

Transmittal Memo

To: Honorable John Whitney, Supervisor, Town of Grand Island
From: Douglas M Scheid AIA as agent for Associated Grand Island LLC
Date: 30:April:2020
Re: Southpointe Planned Development



As you are aware we have previously submitted a request (July 2013) to amend the Sanitary Sewer District 7 boundary at the Southpointe Development and seek approval of an amended Southpointe development plan in an effort to move this project to the Detailed Site Plan Phase outlined in the Planned Development District section of the Town of Grand Island ordinance.

After years of informal meetings and requests from different stakeholders within the Town of Grand Island, and at the request of the Town Board, the property Owner, Associated Grand Island LLC (AGI) agreed to hold a public information meeting. This meeting was held in August 2019 so all could be equally informed with respect to the development plans of AGI. Subsequently, in December 2019 the Town Board requested AGI revise and update the Traffic Impact Study (TIS). The revised TIS is complete and attached here for your review, again illustrating no significant impacts.

At the same time the DEC required AGI to update the wetland delineation that had previously been completed. This new delineation showed minor changes to the wetland area from an overall coverage standpoint.

Based on the comments received at the public meeting, and subsequent remarks from various stakeholders, AGI has revised the Concept site plan to better reflect the desires of the community by minimizing impact on existing wetlands, natural features, and reducing traffic impacts to the extent practicable while achieving the development goals of the property owner.

As you can see by the revised site plan, and traffic impact statement, the revised plan:

- Further reduces the project density
- Eliminates wetland impacts
- Further reduces projected Sanitary Sewer Flows as modeled in the DSCA
- Reduces and disperses traffic impact
- Eliminates the Glen Avon Rd. connection
- Reduces future public infrastructure costs by reducing public roadway and utilities

We believe we have responded to stakeholder concerns and ask that the Town Board remove from the table and consider our request to modify the boundary of the existing Sanitary Sewer District 7, and approve the modified Concept Site Plan.

Given the current status of town meetings we stand ready to meet with the Town Board via Zoom, or other method acceptable to the Board to address specific concerns and allow our team to move this project to the detailed site plan phase.

Respectfully Submitted:
Scheid Architectural

Douglas M Scheid AIA
Principal