



June 13, 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 May 23, 2024 sketch plan meeting and to begin the site plan review process with the Town of Dryden Planning Board.

One particular change from the information submitted as part of Sketch Plan review is the proposed configuration of the Single-Family home subdivision. After further consideration by the development team, the subdivision intent has been updated to reflect a two (2) lot Minor Subdivision versus the eight (8) lot Major Subdivision resulting in a  $\pm 3.799$  acre parcel (multi-family) and  $\pm 0.882$  acre parcel (single-family). INHS will own the 0.882 acre parcel and will create separate "lease parcels" for rent by the owner of the single-family homes. Six separate deeded single-family home lots will not be created. Please refer to the enclosed letter from INHS' legal counsel explaining this approach. It is our understanding that INHS' legal counsel has discussed this approach with the County Tax Assessor who is in agreement with this approach.

Lastly, we acknowledge a complete landscaping plan with planting table is required. That work is still in process to date of this submittal. We anticipate bringing the preliminary Landscaping Plan to the Planning Board meeting noted below for discussion.

**VERBAL COMMENTS FROM TOWN OF DRYDEN PLANNING BOARD – 5/23/2024**

1. *The question was asked as to where excess soil would be spoiled upon completion of the project.*

Response: Excess soils will be spoiled on-site where feasible. Potential does exist for there to be a need to export excess and/or unsuitable material as part of the project. The Grading, Drainage and Erosion Control Plan (C-3.0) includes language pertaining to this item.

2. *The board requested clarification on where trash from the single-family homes will be located for pickup.*

Response: The proposed single-family homes are not unlike other single-family homes which



exist in the Hamlet of Varna. Each home will be responsible for bringing their own refuse and recycling totes out to the Dryden Road frontage on collection day for pick up by a local hauler.

As a point of clarity, multi-family building #1 will utilize a trash room with provisions for a separate driveway allowing the refuse truck to back up to the trash room door on collection day. Multi-family buildings #2 and #3 will utilize the dumpster similar to what was reflected in the Sketch Plan submittal.

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

Response: The multi-family buildings will have centralized mail rooms or mailbox location. Final details are in process and will be reflected in a later submittal.

As for the single-family development, a centralized location for mail delivery is not proposed. Mail delivery and pick up is proposed to occur similar to what currently takes place by the mail carrier. If, through INHS' coordination with the mail carrier, a centralized location is requested we will provide an update to the Town accordingly.

4. *The board expressed concerns over the protection of the corner pocket park.*

Response: 3' diameter landscape boulders have been added rounding the corner to better protect the pocket park as illustrated on the Lighting and Landscaping Plan.

5. *One member of the board questioned whether the provided recreation area was sufficient. The commentor asked to provide context from other surrounding municipalities as to what they require for recreational space. The commentor also asked what the provided recreational space ratio is as compared to the previously approved Maifly project.*

Response: The Town of Dryden's zoning code does not have a specific requirement for how much recreational space is to be provided. Reference to requirements outlined in other municipalities is somewhat irrelevant. Based on the Development Team's experience with HCR projects, the provided recreational space area is anticipated to be deemed adequate.

When comparing this project to that approved for the Maifly development, omitting the "Outdoor Nature Area" from the Maifly plans, a recreational area ratio of 254 SF/ Unit was previously approved. By expanding Recreational Space #3 for this project, the resulting recreational space ratio proposed is approximately 268 SF/unit. It is important to point out that the three (3) recreational spaces provide a more functional space for the intended user groups which generally consists of 3-5 year olds (Rec. Space #1), 5-10 year olds (Rec. Space #2) and 10+ year olds (Rec. Space #3) than compared to the Maifly project.



6. *Board members asked about the number of the number of people and small children are expected in the multi-family portion of the project.*

Response: Based on INHS' experience across other projects in their portfolio, they anticipate approximately 69 residents will live in the multi-family portion of the development, with roughly 16 of those residents being children.

7. *The planning board asked that the site be reviewed by the Fire Chief for any fire access concerns.*

Response: The Development Team has initiated coordination with Town Code Enforcement and the Fire Chief. Initial feedback received consisted of concerns over the truck turning movement which has been addressed along the means to control parking within the fire lane. The enclosed plans include provisions for "No Parking Fire Lane" signage along with pavement markings also delineating the limit of the fire lane. The updated plans have been redistributed for additional feedback. We will provide copies of relevant correspondence from the Fire Chief upon receipt.

8. *One board member pointed out a grade discrepancy adjacent to the pocket park.*

Response: The contour label in question has been corrected.

9. *One board member mentioned that they believed the EAF for the project references a proposed petroleum bulk storage tank.*

Response: No bulk petroleum storage tanks are proposed for this project. The EAF originally submitted for review does not denote the proposed petroleum bulk storage. It is unclear where the comment is coming from, but it is possible the commentor confused this provision with a different project being reviewed by the Planning Board.



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

- This letter – 8 copies
- Preliminary Site Development Plans (24x36) – 2 sets
- Preliminary Site Development Plans, East Site (11x17) – 8 sets
- Preliminary Re-Subdivision Map (full size) – 2 copies
- Preliminary Re-Subdivision Map (11x17) – 8 copies
- Single Family Architectural Documentation (11x17) – 8 copies
- INHS Legal Counsel Letter – 8 copies

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

- Multi-Family Architectural Documentation

The following information will be delivered electronically to the Town Engineer:

- Preliminary Site Development Plans
- Preliminary Re-Subdivision Map
- Preliminary SWPPP

We respectfully request that we be placed on the agenda for the Planning Board's June 27<sup>th</sup>, 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,

Adam M. Fishel, PE - Partner  
Marathon Engineering

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