

BME|ASSOCIATES

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June 6, 2025

Planning Board
Town of Webster
1000 Ridge Road
Webster, NY 14580

**Re: Sienna Reserve (formerly Orchard Road Subdivision)
Final Subdivision Application**

2723

Dear Board Members:

On behalf of Insite Land Development Inc., we are pleased to submit the enclosed Final Subdivision application for your review. We request to appear at the Planning Board's meeting on July 1, 2025 and have enclosed ten (10) copies of the following application materials for your review:

- Letter of Intent
- Response Letter to the 5/14/25 Planning & Development Comments (dated 6/6/25)
- Planning Board Application Form
- One (1) copy of the Non-Collusion Disclosure Form
- One (1) copy of the Tax Incentive Disclosure Form
- Three (3) copies of the Final Subdivision Plans, Full Size (Dwgs. #2723-16 to 2723-27, dated 6/6/25)
- Final Subdivision Plans, 11" x 17" (Dwgs. #2723-16 to -2723-27, dated 6/6/25)
- Three (3) copies of the Engineer's Report
- Two (2) copies of the SWPPP Book

On behalf of the applicant, we are requesting Final Subdivision approval to subdivide ±5.94 acres into ten (10) single-family lots. The property is located on the north side of Orchard Road, north of North Ponds Park, and is zoned Residential R-3 (Single-Family Residential District). Consistent with the Preliminary application, the proposal is to subdivide this property to 10 lots under Clustering Provisions of Town Code Section 192-27.

This proposed subdivision received Preliminary approval from the Town Planning Board in October of 2021, including a SEQR Negative Declaration for this Unlisted Action being issued on October 19, 2021 (Resolution 21-111). Thus, an EAF has not been included with this Final application as SEQR has been completed.

All proposed lots will be accessed via a single proposed private drive with an entrance onto Orchard Road. Utilities include a proposed connection to the existing gravity sanitary sewer located at the Blue Creek Drive cul-de-sac north of the parcel, and connection to the existing watermain located on Orchard Road. Stormwater drainage will be controlled by proposed stormwater management facility that will collect, detain, and treat the post-development runoff before discharging to a low point off-site, maintaining existing drainage pattern.

Conservation easements are proposed along the eastern and western limits of the development per the Planning Board's request during concept review, which will maintain mature wooded buffers to the neighboring properties. The western portion will consist of the wooded area that includes the existing swale that conveys drainage from the culvert under Orchard Road. Along the eastern boundary, a 65' wide easement is proposed to be established.

Conventional and Cluster Concept Plans were previously reviewed with the Board during the conceptual and preliminary review stages to establish both the 10-lot density and the proposed lot standards. The 10-lot density was established on the Conventional Concept Plan designed according to the existing Residential R-3 zoning requirements for lot standards.

The Clustering Plan established the lot standards under Clustering Provisions of the Town Code. The proposed lot standards include a minimum lot width of 80', 15' between homes, front setback of 40' from edge of private drive, rear setback of 50', and minimum lot size of 18,500 SF. The front setback was increased to 40' from 35' originally shown on the Cluster Concept Plan. The final plans are consistent with the Preliminary Approvals, wherein the proposed Clustering Provisions and their benefits were approved.

The applicant recently met with the Town's Project Review Committee to discuss the project and enclosed with this letter are responses to the May 14, 2025 Comment Letter from the Town.

We are requesting to appear at your July 1, 2025 meeting to request Final Subdivision approval. If you have any questions, or require any additional information, please contact our office.

Sincerely,
BME ASSOCIATES



Michael Bogojevski, P.E.

/AND

Encl.

c: Rudy Neufeld; Insite Land Development Inc.