

August 24, 2023

Town of Henrietta  
475 Calkins Road  
PO Box 999  
Henrietta, NY 14467

Attn: Mr. Chris Martin, PE

RE: West Sunset Senior housing  
Site Capacity

Chris,

In order to better understand the proposed concept plan that is to be presented to the Town Board at the end of this month, I believe it is important to have a clear understanding for the proposed density of the project. The following is additional information for your review:

### **The Existing Site**

The property is located on the east side of West Henrietta Road approximately 772' south of Martin Road in the Rural Residential (RR-1) zoning district.

Total Project Area	12.561 +/- Acres
Area of existing wetlands and buffer	2.14 +/- Acres

### **Town Code**

#### **Density**

#### **Section 295-13 E-(1) (b)**

Additionally, the maximum density per acre for multiple dwellings shall be no greater than six dwelling units per acre in the Rural Residential District (for senior housing). A greater density shall only be permitted upon approval by the Town Board as part of its special use permit review. [Amended 4-12-2022 by L.L. No. 8-2022]

### **Density Calculations**

Unencumbered project area	10.421 +/- Acres
6 unit per acre (10.421 x 6 =	62.4 units per code

**Proposed Density**

Two 26 unit apartment buildings                      52 Units

Four 4 unit ranch Townhome units                      16 Units

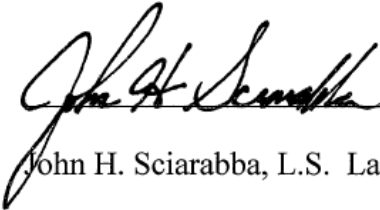
Total   68 Units

5.6 Units over the allowed density

We intend to build 8 units (two of the ranch townhome buildings) for the hearing and visual impaired community. It is our understanding that this segment of the community is in a tremendous need for housing that has amenities to improve the quality of life and safety. As you can imagine the creation of these units is a significant increase in cost from a normal residential unit.

We are requesting that the Town Board look at this minor increase in density favorably and votes to approve the special permit for this project. We look forward to reviewing the project with the board on August 30<sup>th</sup> in more detail. In the meantime, please contact me with any questions or comments.

Sincerely,



John H. Sciarabba, L.S. LandTech