

A few questions:

1. New York State has two funding cycles for these types of projects. With the changes and questions still unanswered along the lack of transparency, what is the rush on this project?

RCG response:

The NYS funding application are competitive, approximately 80 funding applications are submitted to NYS each cycle and approximately 10-25 projects are funded. We have a significant financial investment in planning the Sennett Meadows Senior Apartments (“Housing Community”) and we require the Housing Community to move to construction in a timely manner, The need for housing of this caliber is needed within the community.

2. Why have the residents not had more notice on this project?
3. Why aren't planning/town minutes posted promptly on the website? Code officer reports, developers, lawyers, etc.?
4. Will the developer be allowed to access the reserves we paid and built up in our sewer and water districts for its maintenance and replacement?
5. Will planning and town board require the developer to have their own separate sewer and water district?
6. With all the available land in Cayuga County, why choose this isolated, residential zoned area?

RCG response:

The 10- acre PDD property is ideal for senior apartments. The setting has recreational green space for the seniors enjoyment and a transportation plan to nearby services.

In fact, the property currently has Town approval to construct a 32 unit non- age restricted rental property, in four separate buildings.

We propose to construct a 60- unit senior community, rather than a non-age restricted rental property. The quality of the Sennett Meadows design, management, and maintenance will ensure that the high market value standards of the neighborhood are maintained. The proposed Sennett Meadows Senior Apartment community will be a well-designed, architecturally pleasing affordable residential community. The building materials are high quality and low maintenance materials. Exterior building materials are vinyl siding, vinyl cedar shake accents and architectural asphalt roof shingle. The building will be energy efficient, constructed in conformance with the NYSERDA New Construction- Housing (NC-H) Program and will participate in LEED for Homes Version 4 Program.

7. The developer cites the 1990 zoning law applied for in their application. The town amended and adopted in 2014 local law #7 as the written zoning code. Critical flaw? Future lawsuit?

RCG response:

Our PDD application narrative mentioned the 1990 code, as amended, and all of our analysis is based off of the current code (the 2014 amendments) – so this is not an issue.

The proposed 10-acre PDD is to be a senior citizen (55 years of age or 62 years of age and older) oriented residential PDD. The PDD regulations are to be applied in tandem with the Town of Sennett's design standards as defined by the Zoning Law of the Town of Sennett (October 2014).

The following are the proposed allowed uses within the PDD (note there are no commercial uses proposed):

- Dwelling, Multi-Family (Apartments) – Senior Citizen Oriented
- Senior Independent Living Facility
- Senior Citizen supportive services contained within a Senior Independent Living Facility and/or Multi-Family Dwelling building

8. Has the town and developer attested to the impact on our fire department, how emergency services will be provided, transportation to medical appointments, grocery stores, etc.? Will you post if you are done? If not, what then?

RCG response:

We met with the Fire Department and incorporated their site plan changes in the civil drawings which are posted on the Town's Website.

Our transportation plan for our senior residents will include a possible CENTRO onsite bus stop and connecting seniors with the existing Cayuga County transportation services (<https://www.cayugacounty.us/599/Transportation>):

### **SCAT Van**

Offers door-to-door transportation to needed services for the elderly and disabled. Vehicles equipped with wheelchair lifts are available to provide transportation to people throughout Cayuga County, including the City of Auburn.

Eligibility: Resident of area served. Ages 60 years or older. Disabled of any age.

Fees: Donations accepted but not required. \$3.00 one-way trip within the city of Auburn. \$4.00 one-way trip outside the city of Auburn.

To request service, please call the appropriate number, one week prior notice.

- Auburn  
Phone: 315-253-0996
- Cato-Sterling-Fair Haven area  
Phone: 315-626-2732
- Moravia  
Phone: 315-497-2652
- Union Springs  
Phone: 315-255-1421
- Weedsport/Port Byron  
Phone: 315-253-0996

#### **CAM Van**

Persons needing medical transportation from Auburn to Syracuse may arrange a ride by giving a week's notice to the SCAT Van. Medical transportation to Syracuse is only provided on Mondays and Tuesdays. In the City of Auburn, riders will be picked up at home. Outside of Auburn, connections via SCAT Van can be arranged as the CAM van only picks up riders at Willard Chapel, 17 Nelson St., Auburn. Payment is suggested \$25.00 donation. To arrange CAM Van service, call The SCAT Van at 315-253-0996.

#### **VetVan**

The VetVan is operated by the Cayuga County Veteran's Service Agency, which provides free transportation for Cayuga County veterans to and from the VA Medical Center in Syracuse. The van runs Monday through Thursday, medical appointments must be made between 8:30 AM and 1:00 PM. It is equipped with a wheelchair lift. Make reservations at least 24 hours in advance by calling the Veterans office at 315-253-1281.

9. Open government was promised in the last election. This is the major test. We urge the board to ask questions, talk with us, hold a meeting. These are a few of the concerns. Residents are urged to call with any additional concerns.

10. How will this benefit Sennett?

RCG response:

- Sennett Meadows Senior Apartments fills a housing need that is outlined in the Town of Sennett's Comprehensive Plan. As per the Town of Sennett 2009 Comprehensive Plan, there is an expressed need to "provide opportunities for a variety of housing opportunities and choices to serve the diverse needs of the Town's populations." In addition, page 70 of the plan cites the desire to create more senior housing in the community. Finally, the development of multifamily housing is also a goal outlined in the comprehensive plan.

Asterhill Market Research, a third-party market analyst, conducted a market study. The following is an excerpt from that report:

E. Vacancy Rates

The occupancy rate is 99% among the comparable properties. All comparable properties reported full occupancies over the last 12 months and have maintained a waiting list for six months or more. Three properties reported one unoccupied unit, which was being readied for a new tenant within a month (see Table 1.9). The vacancy rate among the comparables is 1%.

Table 1.9 Comparable Properties						
Project	City	St	Zip	Units	Vacant	Occupancy Rate
Gateway Senior Apt	Skaneateles	NY	13152	32	0	100%
Village Landing	Skaneateles	NY	13152	32	0	100%
Salato Gardens	Cayuga	NY	13034	24	0	100%
Mercy Apartments <sup>1</sup>	Auburn	NY	13021	40	1	98%
Northbrook Court Apt <sup>1</sup>	Auburn	NY	13021	50	1	98%
Stryker Homes Apt <sup>1</sup>	Auburn	NY	13021	102	1	99%
				280	3	99%
<i>1. All three projects have a waiting list; unoccupied units were being readied for new tenants and expected to be filled within a month.</i>						

**The demand for affordable and low-income senior housing is not being met, evidenced by the waiting list and high occupancy rates.**

- The Housing Community will be paying real property taxes (no exemptions) including special district charges (including sewer district 6 charges).