



Memorandum

To: Town Board

C: Town Clerk, Town Attorney

From: Planning Department

Subject: Townhomes at Dryden, Trinitas Ventures

Date: June 21, 2018

This evening Trinitas Ventures will be introducing its proposed 224 unit, 663-bedroom townhouse housing complex to be located in Varna on Dryden and Mt Pleasant Road. Twenty-four structures containing one, two, three or four bedroom dwelling units are proposed. In addition to dwelling units, one structure will contain 800 square feet of retail space. A clubhouse and swimming pool are also included in the plan.

The project involves the sale of seven properties in the hamlet, six of which are to be consolidated, forming the project development area. The project also involves the demolition of existing structures on five or six of the parcels. Some of the demolition is to allow for redevelopment, some for open/green space.

The bulk of the development will be on what is currently a vacant 12.15-acre lot. That lot, with approximately 261 feet of frontage on Mount Pleasant Road, will provide access to and egress from the development. Access and egress will also be provided at 959 Dryden Road.

A stormwater pollution prevention plan (SWPPP) is not yet complete but it is planned that stormwater will be attenuated by the use of two ponds and an underground detention system. Other stormwater management practices such as rain barrels and rain gardens will likely also be part of the SWPPP.

For the purpose of State Environmental Quality Review (SEQR), the project is an Unlisted action. As required by the Town's Special Permit instructions, Part 1 of the Short Environmental Assessment Form (SEAF) has been submitted. The applicant will need to provide a full EAF (FEAF). The Town Board will serve as Lead Agency for the SEQR review of the Special Use Permit.



To inform your decision-making, the Board should become familiar with the Hamlet of Varna Community Development Plan (the plan) and Article VII of the Town's Zoning Law. The plan is an amendment to the Town's 2005 Comprehensive Plan and the driver of Article VII.

This project brings with it both strong local opposition and the possibility of the implementation of several action items listed in Part 5 of the plan. The benefit of implementing those action items, versus project opposition, needs to be weighed when considering the six standards of SUP approval.

A full department report will be forthcoming.