



TRINITAS

October 23, 2018

Mr. Ray Burger
Town of Dryden
93 East Main Street
Dryden, NY 13053

Re: Village at Varna – Compliance with Varna Community Development Plan

Dear Mr. Burger and Members of the Town Board:

On behalf of Trinitas Development, LLC (“Trinitas”), I would like to take the opportunity to provide specific details on the Village at Varna’s compliance with the Varna Community Development Plan (“the Plan”) adopted December 2012 in response to Condition #1 required for Site Plan submittal outlined in your Sketch Conditions Letter dated September 27, 2018.

As described in the Plan, the subject site, commonly known as Varna II, LLC, for the proposed Village at Varna is recognized as one of two primary underutilized sites listed as “Development Opportunities” within the Hamlet of Varna due to the site’s proximity to major roads and existing infrastructure (p.19). Furthermore, the Plan’s Summary of Existing Conditions notes that these underutilized sites when developed can incorporate public green spaces that “cater to a family and student community” (p. 20). Trinitas has put considerable effort into site design to ensure green space is maximized to over sixty percent of available land and public access to green space amenities is readily available. These design items include: public trail access and parking along Mt. Pleasant Road for the Varna Trail, creation of a community garden with pedestrian access available to all Varna residents, construction of a pocket playground along Varna Trail, and proposed dedication of land across Route 366 for a future park adjacent to Fall Creek.

In addition to this focus on green amenities, Trinitas has incorporated many of the development characteristics noted in the example communities outlined as “Types of Development the Community Liked” into the design for the Village at Varna (p.27). Specifically, similarities in design can be found between the Village at Varna



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and all four of the communities outlined in the Plan. For example, Trinitas has utilized similar townhome design as seen in the “Forest Home Drive” and “Varna Commons” communities. These townhomes will provide additional housing options to Varna capable of serving multiple populations including families, seniors, young professionals, and students, as is desired in the “Varna Hollow” design. In addition, accessible footpaths to connect Route 366 to Varna Trail will exist onsite as was encouraged in the “Trailside” development. Lastly, care has been taken in ensuring the architectural design of the community fits in well with the character of the existing structures currently located in the Hamlet.

Thank you again for your consideration of the Village at Varna. It is our sincere belief that this development will enhance and complement existing community character while bringing high quality additional housing options to the community of Varna. The site plan complies with the Varna Community Development Plan adopted December 2012, and as such, we respectfully request approval of the SUP.

Sincerely,

Kimberly L. Hansen
Manager, Design & Development
Trinitas Ventures