

# BME ASSOCIATES

ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS

February 18, 2015

**RECEIVED**

**FEB 18 2015**

**TOWN OF VICTOR  
PLANNING BOARD**

Planning Board  
Town of Victor  
85 E. Main Street  
Victor, NY 14564

Planning Board  
Village of Victor  
60 E. Main Street  
Victor, NY 14564

Attn: Mr. Ernest Santoro, Chairman

Attn: Ms. Meg Chaides, Chairwoman

**Re: Gullace Property  
Town and Village of Victor**

**2359**

Dear Board Members:

On behalf of Lynaugh Road Properties LLC, we are pleased to submit a revised Concept Plan for the above-referenced project, which was most recently discussed with both Town and Village Planning Boards on September 23, 2014.

Enclosed are copies of the following application materials:

- Full Size Overall Conceptual Layout and Landscape Plan (twelve copies to Town; eight copies to Village)
- Overall Utility & Grading Plan
- Overall Conventional Zoning Plan
- Proposed Annexation Exhibit
- Reduced Size Full Sets (one copy to Town; three copies to Village)
- Long-Form EAF and Supplemental Project Information (six copies to Town; three copies to Village)
- Overall Project Rendering Reduction (twelve copies to Town; eight copies to Village)
- Digital Copy of the Drawings Referenced Above

The current proposal is for the development of the 22.1 acre property for 17 single-family lots in the Village of Victor and 71 (for-sale) townhomes in the Town of Victor. The applicant is requesting review and approval of this project under the clustering provisions of both the Village and Town subdivision regulations, and has provided a combined Conventional Zoning Plan for both the Town and Village. Please note that the Conventional Zoning Plan is being provided simply to demonstrate the property's yield as allowed under the existing zoning: 18 lots in the Village under the R-2 Zoning district; and 171 apartment units in the Town under the current MD Zone (10 units per acre). As required by clustering, we are providing a description of the following benefits to the community:

Village of Victor:

- To enable and encourage the flexibility of design to preserve the natural and scenic qualities of open land. The current proposal includes an approximate 0.7 acre parcel of open space to be conveyed to the Village of Victor through the annexation process, which is adjacent to the existing Harlan Fisher Park. This open space is to remain in its natural condition.

- An additional benefit to the community for clustering is to accommodate the desire by the Village Planning Board to align the proposed dedicated street with Hillcrest Drive, in order to maximize the sight distance on Church Street.

The requested waivers under clustering would include a minimum lot size of 9800 SF; a minimum front building setback of 25 feet; a minimum side setback of 8 feet; and a minimum rear setback of 20 feet for lots 3, and 12-17.

#### Town of Victor:

- A reduction in the allowable project yield from 171 apartment units under the existing MD zone (@ 10 units per acre) to the proposed 71 townhomes, which represents a ( $\pm 41\%$ ) reduction.
- A corresponding reduction in the projected traffic generation by comparison to allowable project yield.
- A greater amount of common open space lands ( $\pm 9$  acres or 52.5% of total Town lands) through the creation of a Homeowners Association, which will be responsible for the ownership and management of these open space lands.
- Greater peripheral rear building setback than the required minimums.
- A stated purpose to enable and encourage flexibility of design and development to allow for a diversity of housing (for-sale townhomes), to meet the goals and objectives of the Town's and Village's draft Comprehensive Plan for properties in close proximity to the Village core.
- To facilitate the economical provision of streets and utilities.

The requested zoning waivers under the request for clustering includes: a reduction in the lot area to 1800 SF; a reduction in the lot frontage to zero (0) feet; a reduction in lot depth to sixty (60) feet; front setback to 25 feet from proposed right-of-way and 30 feet from primary roads; side setback to zero (0) feet; rear setback to zero (0) feet; and for a reduction of the required centerline radius of a dedicated road from 150 feet to 100 feet.

In addition to the above, the current proposal also requires the annexation of approximately 2.2 acres from the Town to the Village in order to create a single-family neighborhood entirely within proposed Village lands with a dedicated road access opposite Hillcrest Drive. The townhouse portion of the project in the Town of Victor includes dedicated road access to both Victor-Egypt Road and Lynaugh Road. The townhomes would be subdivided with individual lots created for each home. The remaining lands would be owned and maintained by a proposed Homeowners Association. The project plans will also include landscaping improvements (street trees and landscaped buffer areas, etc.), as well as street lighting in the Village and individual residential post lanterns for each of the townhomes in the Town. We have also shown limited street intersection lighting in the Town.

The developer's intent is to construct this project in four (4) phases, the limits of which are shown on the enclosed plans.

We would also like to acknowledge that the applicant's traffic consultant is in the process of preparing an update to the original traffic report that was prepared and submitted in April 2014. This will be submitted under separate cover when complete.

We are in receipt of an e-mail memo dated January 20, 2015 from the Town Engineer (Mark Tayrien, LaBella), which outlines a list of requested application materials for the project's review to complete the

SEQR requirements of the Town and Village of Victor. We have enclosed a copy of that memo for your reference and have addressed each of Mark's comments as a basis for the description of the enclosed revised project proposal as follows:

- *A clear statement of the project sponsors intent to modify the proposed project and in what manner when compared to the project described when the site plan application was first submitted;*

**The applicant's intent is to modify the overall project's scope as described above by comparison to the application's original submittal dated April 30, 2014. At that time, the project included fifteen (15) single-family homes in the Village; one hundred (100) apartments and a community clubhouse on the eastern portion of the property within the Town; and the ±4.5 acres on the west side of Victor-Egypt Road in the Town reserved for future development. Therefore, by comparison, the current proposal includes two lots more on the Village lands, and greater than 29 living units less than the original plan in the Town.**

- *A clear statement that the submitted concept plan illustrates the project currently being proposed and that it controls wherever it is inconsistent with the earlier-submitted site plan;*

**The submitted concept plan is intended to be the controlling plan for the current application's review compared to the original submittal, and shall control where inconsistency occurs.**

- *A request to progress the environmental review with the information provided and in the absence of a fully engineering site plan replacing that originally submitted;*

**The applicant is requesting that the Town and Village of Victor proceed with the environmental review of the overall project to satisfy the requirements of SEQR with the information submitted, including supplemental engineering information as part of the Engineer's Report, and acknowledges that additional information may be requested by the Town and/or Village to deem the application complete. The applicant also recognizes that fully detailed preliminary and final subdivision plans will be required by both the Town and Village as part of the standard subdivision review and approval process.**

- *A clear statement of the required approvals – annexation, site plan, subdivision, any variances and whether the subdivision is clustered;*

**The required approvals for this project include the annexation of approximately 2.2 acres from the Town to the Village; a three-step subdivision plan in the Village; and a three-step subdivision process in the Town. The project will also require clustering approval from both the Village (Village Board and Planning Board) and the Town Planning Boards.**

- *Sufficient information to describe resources and identify any potential impacts (the project sponsor may want to revisit the submitted EAF part 1 to ensure its accuracy);*

**We have provided updated project information to that which was originally provided for the previous project proposal. This update includes information to address the development of the western portion of the property in the Town, which was previously reserved for future development. Please note that the project's traffic consultant will be**

submitting an update to the Traffic Impact Study that was provided as part of the original submittal, under separate cover.

- *Specifically:*

- *Concept site plan with illustrating numbers of lots, lot layout and building footprint and orientation;*

**The updated concept plan provides the requested information, including schematic footprints of proposed townhomes in the Town and single-family homes in the Village.**

- *General indication of anticipated mass grading, limits of disturbance, final topography, runoff, anticipated peak discharges and points, locations of any stormwater management practices, any reliance on infiltration, incorporation of any rain gardens or similar, etc.;*

**The requested information has been provided on the combined utility, grading, and drainage plan (BME drawing #2359-03).**

- *Road alignments, vehicular circulation, public vs private roads, points of intersection with existing network, update to the submitted traffic study, parking provided, sidewalks (locations and anticipated widths), street lighting and anticipated fixtures;*

**The requested information has been provided on the enclosed plans. Please note that as referenced above, the applicant's traffic consultant will be providing an updated T.I.S. directly to the Town and Village when complete. Please also note that a minimum of four (4) parking spaces per townhouse will be provided for the portion of the project in the Town. Site lighting will include street lights in the Village as required, and dedicated road intersection lighting in the Town. Additional lighting will be provided for the townhomes by individual post-top mounted lanterns for each unit.**

- *General routing of water and sewer, points of connection to and sufficiency of existing systems;*

**Water service, sanitary sewer, and storm sewers are shown on the combined utility and grading plan for both the Town and Village. Please note that the applicant is requesting approval for fifteen of the Village lots to connect into the Town of Victor's sanitary sewer system. We have not been made aware of any capacity limitation for connection into any existing utility infrastructure to serve the project.**

- *Locations/extent and approximate boundaries of any open space reservations;*

**The open space/greenspace reservations have been shown on the plan. A  $\pm 0.7$  acre parcel is proposed to be dedicated to the Village of Victor as part of the annexation process to be added to the existing Harlan Fisher Park as an undisturbed open space buffer. This open space is also being preserved as a benefit to the community as part of the Village's approval to cluster. The Town of Victor greenspace lands include a total of approximately 9 acres, which will be owned and maintained by a Homeowners Association for the Town portion of the project. This represents approximately 52 percent of the overall Town land, which includes passive open space, common lawn and meadow groundcover, stormwater quality treatment and landscaped areas, and landscape buffer areas.**

- *If there were any affected wetlands or streams or other resources, their locations, etc. (I don't recall that there were any);*

**There are no regulated wetland or stream areas on the site, which is discussed as part of the supplemental project information.**

- *I've tried to identify the information needed to complete an environmental review. However, as is always the case in any event, the bottom line is that we will need all the information necessary to identify, quantify and evaluate any impacts. If I have overlooked something in the foregoing list, or if something unanticipated were to surface during the review, then additional information could be required;*

**We acknowledge that there may be additional information required by the Town and Village to address the potential environmental impacts for the project, and appreciate the comment for future reference.**

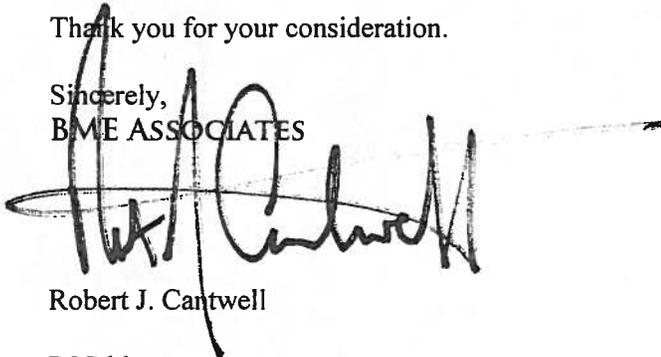
- *In summary, it makes sense to me that the focus could be on the information relevant to an environmental review which might not include many other engineering details found in a fully engineered site plan that are not relevant to environmental impacts;*

**As referenced above, the applicant appreciates the willingness of both the Town and Village to review this project jointly in a collaborative effort to most efficiently review and satisfy the SEQR process for this action.**

We are requesting that a joint Planning Board meeting between the Town and Village be scheduled as soon as possible in order to present this current proposal and to continue the SEQR review process for the project.

Thank you for your consideration.

Sincerely,  
BME ASSOCIATES



Robert J. Cantwell

RJC:blr

Encl.

c: Chris Gullace; Lynaugh Road Properties, LLC  
Dante Gullace; Lynaugh Road Properties, LLC  
Supervisor Marren; Town of Victor  
Mayor Holden; Village of Victor