



March 31, 2017

Mr. Joseph Saraceni, Supervisor
Town of Lysander
8220 Loop Road
Baldwinsville, NY 13027

**RE: Collington Pointe East Residential Development
Incentive Zoning Request – Update
CHA Project No. 31204**

Dear Supervisor Saraceni:

Based upon the multiple public hearing conducted the Town Board and the subsequent meeting(s) with the Town of Lysander Incentive Zoning group, we offer the following updates to the incentive zoning request for the Collington Pointe East Residential Development.

Bella Casa Builders has reviewed the proposal and offers the following incentives as part of the Collington Pointe East residential development, we have assumed the project will have 90 building lots, 50% green space, 5,902 linear feet of town owned highway and infrastructure. The proposed development incentives include:

1. Patchett Road Improvements to provide 2' gravel shoulders from River Road to the intersection of Collington Pointe Way

Length of Improvements – 4,900 LF from Collington Pointe Way to River Road
Box Out Shoulder 2 ft. wide by 6 in. deep and install 6 in NYSDOT Type 2 Subbase
Grade Shoulder to Grade at 2:1 to 3:1 slopes with common fill .
Top Soil & Seed disturbed areas.

Installation of 1300 LF of 12 HPDE, catch basing and outlet structures in existing ditch locations

Improvements to be completed by the Town of Lysander Highway Department or contractor retained by the Town.

Payment: The developer proposes one payment of \$272,213 at the time of acceptance of Phase I improvements by the Town Board of the Collington Pointe East subdivision.

2. The developer will provide a cash contribution per lot to be set aside to provide sewers improvements within the Town of Lysander. The Town of Lysander will determine which projects within the Town improve water quality or mitigate inflow and infiltration issues

within the Town's sanitary sewer systems. This will also accommodate OCDWEP's requirement on any sanitary sewer offsets.

Payment: The developer will pay \$1,000 per lot at the time a phase is approved by the planning board (i.e, if Phase I includes 25 lots, the developer will pay \$25,000 upon approval of Phase I). Total payment on this incentive is \$90,000.

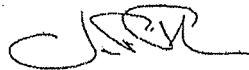
3. The developer will provide 3 parking spaces near the existing pond that will be converted in a pocket park and green space for the Collington Pointe and Collington Pointe East Developments. Cost to the developer for the construction in the area of the pond and parking is approximatey \$44,000.
4. The developer will provide sanitary sewer connections to the existing homes and properties along Patchett Road in the area of the proposed development. In order to accommodate these connections, the developer will install three (3) manholes and 450 LF of 8" SDR 35, and 120 LF of 4" or 6" laterals to the property lines. The approximate cost for the proposed improvements to benefit the neighboring properties is approximately \$46,000.

We believe that the proposal provides the Town with some great new residential development on Patchett Road to complement the existing Collington Pointe and Talamore residential developments and provides infrastructure and amenities to the Town of Lysander.

In addition, according to the attached life cycle cost analysis (Anticipated Highway Tax Revenue vs Anticipated Roadway Cost of Ownership), the total anticipated revenue over a 50 year service life for the development is \$1,994,341 while the total maintenance expense throughout the 50 year service lift is \$1,215,829 . This produces a positive net revenue of \$778,512 (see attached worksheet).

Thank you for consideration and review, and we look forward to working with you the Town on the approval of this project.

Very truly yours,



James F. Trasher, P.E.
Vice President

BFB/bc

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Cc: Nadine Bell, CCF
Stacey Alberici, Bella Casa Builders
Town Board Members
Town Engineer
Town Attorney





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SCALE IN FEET

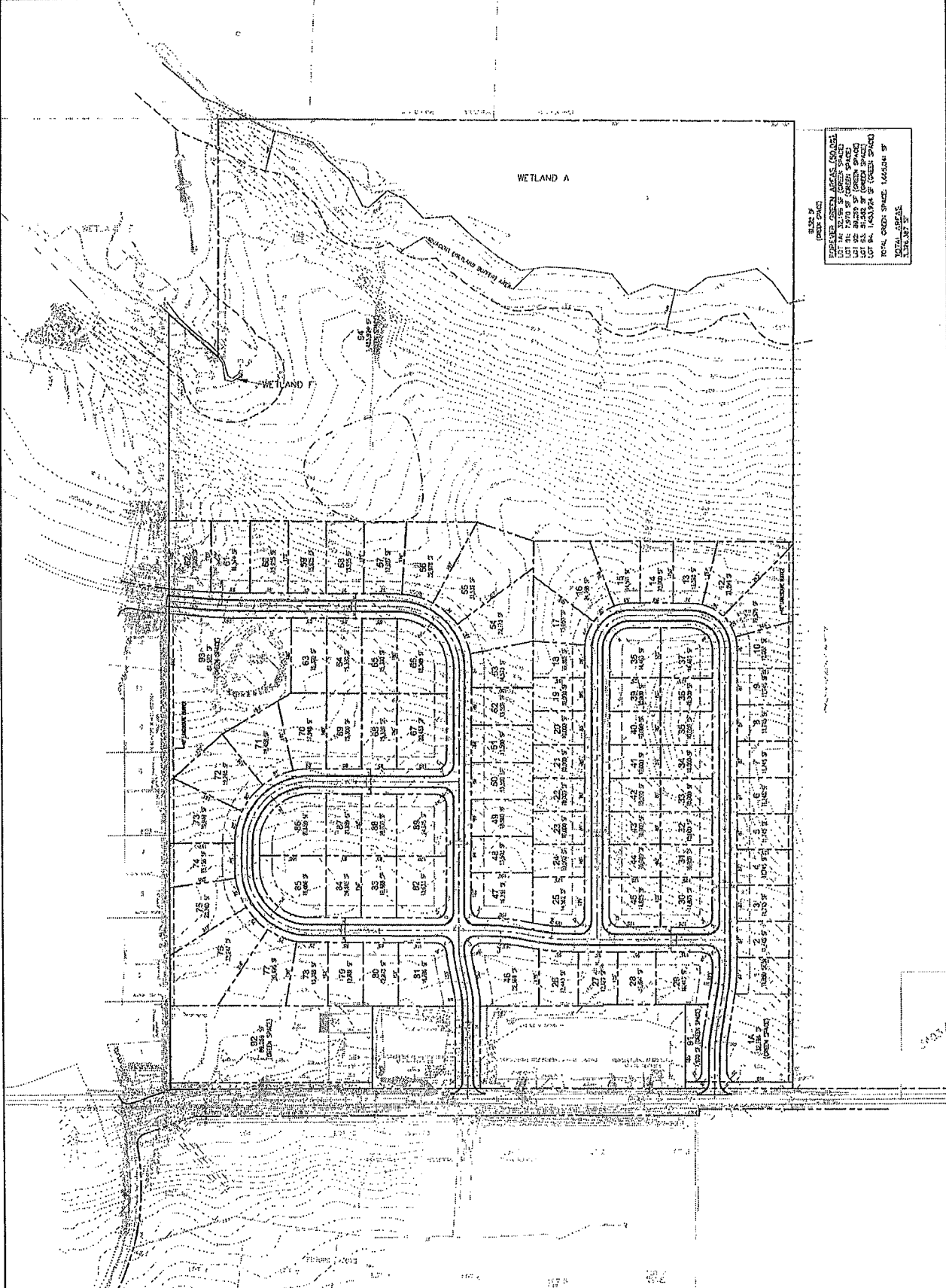
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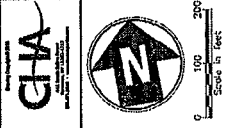
81 LOT
INGENUE ZONING
LAYOUT PLAN

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LP-04



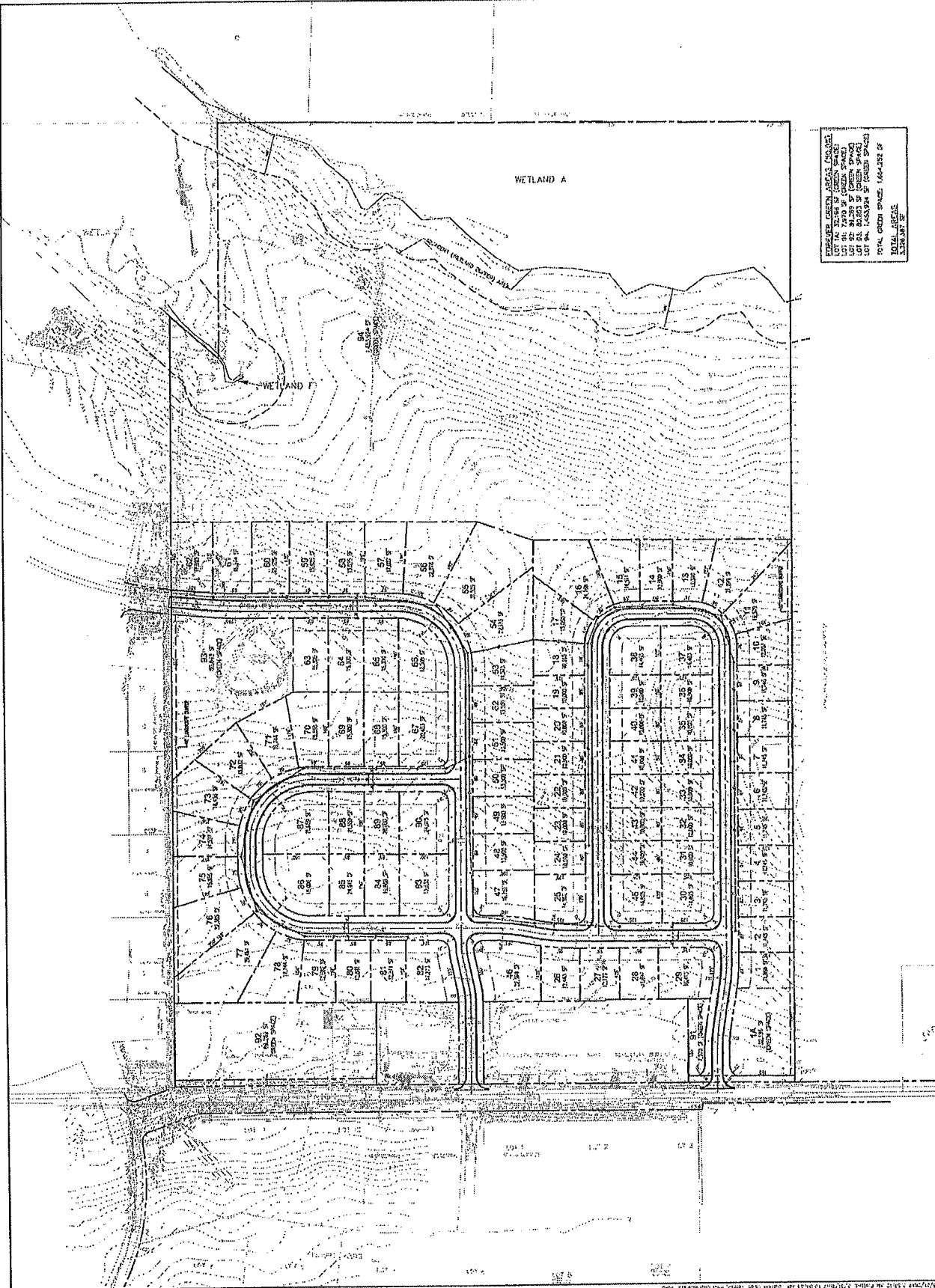
BLK 27
SHEET 1
TOTAL AREA: 1,150,000 SQ FT
TOTAL CROWN SPACE: 1,150,000 SQ FT
TOTAL OPEN SPACE: 1,150,000 SQ FT
TOTAL IMPROVED SPACE: 0 SQ FT
TOTAL LOT AREA: 1,150,000 SQ FT
TOTAL OPEN SPACE: 1,150,000 SQ FT
TOTAL IMPROVED SPACE: 0 SQ FT



POLARISWAY PORTLE EAST	
NO. 1	NO. 2
NO. 3	NO. 4
NO. 5	NO. 6
NO. 7	NO. 8
NO. 9	NO. 10
NO. 11	NO. 12
NO. 13	NO. 14
NO. 15	NO. 16
NO. 17	NO. 18
NO. 19	NO. 20
NO. 21	NO. 22
NO. 23	NO. 24
NO. 25	NO. 26
NO. 27	NO. 28
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NO. 85	NO. 86
NO. 87	NO. 88
NO. 89	NO. 90
NO. 91	NO. 92
NO. 93	NO. 94
NO. 95	NO. 96
NO. 97	NO. 98
NO. 99	NO. 100

58 LOT
INCIDENTAL WADING
LANDSCAPE PLAN

LP-03



EDGEWATER GREEN AREAS (WETLAND)	166,428.29 SF
LOT 16. 7,920 SF GREEN SPACE	7,920.00 SF
LOT 17. 7,920 SF GREEN SPACE	7,920.00 SF
LOT 18. 7,920 SF GREEN SPACE	7,920.00 SF
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LOT 97. 7,920 SF GREEN SPACE	7,920.00 SF
LOT 98. 7,920 SF GREEN SPACE	7,920.00 SF
LOT 99. 7,920 SF GREEN SPACE	7,920.00 SF
LOT 100. 7,920 SF GREEN SPACE	7,920.00 SF
TOTAL AREAS	166,428.29 SF

100%

THESE ARE PRELIMINARY PLANS AND NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE SUBJECT TO FIELD SURVEY AND ADJUSTMENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO OMISSIONS OR INADEQUACIES IN THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DELAYS OR COSTS INCURRED BY THE CLIENT DUE TO OMISSIONS OR INADEQUACIES IN THE INFORMATION PROVIDED BY THE CLIENT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THESE PLANS.

Collington Pointe East

Anticipated Highway Tax Revenue VS Anticipated Roadway Cost of Ownership

(Life Cycle Cost Analysis)

Know Values

Miles of road in proposed development with assumed 50yr service life=	1.118
Number of Homes in Proposed Development=	90
Average Assesed Value per Home=	\$300,000
Estimated total assesed value	\$27,000,000
2016 mill & overlay cost per mile =	\$117,725
2016 Crack seal per mile =	\$7,596
Asphalt reconstruction cost in 2016 per mile =	\$247,092
2016 Snow Removal Cost per mile =	\$4,850

Assumptions

2017 Highway Tax Rate 1.2751/\$1000 @ 0% inflation annually
Estimated Total Assesed Value @ 0.5% inflation annually
Snow Removal Cost per mile @ 1% inflation annually
1.5" mill & overlay in year 15 & year 30 @ 1% inflation annually
Assume crack fill in year 5,10,20,25,35,40,45 @ 1% inflation annually
Asphalt Reconstruction Cost in 2064 per mile @ 1% inflation annually

Expenses (During 50 year service life of road)

1.5" Mill & Overlay in year 15 & year 30 =	\$330,202
Crack Seal year 5, 10, 20, 25, 35, 40, 45	\$72,843
Asphalt Reconstruction in year 50 =	\$454,328
Snow Removal 50 yr total cost =	\$358,456
Total Expenses =	\$1,215,829
Anticipated Revenue Over 50yr Service Life =	\$1,994,341
Net Cost of Ownership =	\$778,512