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May 24, 2016

Planning Board
Town of Victor
85 East Main Street
Victor, NY 14564

Attn: Mr. Jack Dianetti
Chairperson

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

2359

Dear Board Members:

On behalf of Lynaugh Rd. Properties, LLC, we are pleased to submit Preliminary Overall Subdivision plans for the above-referenced project, and have included twelve (12) copies of the following application materials:

- Overall Subdivision Plans
- Planning Board Application Materials
- 11" x 17" color rendering of the Overall Project
- 11" x 17" reduced set of Plans
- Five (5) copies of the Engineer's Report
- Planning Board Application Fee of \$1,185 and \$3,450 Engineering Review Fee

The proposal includes a total of 69 for-sale / ranch style townhomes, each with two-car garages. These townhomes would be a combination of 3 and 4-unit blocks for a total of 53 units on the eastern portion of the Town lands, and a total of 16 units contained within 2 and 3-unit blocks on the western portion of the project site within the Town.

Please note that a 17 lot single-family Preliminary Subdivision plan application for lands within the Village of Victor has also been included with the overall project plans. These plans have been submitted to the Village of Victor Planning Board for presentation at their June 22, 2016 meeting.

The Town of Victor property is currently zoned MD (Multiple Dwelling), which allows for an overall project yield of approximately 171 units (at the allowable density of ten units per acre). The original 1985 plan, which served as the basis for the rezoning of the project to MD included a total of 92 for-sale townhomes on the Town of Victor portion of the property. As noted above, the current proposal is for a total of 69 townhomes on the Town property, which is a 25 percent reduction from the 1985 proposal.

The annexation of 2.208 acres from the Town of Victor to the Village of Victor was approved by the Village Trustees on May 2, 2016, and by the Victor Town Board on May 9, 2016. This approval allows for the neighborhood development plan configuration in the Village of Victor as shown on the enclosed plans.

The proposal for the Town portion of the project includes a request for approval to develop as a clustered subdivision per Section 278 of NYS Town Law and Article V of the Town Code with the following benefits to the community:

- A reduction in the allowable project yield from 171 apartment units under the existing MD zone (@ 10 units per acre) to the proposed 69 townhomes, which represents a 60 percent reduction.
- A corresponding reduction in the projected traffic generation by comparison to allowable project yield.
- A greater amount of common open space (+40 percent of total Town lands) through the creation of a Homeowners Association, which will be responsible for the ownership and management of these lands.
- Greater peripheral rear building setback than the required minimums.
- 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 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 clustering includes: a reduction in the lot area to 2400 sq. ft.; a reduction in the lot frontage to zero (0) feet; a reduction in lot depth to sixty seven (67) 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 reduction of the required centerline tangent of a dedicated road from 100 feet to zero (0) feet for a reverse curve from the eastern portion of the dedicated road connection to Lynaugh Road.

The SEQRA process for the overall project was completed by the Town of Victor Planning Board on June 9, 2015, with their issuance of a negative determination of significance for the project. The current proposal is consistent with what the buildout was for the entire project.

Access to the project site includes four (4) connections to existing roads, in order to provide inter-connectability to all portions of the project community for traffic circulation and distribution. The proposed roads are to be dedicated to the Town and Village within their respective limits. Public utilities are available to serve the project, and stormwater management would include a system of storm sewers and green infrastructure practices as required by the Town and Village of Victor and NYSDEC.

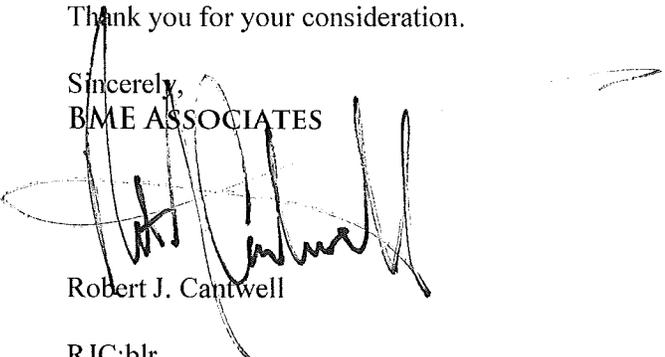
The applicant is also requesting a waiver from the typical common driveway Section Detail (RS-11) of the Town of Victor Design Standards, to allow the private drive (for lots 25-28) to serve 4 units in lieu of three for an end-load garage (for lot 25) to improve access and grading. This common driveway will be owned and maintained by the H.O.A.

The overall project will be developed in four phases, three in the Town and one for the Village lots. Sequence and timing of the individual phases beyond Phase 1 will be dictated by market demand.

We are requesting to appear at your June 28, 2016 meeting for a public hearing and presentation of this application.

Thank you for your consideration.

Sincerely,
BME ASSOCIATES



Robert J. Cantwell

RJC:blr

Enclosure

c: Dante Gullace; Lynaugh Rd. Properties, LLC
Chris Gullace; Lynaugh Rd. Properties, LLC
Meg Chaides; Village Planning Board
Alan Knauf; Knauf Shaw