, one from Freese Road and the other from Dryden Road. As proposed, the multi-family development will have a single, full-access driveway off of Freese Road whereas the single-family development will have a single, full-access driveway off of Dryden Road. Driveway work permits will be required from the Town Highway Department and NYSDOT. In addition to providing vehicular access to the multi-family, the Freese Road driveway 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-three (83) parking spaces are proposed to accommodate both projects, seventy (70) of which are proposed for the multi-family development and thirteen (13) spaces are proposed to serve the single-family homes. The provided parking results in a parking ratio of 1.32 spaces/unit for the multi-family and 2.2 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, ±12,890 SF (±243 SF/unit or 3.7 SF/bedroom) of dedicated recreational space is provided for the multi-family portion of the project by way of three dedicated recreational areas and one pocket park area near the Freese Road and Dryden Road intersection. The single-family homes will have dedicated recreational space within each respective lot.

The conceptual stormwater management approach is 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. A copy of the Conceptual Stormwater Pollution Prevention Plan (SWPPP) is enclosed.

Lastly, the prior project proposed water and sanitary sewer main extensions to serve that development. We envision that a sanitary sewer main extension will still be required, however a water main extension is currently not proposed. 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)
- General Permit Application (1 copy)
- SEQRA LEAF - Long Form (1 copy)
- Owner Authorization Form (1 copy)
- Ground Disturbance Form (1 copy)
- Sketch Site Plan, 24x36 (2 sets)
- Sketch Site Plan, 11x17 (8 sets)
- Sketch Grading and Drainage Plan, 24x36 (2 sets)
- Sketch Grading and Drainage Plan, 11x17 (8 sets)
- Sketch Grading and Utility Plan, 24x36 (2 sets)
- Sketch Grading and Utility Plan, 11x17 (8 sets)
- Site Survey Map, 24x36 (2 sets)
- Site Survey Map, 11x17 (8 copies)
- Aerial Images (2007, 2011, 2013 & 2016) (8 copies)
- Conceptual SWPPP (1 copy)



The required Sketch Plan review fee was already included in our prior submittal.

It is our understanding that the Town of Dryden will declare itself lead agent relative to the required State Environmental Quality Review Act (SEQRA) and will therefore distribute the appropriate information to the interested/involved agencies as necessary. Further, it is our understanding that the Town of Dryden will distribute the appropriate information to Tompkins County Department of Planning for the necessary 239 m/n review. Let us know if additional information is required.

We respectfully request that this project be placed on the May 23, 2024 Planning Board meeting agenda where we may 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 in a cursive style.

Adam M. Fishel, PE - Partner

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