

GATTO LANE DEVELOPMENT

THE PROJECT



- Zone Change to R-15 with Age-Restricted Senior Housing PAC Overlay
- (38) 2BR Townhome Units (40 originally proposed), which is compliant with the density allowed in the R-15 PAC Overlay
- Cluster Development minimizes site disturbance and maintains a 50' wide heavily vegetated buffer from surroundings
- 21' between units
- Exceeds recreation space per PAC requirements
- Serves need for senior housing in Orangetown
- Additional tax revenue for Town

ZONING & COMPREHENSIVE PLAN

ZONING:

- Currently zoned R-40
- 16 acres of R-15 immediately adjacent to subject property to the east (about 37 homes)
- Zone change would be consistent with surroundings

COMPREHENSIVE PLAN:

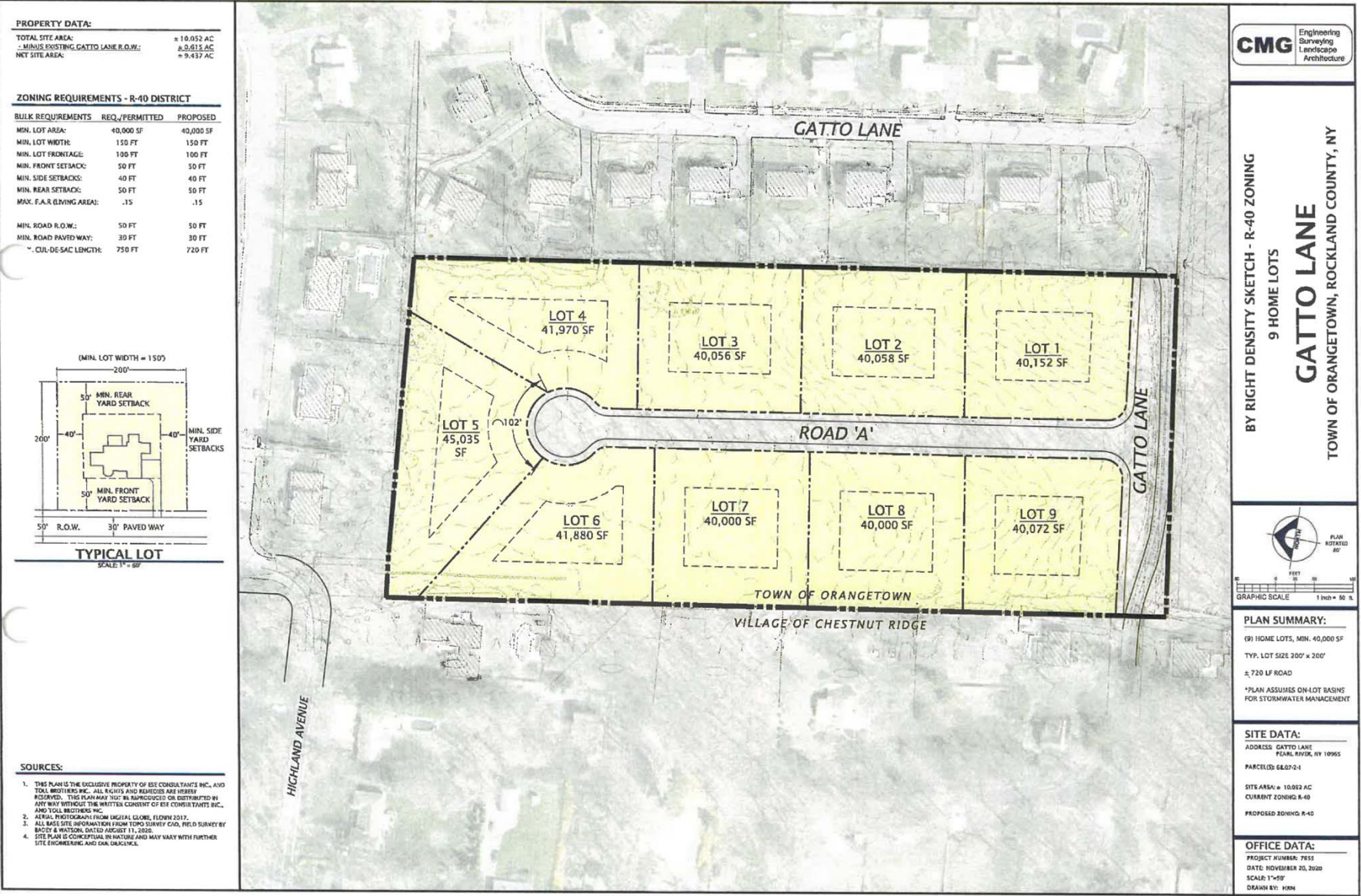
- One of six primary goals of 2003 Comprehensive plan is to “help facilitate the variety of housing options for an increasing senior population”.
- Purports that zoning for “adult housing” for 55+ “should be increased to approximately 8 dwelling units per acre”.
- This will “respond to the need of this type of housing, and the lesser impacts on traffic, community facilities, school age children, etc.”
- The April 25, 2022 Draft Land Use and Zoning Recommendations memorandum, states “R-40. There are four isolated R-40 zoning districts nestled within higher-density residential districts. These isolated R-40 zones, which consist of three or fewer parcels, could be rezoned to conform with the immediately adjacent zoning district to increase consistency in the zoning regulations.”

R-40 Use Table by Right

ZONING:

- Single family residential housing
- Agricultural operations, including nurseries, orchards, and storage of manure
- Churches and similar houses of worship
- Libraries and community buildings
- Public parks and playgrounds
- Schools, including religious instruction
- Telephone exchange
- Ambulance stations, government offices, and garages

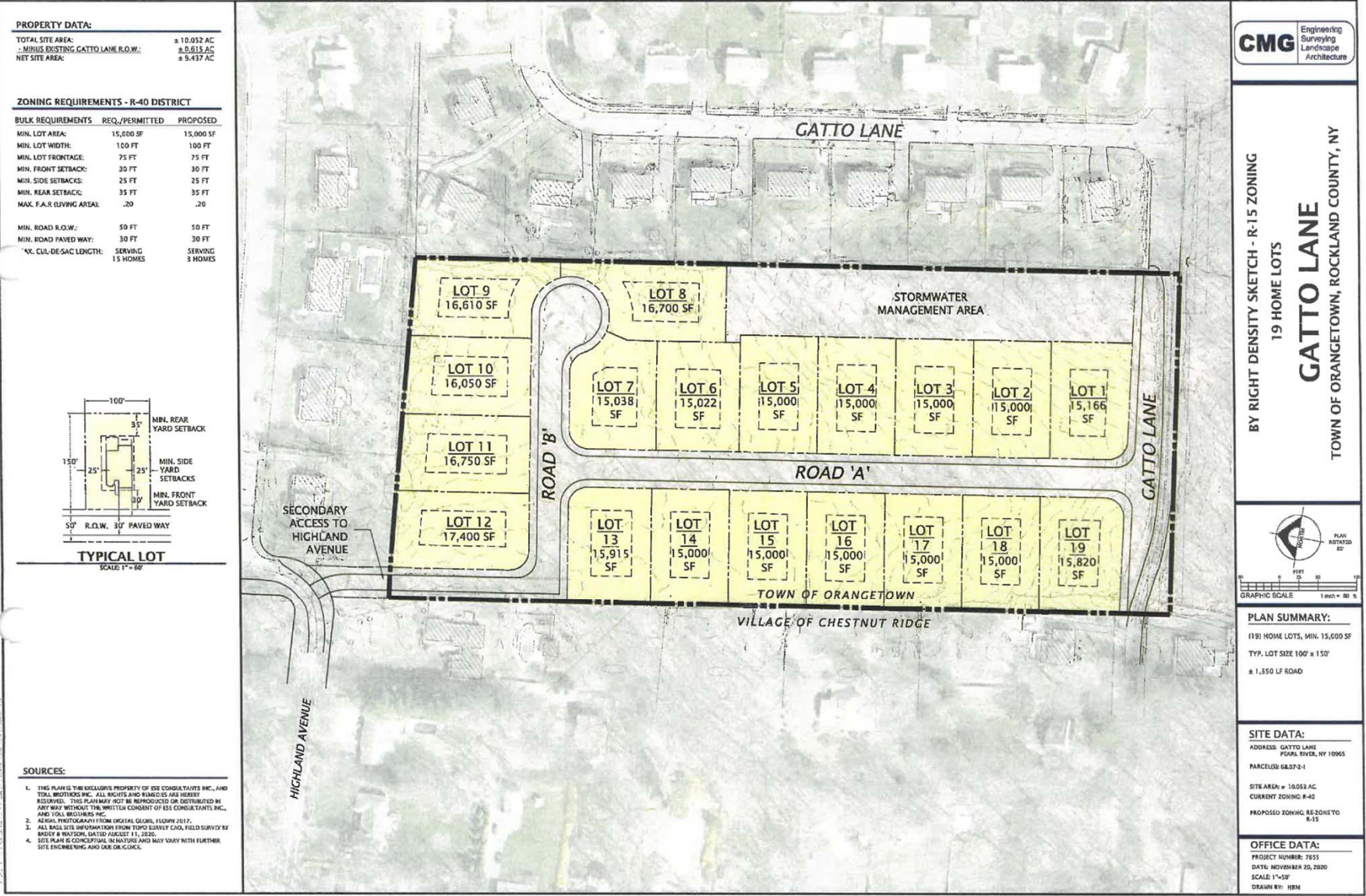
R-40 Development



- Submitted as Exhibit F as part of Town Petition for zone change dated December 2020
- Allows nine new lots
- Full development of site; no buffers

R-15 Development

- Submitted as Exhibit F as part of Town Petition for zone change dated December 2020
- Allows nineteen new lots
- Full development of site; no buffers



SENIOR HOUSING REGULATION

- Development limited to 55 and older
- Regulated by Town through approval conditions
- Regulated by HOA through incorporation documents
- Age restriction carries with property in perpetuity
- Data from comparable Age-Restricted communities prove no school children and only buyers >55

FISCAL ANALYSIS

- Represents significantly higher real property tax revenues than currently realized by vacant land status or even if developed as single-family without increasing the school population
- Does not impact school population
- 46% of Rockland households headed by those 55+
- 32% of Orangetown 55+ and growing

SCREENING AND BUFFER

- 50' wide heavily vegetated buffer from surroundings
- 100' Setback to buildings
- Buffers and setbacks diminished in traditional R-15 & R-40 development scenarios

TRAFFIC

- Traffic Report by Hardesty Hanover dated 12/21/2020 was part of the initial petition to Town Board
- Reviewed by Town Third Party traffic engineer AKRF
- The review deemed that “based on the proposed use and the estimated trip generation, the number of and locations of the study intersections is sufficient” and “the consultant has sufficiently assessed safety conditions in the vicinity of the site using the appropriate methodologies.”

STORMWATER

- All stormwater generated to be contained and mitigated on-site. Ample space to provide a reduction in peak discharges.
- Will not increase flooding on Gatto Lane
- Sustainable practices will be implemented
- Native and adaptive vegetation will supplement infiltration

INFRASTRUCTURE AND SAFETY

- Town Engineer and Highway Department recommended improvements to Gatto Lane and an emergency access (grass pave) to Grotke Road.
- Fire protection services and access for the entire neighborhood will be improved.
- Final design of emergency access to be reviewed and improved by appropriate Town agencies and departments.
- Utilities will be designed and reviewed by appropriate Town officials during Planning Board site plan review.

CONCEPTUAL ARCHITECTURE



- 2BR Townhomes proposed
- Approximately range up to 2,400 SF w/ two-car garage
- Pandemic increased need for home office space
- Second bedroom to accommodate visiting guests/family
- Homes will sell for what market will bear – could be higher or lower than current projections

