

December 19, 2019

Ray Burger, Director of Planning
Town of Dryden, Planning Department
93 East Main Street
Dryden, NY 13053

**Re: The Village at Varna
Revision Narrative**

Dear Mr. Burger:

On behalf of Trinitas Ventures, LLC, please find a revision narrative for The Village at Varna. This revision is submitted in order to reduce the density of the project as a whole and bring each individual zone within conformance of the required density. Also, with a reduction in the unit count, the parking space requirement also went down, which allowed us to reduce the parking spaces within the garage and ultimately reduce the footprint of the garage and create a slight increase in the Green Space. We have shown net loss of 17 units. Below is a list of the changes that are reflected within the documents submitted.

- Building #9 had 10-1 bedroom flats converted to 5-2 bedroom flats and 3-1 bedroom flats for a net loss in units of 5 units.
- Building #11 had 12-1 bedroom flats converted to 6-2 bedroom flats for a net loss in units of 6 units.
- Building #12 had 12-1 bedroom flats converted to 6-2 bedroom flats for a net loss in units of 6 units.
- The parking structure was reduced on both the east and west sides of the building and eliminate 22 parking spaces, which decreased the footprint of the garage and increasing the Green Space.
- The Zoning Tabulation Sheet was updated to reflect the new unit count and parking spaces. We have also included a separate table to show the Density and Green Space breakdown for each parcel to show the minimum density per zone is met.
- The SEQR FEAF has been updated to also reflect the new unit count.

All other documents that have been submitted **have not been updated** and calculations will continue to reflect the larger unit totals. The larger unit totals used in these calculations will just give a more conservative amount and the final conclusions will not change.

Please feel free to reach out to me with any questions or if you need further information. I can be reached at keithm@hunt-eas.com.

Sincerely,

HUNT ENGINEERS, ARCHITECTS, LAND SURVEYORS & LANDSCAPE ARCHITECT, DPC



Michael Keith, PE
Civil Manager-Rochester