

## Southern Tier Senior Living LLC 500 Gardner Road

### SUBMISSION OF A PRELIMINARY PROPOSAL TO TOWN BOARD:

An applicant shall submit his request for the establishment of a PUD to the Town Board in the form of a preliminary proposal which shall include:

- The existing topographic character of the land.- *Shown on Site Plan Drawings by Fagan Engineers dated February 4, 2015 Project 2014-054. See #1*
- Existing and proposed land uses and the approximate location of buildings. Unless otherwise recommended by the Planning Board, not less than 30% of the gross area of the PUD shall be devoted to open space, including adequate usable recreation areas. *Shown on Site Plan Drawings by Fagan Engineers dated February 4, 2015 Project 2014-054 See#1*
- The approximate location of streets. *Shown on Site Plan Drawings by Fagan Engineers dated February 4, 2015 Project 2014-054 See#1*
- Existing land uses adjacent to the proposed PUD. *Stated on Full Environmental Assessment Form Page 9 Section E.1 See#2*
- An explanation of the character of the planned unit development, including the approximate density of dwelling units if housing accommodations are included. Unless otherwise recommended by the Planning Board, the overall gross density of any proposed residential development shall not exceed 10 dwelling units per acre except that mobile home parks shall not exceed a net density of eight units per acre, i.e., excluding streets. *Shown on Site Plan Drawings by Fagan Engineers dated February 4, 2015 Project 2014-054*
- A statement of proposed financing. *Stated on Letter dated January 30, 2015 from Southern Tier Senior Living, LLC. See #4*
- A statement of present ownership of all land included within the proposed development. *Stated on Letter dated January 30, 2015 from Southern Tier Senior Living, LLC. See #4*
- A general indication of the expected timetable for development. *Stated on Letter dated January 30, 2015 from Southern Tier Senior Living, LLC. See #4*
- A statement as to the present and future ownership of the property, the ultimate owner of the development and any proposed application for tax-exempt status. *Stated on Letter dated February 16, 2015 from Southern Tier Senior Living, LLC. See#5*
- Other elements integral to the proposed development as considered necessary by the Town Board and/or that may be recommended by the Town and County Planning Boards. *Purchase Agreement dated October 2014. See #6*

Items reviewed on February 24, 2015. Date the above items are received and to be placed on the agenda of the Town Board meeting scheduled for March 11, 2015 at 7:30pm.