

Town of Dryden
Affordable and Workforce Housing Committee

September 4, 2024

Resolution recommending the Dryden Town Board grant a Special Use Permit to Ithaca Neighborhood Housing Services, 5-9 Freese Road project, allowing building #1 floor area to exceed Varna's zoning code of a 5,000 square feet maximum.

Whereas, housing affordability remains a serious issue in Dryden with many residents struggling to find available units that meet their needs and budgets.

Whereas, housing production targets established by the Tompkins County Housing Strategy have fallen short due to high loan interest rates, labor shortages, and increased prices of construction materials and labor.

Whereas, a key goal in the Dryden Comprehensive Plan is to ensure the construction of a variety of denser, affordable housing choices for all Town residents, the plan also encourages partnerships between the Town and not-for-profit organizations to accomplish this goal.

Whereas, the Freese Road project offers Town residents a variety of housing choices and will help increase the County housing production goals.

Be it Resolved, the Town of Dryden, Affordable and Workforce Housing Committee recommends, the Dryden Town Board grant a Special Use Permit to Ithaca Neighborhood Housing Services, 5-9 Freese Road project, allowing building #1 floor area to exceed Varna's zoning code of a 5,000 square feet maximum.