PROJECT TEAM

Here today:

Brad Bennett – VP Development Acquisitions and Finance, Trinitas

Evan Bryant – Senior Manager Development Acquisitions and Finance, Trinitas

Michael Keith – Civil Manager, HUNT Engineers

David Kruse – Transportation Planner, SRF Associates
We are requesting approval of a Special Use Permit for site development of 16.7 acres located in the Hamlet of Varna along 366.
PROGRESS SINCE AUGUST TOWN BOARD MEETING

• Reworked site plan to incorporate feedback heard last month
  – Achieved 60% green space
  – Added community garden available to all Varna residents
  – Doubled playground size along trail (approx. 7,500 square feet)
• Designed a family-friendly floor plan for all 3 bedroom apartments
• Continuing submitting items for T G Miller’s Environmental review
• Submitted final traffic study
SITE PLAN EVOLUTION

May 2018
• 224 apartment units
• 663 bedrooms
• 15% Parking Variance
• 12% green space variance
• Multiple buildings in Varna Trail Easement

September 2018
• 219 apartment units
• 602 bedrooms
• 11% Parking Variance
• No green space variance
  – 10+ acres of green space (60%
• No buildings in Varna Trail Easement
• Pedestrian Access from Dryden Rd to Varna Trail
• Playground along Varna Trail (enlarged)
• Added 2,112 sq ft of commercial space (expanded)
• Community Garden
• Additional Family Friendly Apartments
• Addition of 240 bike parking space
• 13.11 units/acre:
  – Redevelopment Bonus
  – Green Development Bonus

• Variances Requested:
  – 11% reduction in parking
  – Perimeter Buffer Setback – remove 15’ offset from buffer
UNIT C1 - THREE BEDROOM TOWNHOME FLOOR PLANS

SCALE: 1/4" = 1'-0"
CONSISTENCY WITH VARNA COMMUNITY DEVELOPMENT PLAN

- Development Opportunity
  - Subject site emphasized as 1 of 2 primary underutilized sites in the Hamlet (page 18)

- Network
  - “There is opportunity for a new network of small-scale residential streets, pedestrian pathways, and bike paths that can be connected with adjacent development.” (page 12)

- Community Amenities
  - Varna Community Center (page 14) – Garden next to VCA

- Natural Areas and Open Space
  - Paths through site connect to trail system and park (page 15)

- Parks and Trails
  - Mentions “unofficial” trail running our property border
  - Used for leisure recreation and walking/jogging
  - Pedestrian pathways (page 58)

- Summary of Existing Conditions
  - “The underutilized and vacant sites provide the space that when developed, can incorporate public green spaces that will cater to a family and student community.” (page 20)
CONSISTENCY WITH VARNA COMMUNITY DEVELOPMENT PLAN

TYPES OF DEVELOPMENT THE COMMUNITY LIKED:

**FOREST HOME DRIVE**

This example represents a townhouse development at 8du/acre. The emphasis of this site design is to provide ample conservation space for walking and hiking along Fall Creek, while maintaining the enclosed tree canopy along Forest Home Drive by setting the buildings away from the main road.

**VARNA HOLLOW**

This example represents a townhouse development with community amenities at 6du/acre. The emphasis of this site design is to minimize development along Fall Creek while providing housing options and amenities that can serve multiple populations. These units could be for young professionals, students, or designed to help with the demand for senior housing.

The Village at Varna | Dryden, NY
CONSISTENCY WITH VARNA COMMUNITY DEVELOPMENT PLAN

**Trailside**

This example represents a single-family home development with townhomes at 10du/acre. The emphasis of this site design is single-family homes with alleyways so that each building fronts green space, and accessible footpaths that connect to Route 366 and the Varna Trail. It also has amenities such as a small park and pond that also serves as stormwater detention area. This type of development is commonly referred to as Traditional Neighborhood Design (TND).
CONSISTENCY WITH VARNA COMMUNITY DEVELOPMENT PLAN

Character Analysis

“Under any scenario, the character of the hamlet will change. The primary purpose of this plan is to find the means for encouraging redevelopment and new development in the hamlet, but in a way that compliments, continues and improves upon current character.” (page 37)
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