



**CARRIE J. POLLAK, ESQ.**  
(607) 391-2861  
[cpollak@hancocklaw.com](mailto:cpollak@hancocklaw.com)

June 10, 2024

Town of Dryden Planning Board  
c/o Ray Burger, Town of Dryden Superintendent  
Town Hall  
93 East Main Street  
Dryden, NY 13053

**Re: 9-3 Freese Road, Varna**

Dear Ladies and Gentlemen:

My name is Carrie Pollak, and I am counsel to Ithaca Neighborhood Housing Services, Inc. (“INHS”). I write this letter in connection with INHS’ development of 9-13 Freese Road, located in the Hamlet of Varna, New York, which is currently comprised of 18 unimproved subdivided lots (the “Property”).

Description of Community Housing Trust

INHS operates a community housing trust, which ensures long-term availability of affordable housing for low- and moderate-income households. The community housing trust or “CHT” has two key features: first, INHS retains ownership over the land itself; second, INHS grants a 99-year renewable ground lease to each income qualified household for the footprint of a parcel and all improvements. A purchaser receives a deed for the improvements from the seller and a new ground lease from INHS.

Freese Road Development

INHS is currently contracted to purchase the Property, which includes 18 unimproved lots, located at the intersection of Freese and Dryden Roads in the Hamlet of Varna. INHS intends to develop the Property into six (6) for-sale townhomes and an apartment complex. The townhomes will be enrolled into INHS’ CHT program.

Municipal Approvals Required for the CHT Parcels

Because INHS retains ownership of the entire parcel of land underlying the for-sale homes and all private roads or common areas, subdivision is not required.

Tax Map Nos. Assigned to CHT Parcels

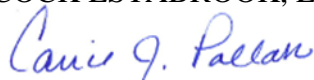
The Tompkins County Office of Assessment assigns a tax map number to each individual CHT parcel, and each of the homeowner and INHS are identified as owners. Because this does not fall within the definition of subdivision in the Town of Dryden Zoning Code, this does not create a “de facto” subdivision.

In conclusion, we write this letter to describe the CHT program to you and to confirm the creation of separate taxable sub-lots. INHS proposes to consolidate the previously subdivided parcels of the Property and then re-subdivide the Property into two (2) separate parcels, one for the rental project, and one for the CHT. The CHT parcel would be improved by the six (6) CHT homes, the shared access road and parking.

Thank you kindly for your consideration of this request. Please feel free to reach out to me at (607) 391-2861 or [cpollak@hancocklaw.com](mailto:cpollak@hancocklaw.com), or Leslie Ackerman, Community Housing Trust Manager, at (607) 288-2823 or [lackerman@ithacanhs.org](mailto:lackerman@ithacanhs.org).

Very truly yours,

HANCOCK ESTABROOK, LLP



Carrie J. Pollak