

**NARRATIVE DESCRIPTION**  
**Hoffman Senior Housing PDD**  
**1 Alice Ave.**



Stewart Hoffman, 1 Alice Ave, LLC is the owner/applicant of the Hoffman Senior Housing PDD site located at 1 Alice Ave, a 36.6± acre vacant parcel which was rezoned to a PDD on June 9, 2011 by Town Board Resolution No. 353 for 211.

The PDD that was approved in 2011 stipulated the following in regards to the development of this site:

1. 170 market rate senior apartments and 90 assisted living facility units will be constructed along with roadways, parking, sidewalks and utilities to serve the site.
2. 1.5 parking spaces per dwelling unit will be provided.
3. Pedestrian accommodations will be made along development roadways.
4. Water system improvements will be made including the replacement of approximately 650 linear feet of water main and the replacement of a pressure reducing valve and concrete vault.
5. Recreational opportunities will be offered on site.
6. A scenic overlook will be constructed.
7. Open space will be preserved such that approximately 80 percent of the total site will be greenspace and approximately 58 percent of the site will remain undisturbed from its existing conditions.
8. Buffers will be maintained along the Eastern Avenue single family homes to the Northwest.

Since this original approval in 2011, several meetings were held between the Planning and Economic Development Department and the Town Supervisor to further discuss various adapted uses for the site. As of recently, the Owner/Applicant met with the Town Attorney on proposing amendments to the existing PDD.

The amended site plan for this PDD is proposed very similar to what was originally approved and the proposed plan relates to the original requirements as follows:

1. 140 market rate senior apartments are now proposed instead of 170 units. The 140 units will be in a redesigned building occupying roughly the same square

footage as what was previously approved, but the overall land disturbance will be less impactful. The height of the building will remain the same as previously approved, but with a walk out basement. Building materials will remain in full compliance with town standards. The 90 assisted living facility units will remain unchanged from the previous approval. Roadways, parking, sidewalks and utilities will be constructed to served the site and will be described in a later section.

2. 1.5 parking spaces per dwelling will be provided.
3. Pedestrian accommodations will be made along the parking areas adjoining the proposed building and scenic outlook. However, due to the lack of sidewalk on Route 2 and the steepness and length of the proposed roadway connecting to it, no sidewalk will be constructed leading off the site.
4. Water system improvements will be made as originally approved.
5. Recreational opportunities will be offered on site.
6. A scenic overlook will be constructed.
7. Greater than 80 percent of the total site will be greenspace and greater than 58 percent of the site will remain undisturbed from its existing conditions.
8. Buffers will be maintained along the Eastern Avenue single family homes to the Northwest.

Phase one of this project will involve the construction of the aforementioned 140 market rate senior housing units and associated infrastructure.

The building will include an attached indoor pool area and an outdoor patio area. The parking lots around the building will accommodate 216 vehicles and include 27 enclosed garage spaces in two separate structures. This equates to roughly 1.54 spaces per unit. Sidewalks will be constructed to provide access to and around the building, its accessory structures, and the scenic overlook path which will be located to the East of the building. Roughly 1,100 feet of roadway will be constructed to connect the site to Route 2 to the South. Another approximately 700 feet of roadway will be constructed to connect to the existing portion of Alice Avenue to the North as emergency access only. This 700 foot section of roadway will also be used to connect to the 90 unit assisted

living facility which will be constructed in Phase 2 per previous approval. As a result of construction, the proposed site statistics are as follows:

- Building area: 53,063± SF or 3.4%
- Pavement area: 155,545± SF or 9.8%
- Green space: 1,371,054± SF or 86.8%.

Water service to the site will be provided by connecting to an existing 10” water main that runs the across the middle of the site. The existing water main will be replaced in kind and a new 8” main will be constructed along the new access road to provide service to the 140 unit building.

Sewer service will be provided by installing a grinder pump station and forcemain along the proposed access road which will connect to an existing sanitary sewer located on Alice Avenue.

Additionally, the NYS DEC Stormwater Management Regulations have changed since the original project approval and the current site plan has been designed to comply with these new regulations. Green infrastructure techniques and bioretention stormwater systems will be used onsite.