

APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL

Preliminary X Date: 9/11/17 Final Date:

Name of Proposed Development: Lansing Trails Apartments Auburn Road Parcel C

Applicant:

Plans prepared by:

Name: Rochester's Cornerstone Group
Address: 460 White Spruce Blvd.
Rochester, NY 14623
Telephone: 585-424-1400

Name: Passero Associates
Address: 242 W. Main Street S100
Rochester, NY 14614
Telephone: 585-325-1000

Current
Property

Owner (if different)

(If more than one owner, provide
information for each)

Name: Town of Lansing
Address: 29 Auburn Road
Lansing, NY 14882
Telephone: 607-533-4142

Ownership intentions - i.e., purchase options: The applicant proposes to own the proposed development after purchase of the land from the Town.

Location of site: North side of Auburn Road, across from Woodsedge Drive

Tax map description Tax account information for Parcel C is not created yet.

Section: Block: Lot:

Current zoning classification: B1-Commercial - Mixed Use

State and federal permits needed (list type and appropriate department)

Yes - USACE Nationwide Permit for Utility installation on site. Disturbance will be < 0.1 acre.

Proposed use of site: Multi-family housing

Total site area (square feet or acres) 22.4 (Phase I +/- 13.5 acres)

Anticipated construction time: 18 months

Will development be staged? Phase I will not be phased.

Current land use of site (agriculture, commercial, undeveloped, etc.)
Vacant Farmland

Current condition of site (buildings, brush etc.) Vacant Farmland

Character of surrounding lands (suburban, agriculture, wetlands, etc.)
Wetlands to the west, vacant land to north, south and east

Estimated cost of proposed improvement: \$ 20,000,000

Anticipated increase in number of residents, shoppers, employees, etc. (as applicable)
Creation of 72 apartment units, +/- 100 residents

Describe proposed use including primary use, ground floor area, height and number of stories for each building:

- for residential buildings, include number of dwelling units by size (efficiency, one bedroom, two bedroom, three or more bedrooms) and number of parking spaces to be provided.
- for non-residential buildings, include total floor area, total sales area, number of automobile and truck parking spaces.
- other proposed structures.

The proposed use will be multi-family. The project includes 9 apartment buildings ranging from one, two and three bedroom apartments. All buildings will be 2 floors and range in footprint size from 3,300-5,100 SF. The Community Center will be approximately 3,100 SF and one floor. The project also includes the installation of a 1 story +/- 1,400 SF package wastewater treatment plant, community garden, playground and 10 x 10 maintenance shed.