Planning Board Presentation

July 26, 2018 | Dryden, NY
PROPOSED PROJECT

We are requesting approval of a Special Use Permit from the Town Board for site development of 16.7 acres located in the Hamlet of Varna along 366.
PROJECT TEAM

Here today:

**Kimberly Hansen** – Manager, Development & Design, Trinitas

**Brad Bennett** – VP Development Acquisitions and Finance, Trinitas

**Evan Bryant** – Senior Manager, Development Acquisitions and Finance, Trinitas
REVISED SITE PLAN

• 220 units
• Townhomes
• Mix of 1-4 bedroom units
• Clubhouse
• Pedestrian Access to Varna Trail
• Playground along Varna Trail
• 800 sq ft of commercial space
• Village feel
• 13.17 units/acre:
  – Redevelopment Bonus
  – Green Development Bonus
• Variances Requested:
  – 25% reduction in parking (shuttle provided)
  – 9% reduction in Green Space
  – Reduced Rear Yard Setback for 1 building
  – Perimeter Buffer Setback – remove 15’ offset from buffer
Exterior Design Concept - View from Dryden Road
STREET VIEW LOOKING NORTH TOWARDS DRYDEN ROAD
MODERN AMENITIES
KEY TAKEAWAYS FROM TOWN BOARD MEETINGS

• Focus on green practices in building design
  – Explore solar energy/renewable energy solutions
  – Limit greenhouse gases
  – Use heat pumps
• Need to reduce variances requested – green space & parking
• Concern over traffic impacts
• Development needs to enhance character/improve community in Varna
• Stormwater management is a priority for neighbors
• Commercial space along Dryden Road needs to be doubled
CO-URBANIZE IS LIVE!

Co-Urbanize is an outreach platform for community engagement in the development process. Please visit the website below to learn more about our project and leave comments or questions for us!

- [https://courbanize.com/projects/thevillage-at-varna/information](https://courbanize.com/projects/thevillage-at-varna/information)
Thank you!

Questions?