

January 5, 2024

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JAN 19 2024

TOWN OF PERINTON

Perinton Town Board
1350 Turk Hill Road
Fairport, NY 14450

RE: 390 WOODCLIFF / PDD REZONING

Dear Supervisor Hanna and Town Board Members,

We are pleased to submit the following *significantly reduced* plan for your consideration.

This revised plan includes only 178 units in 4 three-story buildings. The density will be equal to *or less than* other multi-family properties in the Town.

All buildings will be 40' or less in height, and will not obstruct views from adjacent properties in any way. It is important to note that the closest building will be over 200' away from adjacent residential properties, and its roof will be 20' below their floors.

Traffic on Woodcliff Drive will be less than one car every 12 minutes during the PM peak hour and less than one car every 7.5 minutes during the AM peak hour.

The Planning and Conservation Boards have reviewed a larger version of this project and determined that it is consistent with the Town's Comprehensive Plan. Both Boards recommended that the project *has merit* and should proceed through the site plan and SEQR process.

Enclosed are 20 copies of our concept plan. We request that the Town Board place our PDD rezoning application back on its January 24, 2024 agenda for a determination of merit.

If you have any questions or if you would like to discuss this application please do not hesitate to contact me.

Sincerely,



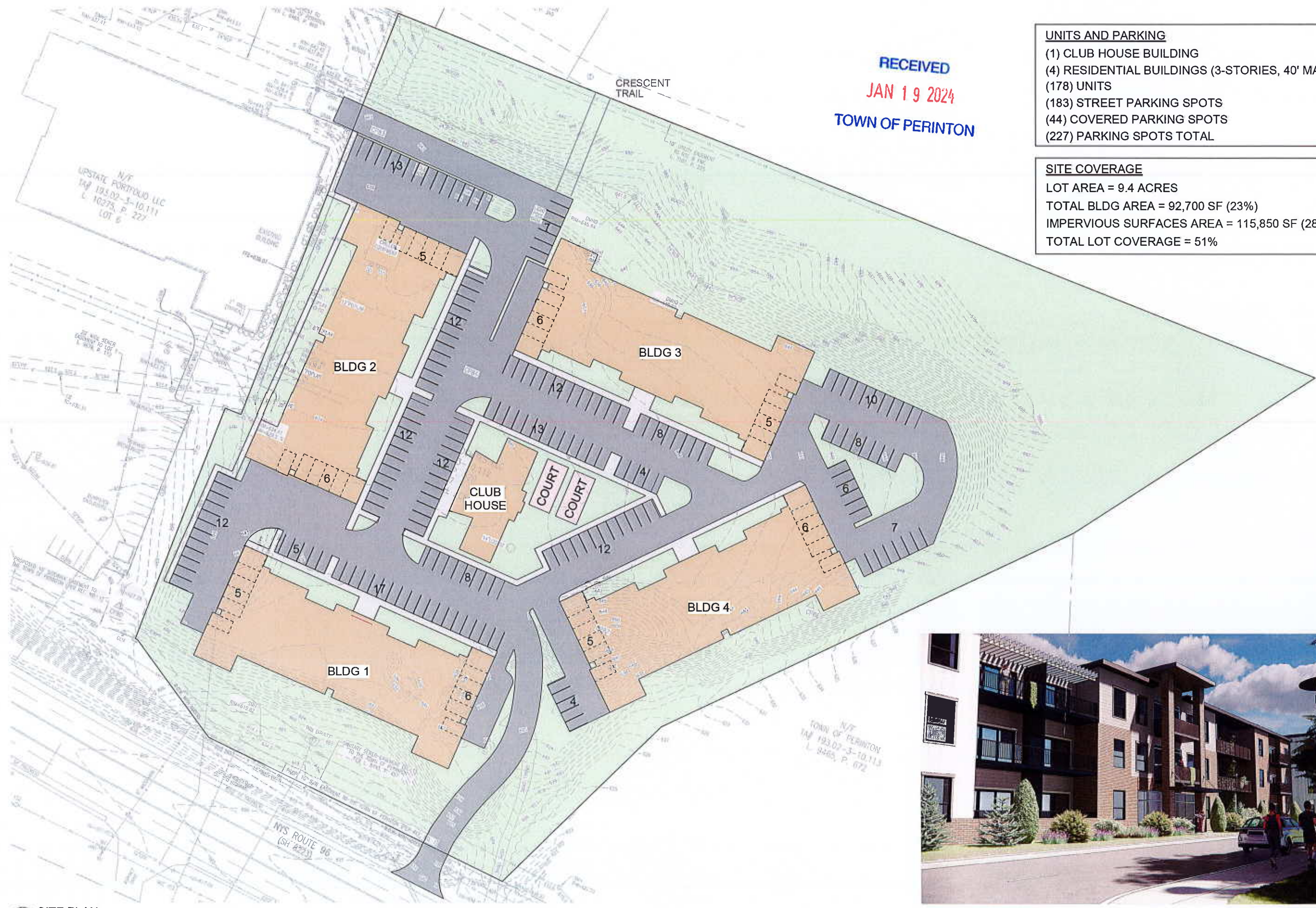
Christian M. Nadler, Esq.
General Counsel

Encls.

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UNITS AND PARKING
(1) CLUB HOUSE BUILDING
(4) RESIDENTIAL BUILDINGS (3-STORIES, 40' MAX. HEIGHT)
(178) UNITS
(183) STREET PARKING SPOTS
(44) COVERED PARKING SPOTS
(227) PARKING SPOTS TOTAL

SITE COVERAGE
LOT AREA = 9.4 ACRES
TOTAL BLDG AREA = 92,700 SF (23%)
IMPERVIOUS SURFACES AREA = 115,850 SF (28%)
TOTAL LOT COVERAGE = 51%



1 SITE PLAN
SD-11 1" = 40'-0"