



To: Jeremy Ginsberg
Fred Doneit

Cc: Robert Maslan, Maslan Associates

From: David Genovese, Baywater Housing Partners

Re: Answers to Questions Raised in Email dated August 27, 2018
regarding Baywater Housing Partners Site Plan Application

Presented below in italics are our team's responses to the questions posted in the referenced email, received yesterday.

East Lane Site Plan issues/comments

1. Approximately 1,000 CY of material is to be removed from the site. The volume of ledge removal and likely extent of blasting should be better quantified if possible.

Based upon existing topographical surveys, we anticipate 30 to 40% of the material to be removed from the site to be rock or ledge. This will be confirmed with further testing and analysis prior to finalizing construction drawings.

2. One 8x12 storage shed is now included on the plans as a possible addition. We recommend that storage be required. Is one 8x12 shed sufficient storage for 12 residents? For example, is it like that any residents would own bicycles or any other type of recreational equipment? Where would these items be stored?

Based upon the Planning & Zoning Commission's feedback during the last public hearing, we have added one storage shed. We believe that this is more than sufficient. We built 745 Boston Post Road in 2012 and have managed the 8 units located within that project since completion. These units do not have any storage on-site or external to the main building, and this has presented no issues. We could have incorporated storage closets in the two buildings proposed, but our fundamental goal was to minimize the scale of the buildings to ensure compatibility with the residential properties in the vicinity of 26 East Lane.

3. The shed is within the 25 foot required buffer. Though the Commission has the authority to reduce the buffer, as previously noted, we continue to recommend that efforts be made to locate features outside of this buffer where practicable.

We are willing to commit to only building the shed if it proves necessary after a year or two of the receipt of a certificate of occupancy.

4. It's noted that the HVAC units/equipment have been moved outside of the 25 foot buffer. A portion of the dumpster area remains within the buffer.

We have made our best efforts to maximize the distance from the property line.