



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Town Planning Department

Subject: Townhomes at Dryden, Trinitas Ventures Sketch Plan Conference

Date: July 18, 2018

Trinitas Ventures is proposing a 224 unit, 663-bedroom housing complex to be located in Varna with frontage on Dryden and Mt Pleasant Road. Twenty-four structures containing one, two, three and four bedroom dwelling units are proposed. In one structure, Building #3, 800 square feet of retail space is also proposed. The project requires Site Plan Review approval and a Special Use Permit.

At this time, because of the magnitude of the proposed development and the impacts which may result, Full Site Plan Review is recommended. The purpose of this memo is to assist the Board, in identifying what needs to be included on the Site Plan. A subsequent memo will consider the Special Use Permit (SUP). The two actions (site plan review and special use permitting), though separate and distinct actions, go hand in hand and should complement one another.

As you are aware, Site Plan Review is the consideration of a single parcel of land. The Trinitas proposal involves seven separate tax parcels in three different Varna Hamlet zoning districts. At least four of the parcels need to be consolidated into one parcel. This review treats the multiple parcels involved with this project as if the consolidation has occurred.

The distinct purpose of a site plan, according to the Pace University Land Use Law Center, is to 'protect adjacent areas and the community's residents from flooding and erosion, traffic congestion and accidents, unsightly design, noise pollution, and the erosion of neighborhood character'. These considerations are similar to the Town's SUP Standards. Issues raised during the SUP approval process can be addressed by setting conditions of approval and/or through the Full Site Plan approval process.

Many of the public comments received to date cite each item from the Law Center list above, except for noise, as a reason for their opposition. A very brief, incomplete discussion regarding four of those concerns follows.

An implemented stormwater pollution prevention plan SWPPP is intended to prevent any increase in runoff from a site after that site is developed. Despite the intense land use proposed, there should be no increase in runoff. An existing pond, currently in poor condition will be repaired/improved for one of the stormwater control practices. This alone may alleviate downhill flooding from that drainage area.

Four hundred and seventy-six parking spaces and 79 future spaces are proposed for the site. The potential for traffic congestion and an increase in accidents is very real. The developers submit that staggered school schedules and shuttle service to and from campuses will reduce traffic impacts. Can TCAT services be increased to mitigate these impacts?

To mitigate the visual impact from Dryden Road, Building #1 could be divided into two structures or dwelling units could be eliminated. The elevation of buildings #1, #2 and #3 could be reduced to match the average height of nearby buildings. Natural and manmade buffering can reduce the impact of much of the rest of the development.

Trinitas stated that the existing structures on all 7 lots will be demolished. This leaves some undeveloped land for uses such as pocket parks that would enhance the neighborhood character.

Below is the site plan checklist with notes or comments regarding each item in bold. In addition to the dwelling units shown on the sketch, a clubhouse, swimming pool, playground, maintenance building, trash collection sites, driveways and sidewalks are also included on the plan. For simplicity, this review treats the multiple parcels involved with this project as if the lots have already been consolidated.

1. Title of drawing, including name and address of applicant and person responsible for preparation of the drawing; **Complies**
2. Boundaries of the property, plotted to scale, and including north arrow, scale and date; **Complies**
3. Identification of public highways; **Complies**
4. Existing watercourses and wetlands; **Complies**
5. Grading and drainage plan showing existing and proposed contours; **See Existing conditions Plan L0.0, proposed contours to be in full site plan**
6. Location, design and type of construction, proposed use and **exterior** dimensions of all buildings; **Location and use of proposed buildings, no dimensions**
7. Location, design and type of construction of all parking and truck loading areas showing ingress and egress to the public highway; **Complies. Applicant is seeking a 26% reduction in parking spaces. Future parking (if needed) was shown on an older sketch, but is not shown on the current sketch. Do green space calculations include future parking area?**
8. Provisions for pedestrian access including sidewalks along public highways. Pedestrian facilities shall be ADA (Americans with Disabilities Act) compliant. Sidewalks must be constructed continuously across all driveways; **Complies, partially. Dryden Road sidewalk serves only Building #1. No sidewalk on Mt. Pleasant Road. Sidewalks are not shown to be continuous across all driveways**
9. Provisions for bicycle parking, such as bicycle racks or bicycle lockers as appropriate. All bicycle parking devices shall be provided in accordance with guidelines published by the

Association of Pedestrian and Bicycle Professionals (APBP). Some portion of bicycle parking should be provided in a covered area protected from the weather; **No bicycle provisions are indicated**

10. Location, type and screening details of waste disposal containers and outdoor storage areas; **Location is shown, no screening details are provided**
11. Location, design and construction materials of all existing or proposed site improvements, including drains, culverts, retaining walls and fences; **Does not comply**
12. Description of the method of sewage disposal and location; **Complies, municipal connection**
13. Description of the method of securing potable water and location, design and construction materials of such facilities; **Complies, municipal connection**
14. Location of fire and other emergency zones, including the location of fire hydrants; **Driveway is fire lane. No hydrants shown.**
15. Location, design, and construction materials of all energy distribution facilities, including electrical, gas and solar energy; **Not provided**
16. Location, height, size, materials, and design of all proposed signage; **Not provided**
17. Identification of street number(s) in accordance with any applicable 911 numbering system, and method for ensuring that building identification numbers are installed in a manner that will be visible to emergency responders during the day and night; **Not provided, Code Enforcement Officers assign addresses**
18. Location and proposed development of all buffer areas, including existing vegetation cover; **Buffer is shown**
19. Location and design of outdoor lighting facilities; **Not provided**
20. Location, height, intensity, and bulb type of all external lighting fixtures; **Not provided**
21. Direction of illumination and methods to eliminate glare onto adjoining properties; **Stated in application documents that lighting will comply with Dryden requirements**
22. Identification of the location and amount of building area proposed for retail sales or similar commercial activity; **Complies, 800 square feet proposed in Building #3, on Dryden Road**
23. Proposed limit of clearing showing existing vegetation. Individual trees with a diameter at breast height (DBH) of 12 inches or greater within the clearing line shall also be shown, if the Board finds that there are uniquely beneficial species on the site and/or exceptionally mature trees; **SWPPP may provide this information**
24. Landscaping plan and planting schedule; **Not provided**
25. Estimated project construction schedule; **Not provided**
26. Record of application for and approval status of all necessary permits from state and county agencies; **TBD**
27. Identification of any state or county permits required for the project; **See FEAF**
28. Other elements integral to the proposed development as considered necessary by the Board;

TBD by Board

29. Stormwater Management Plan as required by Ordinance; **Complies with Sketch Conference requirement**
30. Full Environmental Assessment Form or draft Environmental Impact Statement as determined by the Board at the sketch plan conference. **Complies**