

Sennett Meadows Senior Apartments

1.21.22

Project Location	3365 East Genesee Street Road, Sennett, New York				
Parcel SBL #	Portion of 116.00-1-6.814 (“Lot 1” = 10- acres)				
Project Developer	Rochester’s Cornerstone Group, Ltd.				
Proposed Development	Subdivide 10-acres from a total 32.05-acre lot and develop a two-story, elevated building with sixty (60) units of senior (age 55+ or 62+) housing. 56 1- bedroom units and 4 2-bedroom units.				
Demand/Community Need	<p>Market study confirms the market capture rate for the 60-units is low at 4.15% and area senior unit occupancy is 99%, with waiting lists.</p> <p>The project proposal aligns with the goals and needs outlined in the Town of Sennett 2009 Comprehensive Plan:</p> <ul style="list-style-type: none"> • “Provide opportunities for a variety of housing opportunities and choices to serve the diverse needs of the Town’s population.” • “In spite of a preference among survey respondents to support development of single-family homes, in any community there is also a need for multifamily housing units. Ninety percent of the housing units in Sennett are single-family homes.” • “Encourage the development of multifamily housing developments in areas of the residential zone that are served by public water and sewer. 				
Rents	<p>Monthly rents (includes all landlord paid utilities); rents subject to change per funders final requirements:</p> <table> <tr> <td>1 bedroom</td> <td>\$742-\$792</td> </tr> <tr> <td>2 bedroom</td> <td>\$880</td> </tr> </table>	1 bedroom	\$742-\$792	2 bedroom	\$880
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2 bedroom	\$880				
Unit Set asides	4 units for Veterans with Physical Disabilities and 14 units for Frail Seniors.				
Unit Accessibility	6 of the 60 units set aside and designed to accommodate individuals with mobility impairments.				
Hearing/Visually Impaired	3 of the 60 units set aside for individuals with hearing or visual impairments. Strobe lights and chimes will be in-unit features.				
Unit Features	All units will have central air, emergency pull cords, roll in shower, grab bars				
Community Space	<p>Community spaces will include:</p> <ul style="list-style-type: none"> • Large community room with kitchenette 				



Integrity is the Cornerstone.

- Community patio/balcony
- Exercise room
- Leasing offices
- Coin op laundry
- Library including landlord computers with internet service

Site Features

Community garden, picnic area, paved walking path

Parking

60 parking spaces, including designated handicapped

Local Economic Benefits

Permanent jobs created, 500 construction trade workers (local bid advertising), Minority and Women Owned Business and Service Disabled Veteran sub-contractor requirements.