



January 30, 2017

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

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

Dear Supervisor Saraceni:

Based upon the public hearing held January 19<sup>th</sup>, 2017, we offer the following updates to the incentive zoning request. *Updates have been italicized.*

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 122 building lots:

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.*

Estimated Cost of Incentive: \$308,000

Payment: The developer proposes four payments for the proposed incentive:

- Payment 1: \$77,000 upon all necessary Town Approvals for development.
- Payment 2: \$77,000 upon acceptance of Phase I Roadways and Infrastructure
- Payment 3: \$77,000 one year acceptance of Phase I Roadways and Infrastructure
- Payment 4: \$77,000 two years acceptance of Phase I Roadways and Infrastructure

2. A cash contribution of \$1,500 per lot to be set aside to provide sewers to the properties in the Red Rock and Hayes Road neighborhoods. This will also accommodate OCDWEP's requirement on any sanitary sewer offsets.

Sanitary Sewer offset to be utilized in any portion of the "Lysander Peninsula" at \$1,500 per lot.

Estimated Cost of Incentive: \$183,000

Payment: The developer proposes following payment schedule for the proposed improvements:

-Payments will be made per Section Developed in the following manner

- A. Lots 1-40: \$1,500 paid at approval of building permit
  - B. Lots 41-80: \$750 paid at approval of Phase/Section and \$750 paid at approval of building permit
  - C. Lots 81-Full Development: \$1500 paid at time of approval of Phase/Section
3. A stone bust walking trail around the existing and proposed storm water management areas for the development to be maintained by the Town.

Completion of Proposed Improvement: The stone dust trails will be completed during the construction of the storm water management facilities. The stone dust trail around the existing basin will be constructed during the development of Section 1 of the proposed project.

4. Developer will design deed restrictions or covenants on the project that required the home owners to install two trees within the face of the house and the front yard setback within one year from the date of Certificate of Occupancy. The developer will provide the Town with a list of proposed trees that will be allowed.

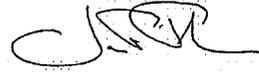
We believe that the proposal provides the Town with some great new residential development on Patchett Road to complement the existing Collington Pointe and Talamore residential developments and provides infrastructure and amenities to the Town of Lysander.

*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 \$2,703,440 while the total maintenance expense throughout the 50 year service life is \$1,792,206. This produces a positive net revenue of \$911,235.*



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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## 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=	1.648
Number of Homes in Proposed Development=	122
Average Assesed Value per Home=	\$300,000
Estimated total assesed value	\$36,600,000
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 =	\$486,738
Crack Seal year 5, 10, 20, 25, 35, 40, 45	\$107,375
Asphalt Reconstruction in year 50 =	\$669,707
Snow Removal 50 yr total cost =	\$528,387
<b>Total Expenses =</b>	<b>\$1,792,206</b>
<b>Anticipated Revenue Over 50yr Service Life =</b>	<b>\$2,703,440</b>
<b>Net Cost of Ownership =</b>	<b>\$911,235</b>