

TOWN OF LYSANDER

Dina Falcone, Town Clerk

8220 Loop Road

Baldwinsville, New York 13027

Phone: (315) 638-0224 Fax: (315) 635-1515

E-mail: townclerk@townoflysander.org

March 31, 2017

Re: **Modification** to Incentive Zoning Application
Collington Pointe East Subdivision

Dear Property Owner:

The Town Board has received a modification to the incentive zoning request from Bella Casa Builders, proposing a residential subdivision on 76.3 acres of property located off of Patchett Road in the Town of Lysander. The surrounding property is currently zoned agricultural-residential (AR-40).

The project will be discussed at the public hearing on **Thursday, April 6, 2017 at 7:00 pm** at the Lysander Town Hall, 8220 Loop Road.

If the Town Board authorizes the project under Incentive Zoning, the Town of Lysander Planning Board will then start the normal subdivision review process.

Please find enclosed the incentive zoning letter of intent and proposed subdivision map.

Written comments may be sent to the Town Supervisor, Joseph Saraceni, prior to the public hearing via email to supervisor@townoflysander.org. You may also call Supervisor Saraceni at 315.857.0281.

Very truly yours,

Dina Falcone

Dina Falcone
Town Clerk



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 approximately \$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



