

TOWN OF CORTLANDVILLE  
3577 TERRACE ROAD  
CORTLAND, NEW YORK 13045-3552

APPLICATION FOR SITE PLAN APPROVAL

APPLICANT

Name Leonidas Group of Virgil LLC Fee Paid \_\_\_\_\_

Address P.O. Box 1107 Phone 607.591.9418  
5 South St  
Dryden NY 13053

PROPERTY OWNER

Name Same As Above Phone \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

PROPERTY INFORMATION

Location of property South Side of Starr Road  
Tax Map No. of Parcel 096.10 - 01 - 19.1

PROPERTY ACQUIRED ON, OR PENDING DATE OF AQUITION 11-13-2017


IS PROPERTY IN FLOOD PLAIN? YES  NO

ZONING DISTRICT R-2 (PUD)

PROJECT DISCRPTION Multi-Family Residential PUD Totaling 50 Dwelling  
Units on 11.6 Acres of Land.

Information to be included will be drawn from a check list in Article XIII, Section 178-71 of the Cortlandville Zoning Law. A sketch plan conference may be deemed necessary by the Planning Board.

DATE OF APPLICATION 2-26-2018

  
Signature of Applicant

\_\_\_\_\_  
Zoning Officer

\_\_\_\_\_  
Planning Board Chairperson

PERMIT GRANTED \_\_\_\_\_

PERMIT DENIED \_\_\_\_\_

GENERAL MUNICIPAL LAW

Zoning Referral Form

Conditional Permits, Special Permits, Site Plan Reviews & Variances

Director  
CORTLAND COUNTY PLANNING DEPARTMENT  
37 Church St.  
Cortland, NY 13045-2838  
Telephone: (607) 753-5043  
Fax: (607) 753-5150

GML No. 096 10 01 19 1  
(Tax Map Number)

Date: 2/26/2018 (REVISED)

Submitting Officer: Bruce Weber, Planning & Zoning Officer

Municipality: Town of Cortlandville

Mailing Address: 3577 Terrace Road, Cortland, NY 13045

Phone Number: (607) 756-7052

Fax Number: (607) 758-7922

Type of Referral

The applicant request the following:

Variance: N/A Bulk – Article \_\_\_\_\_ Section \_\_\_\_\_  
Use – Article \_\_\_\_\_ Section \_\_\_\_\_

Special Permit: Article XI - PUD Section 178-57

Conditional Permit: Article \_\_\_\_\_ Section \_\_\_\_\_

Site Plan Review: Article XI Section 178-60

Reason(s) for request: APPLICANT WISHES TO HAVE SITE PLAN APPROVAL FOR A MIXED RESIDENTIAL DEVELOPMENT, WITH 10 TWO FAMILY, 1 SIX-FAMILY, AND 3 - 8 FAMILY BUILDINGS FOR A TOTAL OF 50 DWELLING UNITS ON 11.6 ACRES OF LAND, LOCATED ON STARR RD, CORTLANDVILLE (T), NY. PROJECT HAS A PREVIOUSLY APPROVED PUD ZONE CHANGE AND A SEQRA NEGATIVE DECLARATION.

Is the above action a Type 1 X, Type 2 \_\_\_\_\_, or unlisted action under the State Environmental Quality Review Act? Attach required environmental assessment forms for Type I and unlisted actions.

The following information is required for your application to be complete:

1. Name of petitioner: LEONIDAS GROUP OF VIRGIL, LLC.

Owners name (if different): SAME

Date of acquisition: 11/13/2017

Address: P.O. BOX 1107, DRYDEN

State: NEW YORK

Zip: 13053

Phone Number: 607.591-9418

Fax Number: \_\_\_\_\_

2. A Site Plan Map showing:

- a. Scale (1 inch equals 20 feet if site is less than 1 acre or an agreed upon scale for a site larger than 1 acre)
- b. North Arrow
- c. Physical Characteristics of Site, existing and proposed (Topography, Water and Vegetation)
- d. Layout Plan Showing buildings, parking and available utilities
- e. Surface and Subsurface Drainage Plan, incorporated with Layout Plan
- f. Location of County or State facility pursuant to Section 239 l, m and n of the General Municipal Law
- g. Location Map at 1"=1000' scale
- h. Area Map at 1"=200' or an agreed upon scale
  - (1) zoning classification of subject and adjoining properties
  - (2) surrounding land use within 500 feet of subject property
  - (3) surrounding zoning classifications

3. A certified Tax Map from the Cortland County Office of Real Property and Assessment showing the property lines of the applicant's property.

4. Availability of public utilities and services:

Water YES District C'VILLE ; Sewer YES District CORTLANDVILLE ;  
Fire Protection YES District C'VILLE ; Refuse Collection PRIVATE  
Special services required: NONE

5. Does Site Plan conform to municipal master plan? YES If not why? \_\_\_\_\_

6. Does Site Plan conform to county land use plan? YES If not why? \_\_\_\_\_

7. School District: CORTLAND

8. Projected energy consumption: TYPICAL FOR NEW CONST. Type: ELECTRIC & GAS

9. Traffic generation (expected vehicle departures and arrivals per 24 hour period) : 31 (PEAK HOUR)

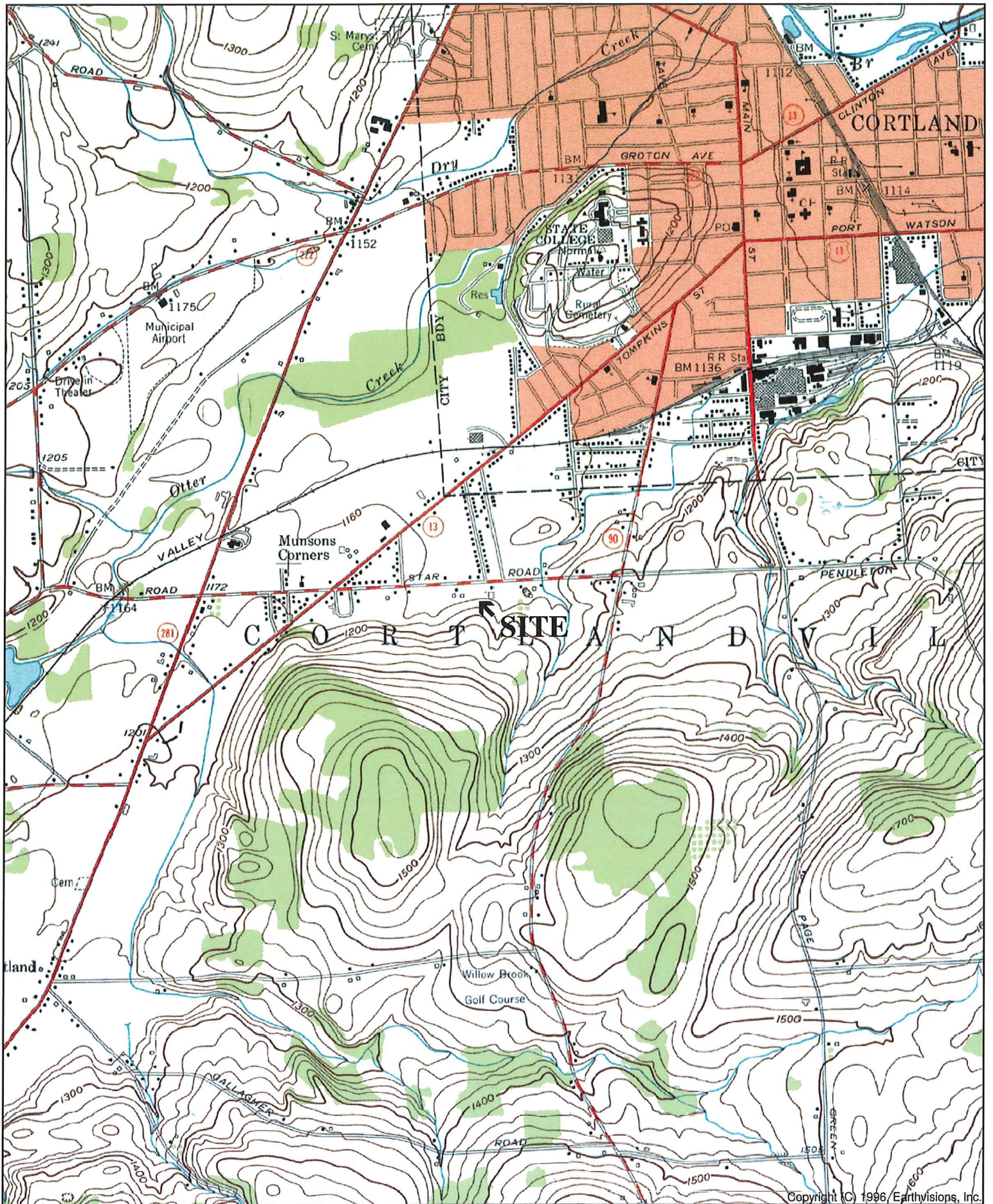
NOTE: All maps require the name and address of the N.Y.S. licensed engineer or land surveyor responsible for preparing the seal and map.

**ORIGINAL SIGNATURE ON FILE**

\_\_\_\_\_  
Signature and Title of Submitting Official

(REVISED: 8/01)



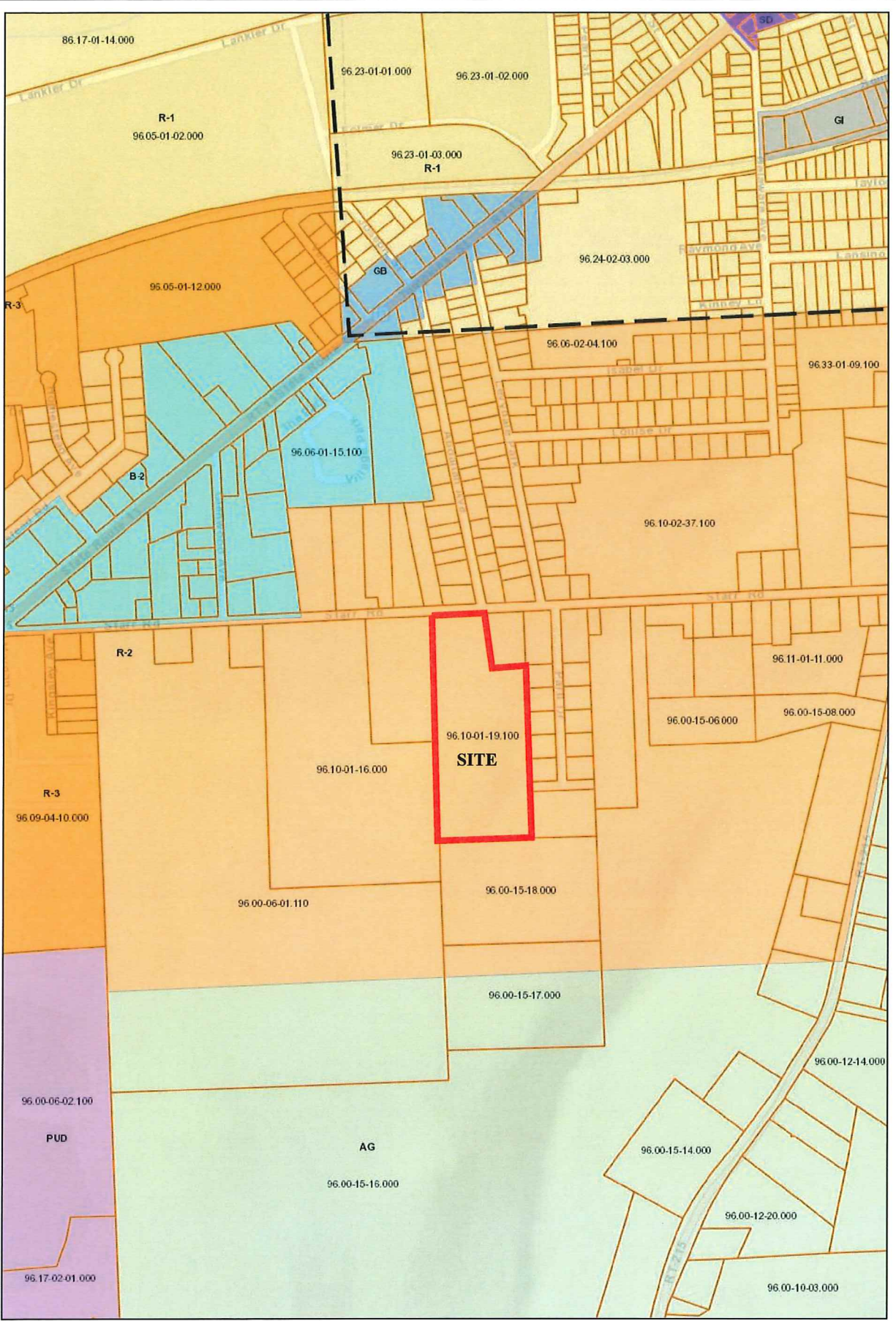


Copyright (C) 1996/Earthvisions, Inc.

Name: CORTLAND (NY)  
Date: 07/25/15  
Scale: 1 inch = 2,000 ft.

Location: 042° 34' 53.39" N 076° 11' 44.74" W





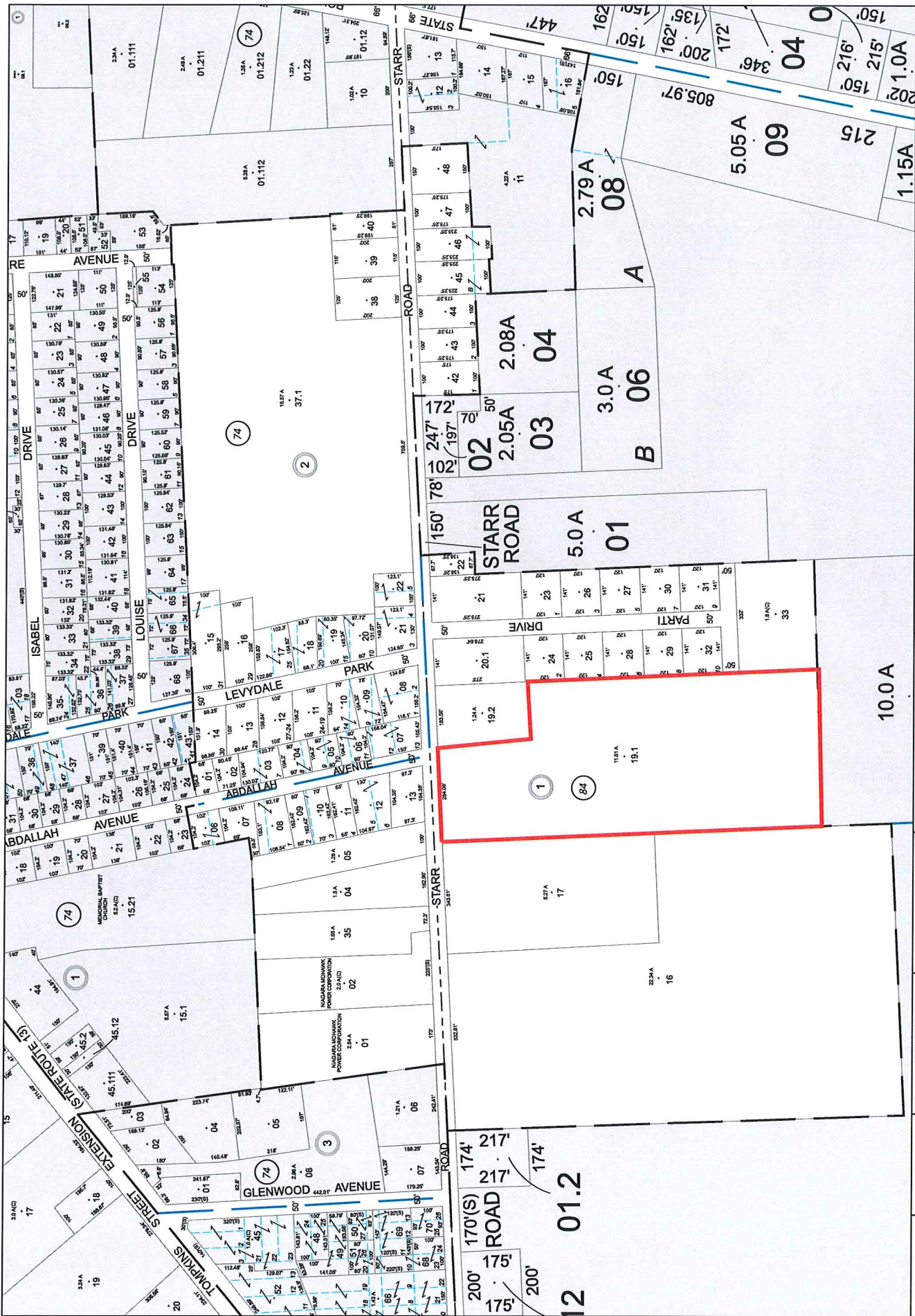
**ZONING DISTRICTS**  
 Cortland County, NY  
 1 Inch = 472 Feet  
 July 25, 2015



www.cai-tech.com

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.





**TOWN OF CORTLANDVILLE**  
CORTLAND COUNTY, NEW YORK

**REVISION TABLE**

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**March 16, 2018**

**GML# 96.10-01-19.100  
Town of Cortlandville  
Site Plan Review  
Leonidas Group of Virgil, LLC**

**TO: Cortland County Planning Board**

**FROM: Cortland County Planning Department**

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**This application for site plan review is being referred to the Cortland County Planning Board pursuant to General Municipal Law 239-M because the property is located within 500 ft. of Starr Road (County Road #120C).**

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**GENERAL INFORMATION**

<b>Date Received:</b>	<b>March 7, 2018</b>
<b>Applicant:</b>	<b>Leonidas Group of Virgil, LLC PO Box 1107 Dryden, NY 13053</b>
<b>Status of Applicant:</b>	<b>owner</b>
<b>Requested Action:</b>	<b>site plan review</b>
<b>Purpose:</b>	<b>to construct a 50 unit residential development consisting of 10 two family buildings, 1 six family building, and 3 eight family buildings</b>
<b>Location:</b>	<b>south side of Starr Road, immediately west of the Starr Road/Abdallah Avenue intersection</b>
<b>Size:</b>	<b>11.6 ± acres</b>
<b>Existing Zoning:</b>	<b>PUD (Residential)</b>
<b>Existing Land Use:</b>	<b>vacant</b>
<b>Surrounding Zoning:</b>	<b>R-2 (Residential)</b>

March 16, 2018

GML# 96.10-01-19.100  
Town of Cortlandville  
Site Plan Review  
Leonidas Group of Virgil, LLC

TO: Cortland County Planning Board

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This application for site plan review is being referred to the Cortland County Planning Board pursuant to General Municipal Law 239-M because the property is located within 500 ft. of Starr Road (County Road #120C).

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**GENERAL INFORMATION**

Date Received:

March 7, 2018

Applicant:

Leonidas Group of Virgil, LLC  
PO Box 1107  
Dryden, NY 13053

Status of Applicant:

owner

Requested Action:

site plan review

Purpose:

to construct a 50 unit residential development consisting of 10 two family buildings, 1 six family building, and 3 eight family buildings

Location:

south side of Starr Road, immediately west of the Starr Road/Abdallah Avenue intersection

Size:

11.6 ± acres

Existing Zoning:

PUD (Residential)

Existing Land Use:

vacant

Surrounding Zoning:

R-2 (Residential)



**Surrounding Land Uses:**

**N – Single Family Residential  
S – Vacant  
E – Single Family Residential  
W– Starr Road Apartments**

**Existing Regulations:**

**Code of the Town of Cortlandville  
Chapter 178 Zoning  
Article XI Planned Unit Development  
Section 178.54. Development regulations  
A. General  
B. Residential  
E. Development standards  
Section 178-55. Permitted Uses  
A. Residential  
Section 178-60. Site Plan Review and Subdivision Review  
Article XIII Site Plan Approval  
Section 178-72. Planning Board Review of Site Plan  
A. General considerations  
Article XVI Stormwater Management and Erosion and  
Sediment Control  
Section 178-90. Jurisdiction and Applicability**

**ANALYSIS:**

The applicant is requesting site plan review to construct a 50 unit residential development consisting of 10 two family buildings, 1 six family building, and 3 eight family buildings. The property is located on the south side of Starr Road, immediately west of the Starr Road/Abdallah Avenue intersection. The property is zoned as a PUD (Planned Unit Development).

This is the third time that an application for this property has been before the County Planning Board for review. In September 2015, the Board recommended approval of an application for a zoning map amendment and site plan review to develop a Residential Planned Unit Development for the purpose of constructing a 66 unit residential development on this property contingent upon the following:

1. The Town's acceptance of the proposed amenities which would allow for a 34% increase in dwelling unit density beyond what is allowed in the existing zoning of the property (R-2).
2. The proposed access roads being built to Town road specifications including the turnaround area at that end of the access road having an outside paved roadway area of at least 100 feet and a street property line diameter of at least 120 ft.

3. The applicant filing with the Town, a County Highway Law Section 136 Permit signed by the County Highway Superintendent approving the proposed new driveway/private road entrance to Starr Road and any other work that is planned to occur within the County Highway right of way.
4. The applicant obtaining approval from the Town Highway Superintendent for the proposed driveway/private road connection to the end of Parti Drive.
5. The applicant obtaining written recommendations from the various emergency services (fire department, police, and ambulance) to determine the best means to provide emergency access to this site via Parti Drive while preventing traffic to the proposed development from accessing the site via Parti Drive.
6. The applicant's submittal to the Town of details as to the role/responsibility of the homeowner's association to ensure that the property and infrastructure is adequately maintained in the future.
7. The applicant preparing and obtaining approval of a stormwater pollution prevention plan for the site per the Town's stormwater ordinance since this project involves the disturbance of more than one acre of land and increases the impervious surface of the site by more than 10,000 sq. ft.
8. The applicant filing a Notice of Intent with the NYS Department of Environmental Conservation (DEC) in addition to the preparation of a stormwater pollution prevention plan for the site with permanent stormwater management practices per the NYS Phase II Stormwater Regulations since this project involves the disturbance of over one acre of land.
9. The applicant's submittal of the stormwater pollution prevention plan to the DEC for review and approval if it is determined that the project would result in the disturbance of more than five acres of land.
10. That the stormwater pollution prevention plan for the site be designed to ensure that post development stormwater runoff from the site does not exceed pre-development stormwater runoff and possibly reduce pre-development stormwater runoff to alleviate some of the existing stormwater runoff issues on neighboring properties.
11. The applicant's submittal of a detailed landscaping plan for the site to the Town for approval which incorporates all of the landscaping/buffering requirements for a Residential Planned Unit Development.
12. A landscaped buffer being planted along the eastern property line bordering the residences on Parti Drive to visually screen this development from the adjacent residences on Parti Drive.
13. The Town consider requiring adequate separation distances between any structure on

this property and the adjoining property lines.

14. The applicant's submittal of a lighting plan for the site to the Town for approval which incorporates lighting of facilities, buildings, parking areas, signs, pedestrian walkways and public-use areas as well as for architectural, landscaping, decorative, recreation and/or safety reasons consistent with IESNA-accepted standards and practices to prevent light trespass, glare and distraction on adjoining properties.
15. The applicant obtaining approval from the County Health Department and Town for the connections of the water and sewer lines for this project to the Town's public water and sewer including consideration of also connecting the water service from the end of Parti Drive as a secondary connection to improve water pressure in the development.
16. The applicant registering any building cooling system which uses a process involving evaporation of water with the State Health Department.
17. Compliance with SEQR requirements.

In November 2015, the application was resubmitted to the County Planning Board by the Town for further review as the applicant has provided more details regarding the proposed development and it has been deemed a complete application by the Town. The Board recommended approval of this application for a zoning map amendment and site plan review to develop a Residential Planned Unit Development (PUD) for the purpose of constructing a 66 unit residential contingent upon the following:

1. The Town determining that the amenities proposed by the applicant satisfactorily meet the requirements for allowing the proposed 34% increase in project density over that allowed in the existing R-2 zoning of the property.
2. The proposed access roads being built to Town road specifications including the turnaround area at that end of the access road having an outside paved roadway area of at least 100 feet and a street property line diameter of at least 120 ft.
3. The applicant filing with the Town, a County Highway Law Section 136 Permit signed by the County Highway Superintendent approving the proposed new driveway/private road entrance to Starr Road and any other work that is planned to occur within the County Highway right of way.
4. The applicant obtaining approval from the Town Highway Superintendent for the proposed driveway/private road connection to the end of Parti Drive.
5. The applicant obtaining written recommendations from the various emergency services (fire department, police, and ambulance) to determine the best means of providing emergency access to this site via Parti Drive while preventing



traffic to the proposed development from accessing the site via Parti Drive.

6. The applicant's submittal to the Town of details as to the role/responsibility of the homeowner's association to ensure that the property and infrastructure is adequately maintained in the future.
7. The applicant preparing and obtaining approval of a stormwater pollution prevention plan for the site per the Town's stormwater ordinance since this project involves the disturbance of more than one acre of land and increases the impervious surface of the site by more than 10,000 sq. ft.
8. The applicant filing a Notice of Intent with the NYS Department of Environmental Conservation (DEC) in addition to the preparation of a stormwater pollution prevention plan for the site with permanent stormwater management practices per the NYS Phase II Stormwater Regulations since this project involves the disturbance of over one acre of land.
9. The applicant's submittal of the stormwater pollution prevention plan to the DEC for review and approval since the project would result in the disturbance of more than five acres of land.
10. That the stormwater pollution prevention plan for the site be designed to ensure that post development stormwater runoff from the site would not exceed pre-development stormwater runoff and possibly reduce pre-development stormwater runoff to alleviate some of the existing stormwater runoff issues on neighboring properties.
11. The applicant providing a complete grading plan for the site to the Town.
12. That the applicant provide details to the Town as to whether an easement is to be obtained through the neighboring property to provide a more direct route for the drainage swale along the eastern property line to the infiltration basin to avoid sharp angles around the property lines which may cause restrictions in the flow of stormwater.
13. The applicant's submittal of a more detailed landscaping plan for the site to the Town for approval which incorporates all of the landscaping/buffering requirements for a Residential Planned Unit Development.
14. That the landscaping plan for the site include a landscaped buffer being planted along the eastern property line bordering the residences on Parti Drive to visually screen this development from the adjacent residences on Parti Drive.
15. The applicant's submittal of a lighting plan for the site to the Town for approval which incorporates lighting of facilities, buildings, parking areas,

signs, pedestrian walkways and public-use areas as well as for architectural, landscaping, decorative, recreation and/or safety reasons consistent with IESNA-accepted standards and practices to prevent light trespass, glare and distraction on adjoining properties.

16. The applicant obtaining approval from the County Health Department and Town for the connections of the water and sewer lines for this project to the Town's public water and sewer including consideration of also connecting the water service from the end of Parti Drive as a secondary connection to improve water pressure in the development.
17. Compliance with SEQR requirements.

The Town subsequently approved the zoning map amendment request to rezone this property from R-2 (Residential) to PUD (Planned Unit Development). The applicant is now resubmitting the site plan for the project for final site plan approval with a reduction in the total number of dwelling units from 66 to 50.

The applicant is proposing to develop the property with a total of 50 dwelling units, ten two family buildings, one building with six dwelling units and three buildings each with eight dwelling units. The property would also include a recreational club/community building for use by unit owners and neighboring residents for a membership fee. The property has been rezoned as a Planned Unit Development to provide more flexibility in the development of this property by allowing for a variety of residential uses that are not permitted in the R-2 District. The R-2 District allows single family dwellings and two family dwellings on individual properties as the only permitted residential uses. Single family dwellings require a minimum lot size of 9,600 sq. ft. in the R-2 District if public water and sewer are available and two family dwellings require a minimum lot size of 20,000 sq. ft. in the R-2 District if public water and sewer are available. The proposed development would be connected to public water and sewer and there are no proposed single family dwellings in this development. The permitted density for two family dwellings in the R-2 District is 4.36 dwelling units/acre. A residential PUD is required to maintain the base density that is permitted in the original zoning district unless the developer provides certain amenities. The site, consisting of 11.6 acres, would allow for a total of 50.6 dwelling units based on the allowance of 4.36 dwelling units/acre while the applicant is proposing a total of 50 dwelling units. Therefore, the base density of the original zoning district (R-2) would not be exceeded by this development.

The site plan for this proposal indicates an approximately 1,200 ft. in length new road accessing the property from Starr Road. There would be a second means of access to the property via an extension of Parti Drive connecting the end of Parti Drive to the proposed road through this property. The applicant has indicated that the proposed new road and the extension of Parti Drive would be built to Town road specifications and dedicated to the Town as town roads. The proposed new road would end in a circular turnaround area. The turnaround area must have an outside paved roadway area of at least 100 feet and a street

property line diameter of at least 120 feet. It should be noted that while the proposed new road would have a length of approximately 1,200 ft., which surpasses the maximum length permitted for a cul-de-sac (1,000 ft.), the extension of Parti Drive would connect to this road approximately 890 ft. from the beginning of the road thus providing a second means of access to this section of road and reducing the length of road with single means of access (cul-de-sac) to 235 ft.

The proposed new road would require approval from the Town Highway Superintendent. The applicant would be required to submit the design details for the new road to the Town Highway Superintendent which are necessary to determine whether the new road would meet the Town's road specification requirements. The proposed new road entrance to Starr Road also requires County Highway Superintendent approval, since Starr Road is a County road. It is therefore recommended that prior to the Town issuing any approvals, that the applicant file with the Town a County Highway Law Section 136 Permit signed by the County Highway Superintendent approving the proposed new road entrance to Starr Road and any other work that is planned to occur within the County Highway right of way. The applicant is also required to obtain Town Highway Superintendent approval for the proposed road connection to the end of Parti Drive. It should be noted that the applicant has indicated that the road connection at the end of Parti Drive would be a restricted entrance for use by emergency vehicles only to prevent traffic to the proposed development from accessing the site via Parti Drive. It is recommended that the applicant obtain written recommendations from the various emergency services (fire departments, police, and ambulance) to determine the best means of providing emergency access to this site via Parti Drive while preventing traffic to the proposed development from accessing the site via Parti Drive.

The site plan indicates that the three eight unit buildings, the six unit building and the community building/fitness center would be along the west side of the proposed new road. Six of the two family units would be along the east side of the proposed new road with the remaining four two family buildings at the far end (south side) of the property. Each two family building would not have designated parking spaces but rather would have a separate driveway for parking with each unit including an attached garage. The driveway access for the multi-unit buildings and the community building/fitness center would provide access to parking lots each being shared by two of the buildings with the exception of one of the eight unit buildings which would have a separate parking area. The Town requires a minimum of two parking spaces per dwelling unit for a total of 100 parking spaces for the residential component of this development. The site plan indicates a total of 60 parking spaces for the 30 multifamily dwelling units. Each unit in the two family dwellings would have a separate driveway and garage to accommodate the required two parking spaces per unit. The site plan also includes 20 parking spaces for the proposed community building/fitness center. There are no set requirements for parking for recreational or social activities rather parking



is determined by the Town Planning Board on a case by case basis. It is unclear from the application as to the proposed dimensions of for the parking spaces for this development. All parking spaces shall also conform to the Town's minimum dimensional requirements of 10 ft. by 20 ft.

The site plan indicates that snow storage would be adjacent to the parking lots for the multi-unit building and the community/fitness center along the western side of the property. The site plan also includes five improved picnic/playground areas in addition to the community building/fitness center. A series of pedestrian trails would provide access to the playground/picnic areas from the parking areas for the multi-unit dwellings and proposed road. These picnic/playground areas, community building/fitness center and pedestrian trails would provide recreational space for residents of this development. The applicant has indicated that the community building/fitness center would also be available for use by neighboring residents outside of this development for a fee. It is unclear however as to whether the other recreational facilities on site (picnic/playground area and walking trails) would be available for use by the general public or solely for use by residents of this development.

Each dwelling unit would be individually owned or rented with a portion of the rent being set aside for down payment on the eventual purchase of the unit by the tenant. Each owner/tenant would be required to belong to the homeowner's association for the development. The owner of any unit would own only the foot print of the unit and would not own any of the surrounding property. All property maintenance (landscaping, lawn mowing, and maintenance of roads/driveways/parking areas) would be the responsibility of the homeowner's association. It is recommended that the applicant submit details as to the role/responsibilities of the homeowner's association to ensure that the property and infrastructure is adequately maintained in the future.

The applicant would be required to prepare a stormwater pollution prevention plan for the site per the Town's stormwater ordinance since this project involves the disturbance of more than one acre of land and increases the impervious surface of the lot by more than 10,000 sq. ft. The applicant would also be required to file a Notice of Intent to NYS Department of Environmental Conservation (DEC) and submit the stormwater pollution prevention plan to the DEC for review and approval with permanent stormwater management practices per the NYS Phase II Stormwater Regulations, since the project would result in the disturbance of more than five acres of land. Stormwater management on the site may be a challenge given the topography of the property (the highest elevations on the property are to the south or rear of the property with the lowest elevations to the north or front of the property). The property is fairly level along Starr Road but slopes between 8% and 18% within the area where the proposed units would be constructed. The site plan shows seven rain gardens adjacent to the two unit buildings and five bioretention areas

adjacent to the multi-unit buildings to capture stormwater and drainage swales along the eastern and western property lines to direct stormwater to two forebays and an infiltration basin at the lowest elevation of the property adjacent to Starr Road. Proper maintenance of stormwater facilities is vital to ensure that they continue to handle the stormwater from this site in the future. The neighboring residential areas to the east and north of this site already have stormwater runoff issues being downhill of this site. The stormwater management plan for the site should therefore undergo careful review to ensure that the management system will adequately handle increased runoff from the site. It is recommended that the stormwater pollution prevention plan for this site be designed to ensure that post development stormwater runoff from this site does not exceed pre-development stormwater runoff and possibly reduce pre-development stormwater runoff to alleviate some of the existing stormwater runoff issues on neighboring properties. It should be noted that the proposed drainage swale along the eastern property line bends sharply towards the north end of the property to follow the property line. This swale should be properly sized to allow drainage to flow unrestricted to the forebay and infiltration basin. The infiltration basin is also required to have at least 4 ft. of separation distance between the floor of the basin and groundwater since it overlays a Sole Source Aquifer. The infiltration basin must also have an emergency spillway that is properly stabilized for anticipated flows. The spillway is not easily discernable on the site plans, but a gate valve is indicated in the details. The applicant has indicated there is a landlocked parcel abutting the project to the south (uphill) and that the applicant may allow use of the proposed road on this site for a logging operation on the adjacent landlocked parcel during construction. It is recommended that if this were to occur, an erosion and sediment control plan be developed by the landlocked property owner and that the plan be reviewed by a qualified professional.

There are no existing trees or shrubs on the property other than a few along the property lines. Landscaping is required in the parking lots designed for ten or more vehicles to relieve any unsightliness and visual monotony of parked vehicles. The site plan indicates some small landscaped islands in the parking areas for the multi-unit buildings. Trees are also required to be planted adjacent to all residential units so as to provide no less than three trees of a minimum of two and one half inch caliper measured six inches above the ground, per residential unit. The site plan indicates some landscaping around the perimeter of the two unit buildings but very little, if any, landscaping around the multifamily buildings. It is recommended that the applicant submit a more detailed landscaping plan for the site to the Town for approval which incorporates all of the landscaping/buffering requirements for a Residential Planned Unit Development. It is also recommended that the landscaping plan for the site include a landscaped buffer being planted along the eastern property line bordering the residences on Parti Drive to visually screen this development from the adjacent residences on Parti Drive.

The site plan indicates lighting along the proposed road, in the parking lots and on the outside of the community building and the multi-unit buildings. It is recommended that the applicant submit a more detailed lighting plan for the site to the Town which includes lighting of facilities, buildings, parking areas, signs, pedestrian walkways and public-use areas as well as for architectural, landscaping, decorative, recreation and/or safety reasons. This lighting shall be integrated into the overall site design of the PUD consistent with IESNA-accepted standards and practices to prevent light trespass, glare and distraction on adjoining properties.

The applicant is proposing to install water and sewer lines within the right of way of the proposed road. Connection of these water and sewer lines to the Town's public water and sewer require approval of the County Health Department and Town. It is recommended that the water service also be connected from the end of Parti Drive as a secondary connection to improve water pressure in the development.

The applicant has indicated that there would be no building cooling systems which use a process involving evaporation of water and therefore no requirement to register such system with the State Health Department.

Finally, the SEQOR process has been completed for this project as part of the rezoning request and preliminary site plan review with a negative determination of environmental impact.

#### **RECOMMENDATION:**

The staff recommends approval of this application for site plan review to construct a a 50 unit residential planned unit development contingent upon the following:

1. The proposed roads being built to Town road specifications including the turnaround area at that end of the access road having an outside paved roadway area of at least 100 feet and a street property line diameter of at least 120 ft.
2. The applicant obtaining approval of the proposed new road from the Town Highway Superintendent upon submittal of the design details for the new road to the Town Highway Superintendent which are necessary to determine whether the new road would meet the Town's road specification requirements.
3. The applicant filing with the Town, a County Highway Law Section 136 Permit signed by the County Highway Superintendent approving the proposed new driveway/private road entrance to Starr Road and any other work that is planned to occur within the County Highway right of way.
4. The applicant obtaining approval from the Town Highway Superintendent for the



**proposed road connection to the end of Parti Drive.**

- 5. The applicant obtaining written recommendations from the various emergency services (fire department, police, and ambulance) to determine the best means of providing emergency access to this site via Parti Drive while preventing traffic to the proposed development from accessing the site via Parti Drive.**
- 6. That all parking spaces conform to the Town's minimum dimensional requirements of 10 ft. by 20 ft.**
- 7. The applicant's submittal to the Town of details as to the role/responsibility of the homeowner's association to ensure that the property and infrastructure is adequately maintained in the future.**
- 8. The applicant preparing and obtaining approval of a stormwater pollution prevention plan for the site per the Town's stormwater ordinance since this project involves the disturbance of more than one acre of land and increases the impervious surface of the site by more than 10,000 sq. ft.**
- 9. The applicant filing a Notice of Intent with the NYS Department of Environmental Conservation (DEC) in addition to the submittal of the stormwater pollution prevention plan for the site to the DEC with permanent stormwater management practices per the NYS Phase II Stormwater Regulations for review and approval since the project would result in the disturbance of more than five acres of land.**
- 10. That the stormwater pollution prevention plan for the site be designed to ensure that post development stormwater runoff from the site would not exceed pre-development stormwater runoff and possibly reduce pre-development stormwater runoff to alleviate some of the existing stormwater runoff issues on neighboring properties.**
- 11. An erosion and sediment control plan be developed by the landlocked property owner to the south and that the plan be reviewed by a qualified professional, if the applicant permits a logging operation on the adjacent landlocked parcel to use the proposed road on this property during construction.**
- 12. The applicant's submittal of a more detailed landscaping plan for the site to the Town for approval which incorporates all of the landscaping/buffering requirements for a Residential Planned Unit Development.**
- 13. That the landscaping plan for the site include a landscaped buffer being planted along the eastern property line bordering the residences on Parti Drive to visually screen this development from the adjacent residences on Parti Drive.**
- 14. The applicant's submittal of a lighting plan for the site to the Town for approval which incorporates lighting of facilities, buildings, parking areas, signs, pedestrian walkways and public-use areas as well as for architectural, landscaping, decorative,**

recreation and/or safety reasons consistent with IESNA-accepted standards and practices to prevent light trespass, glare and distraction on adjoining properties.

15. The applicant obtaining approval from the County Health Department and Town for the connections of the water and sewer lines for this project to the Town's public water and sewer including consideration of also connecting the water service from the end of Parti Drive as a secondary connection to improve water pressure in the development.

The staff also notes that if the applicant permits a logging operation on the adjacent landlocked parcel to use the proposed road on this property during construction, an erosion and sediment control plan shall be developed by the landlocked property owner to the south and that the plan be reviewed by a qualified professional.

Prepared by:

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**Daniel S. Dineen**  
**Director of Planning**