We are requesting approval of a Special Use Permit 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

Michael Keith – Civil Manager, HUNT Engineers
PROGRESS SINCE JULY TOWN BOARD MEETING

• Met with the Planning Board 7/26
• Reworked site plan to incorporate feedback heard last month
  – Doubled size of commercial space to 1,600 square feet
  – Worked to maximize green space
  – Incorporated parking garage into design
• Continued to work on LEED checklist and Architectural Design Internally
• Started working on responses to TG Miller’s letter requesting additional information for Part 1 of the Full Environmental Assessment Form
• Engaged traffic study
REVISED SITE PLAN

- 219 units
- Townhomes
- Mix of 1-4 bedroom units
- Clubhouse with luxury amenities
- Pedestrian Access to Varna Trail
- Playground along Varna Trail
- 1,600 sq ft of commercial space
- Village feel
- 13.11 units/acre:
  - Redevelopment Bonus
  - Green Development Bonus
- Variances Requested:
  - 2% reduction in parking
  - 4% reduction in Green Space
  - Perimeter Buffer Setback – remove 15’ offset from buffer
## SITE PLAN REVISIONS

<table>
<thead>
<tr>
<th>MAY</th>
<th>JUNE</th>
<th>JULY</th>
<th>AUGUST</th>
</tr>
</thead>
<tbody>
<tr>
<td>224 units</td>
<td>222 units</td>
<td>220 units</td>
<td>219 units</td>
</tr>
<tr>
<td>663 beds</td>
<td>649 beds</td>
<td>610 beds</td>
<td>602 beds</td>
</tr>
<tr>
<td>15% parking variance</td>
<td>25% parking variance</td>
<td>25% parking variance</td>
<td>2% parking variance</td>
</tr>
<tr>
<td>12% green space variance</td>
<td>12% green space variance</td>
<td>9% green space variance</td>
<td>4% green space variance</td>
</tr>
<tr>
<td>Multiple buildings in Varna Trail easement</td>
<td>5 bldg setback variances required</td>
<td>Only 1 bldg setback variance required</td>
<td>Doubled commercial space</td>
</tr>
<tr>
<td></td>
<td>Perimeter buffer variance required</td>
<td>Addition of playground along Varna Trail</td>
<td>Eliminated building setback variances</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Perimeter buffer variance required</td>
<td>Addition of parking garage</td>
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<tr>
<td></td>
<td></td>
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<td>Perimeter buffer variance required</td>
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</tbody>
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CONSISTENCY WITH VARNA COMMUNITY DEVELOPMENT PLAN

- Project site emphasized as a vacant and underutilized site in the Hamlet
- Varna Hollow (p. 27): Townhome development – “units could be for young professionals, students”
- Site Design similar to example developments within Plan for this site
  - Commercial space along Dryden Road
  - Pedestrian access to Varna Trail
  - Townhomes
* clubhouse design still to be finalized
NEXT STEPS

• Finish information collection and responses to TG Miller’s letter
• Continue examination of LEED checklist and Project Design
• Finalize site plan
• Return for a final Sketch Plan hearing on 9/20
REMINDER: 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?