

11/07/24 - Neighborhood Meeting (Virtual) Summary / Notes

Applicant / Developer: Calamar Companies
Jerry Hill | President
3949 Forest Parkway, Suite 100
Wheatfield, New York 14120
Phone: (716) 693-0006 ext 228
Fax: (716) 693-3590
jhill@calamar.com

Galloway Project Team:

Civil

Scott Brown & Casey Volt

Architecture

Kyle Kuebler

SDC

Brynhildr Halsten

LA/Planning

Jon Romero

Traffic

Brian Horan

Photometrics

Jim Galloway

Community Feedback:

1. Traffic
 - a. Traffic at the Water Drive & Sterling Hills Intersection
 - i. Concern with additional trips
 1. The nature of the community proposed lends itself to a less intense traffic than would be expected from traditional multifamily particularly at times when typical work commuters are leaving or arriving.
 - b. Parking (Location and amount)
 - i. Concern with Parking on E Water Drive
 1. Parking is interior to the site and sufficient to accommodate proposed number of units on site
 - ii. Garages provided as an option
 1. Garages are proposed along plan north and east of property
2. Lighting
 - a. Impacts of new development, particularly parking
 - i. A Photometric Analysis is part of the Site Development Plan submittal. The proposed lighting complies with City Codes.
3. Drainage
 - a. Existing groundwater is shallow & impacts from development on existing drainage infrastructure
 - i. Shallow groundwater is accounted for in site design. A Geotechnical investigation has been conducted. Site design follows recommendations of the investigation. On site detention and water quality is designed to meet City requirements maintaining historic rates (undeveloped).
4. Building
 - a. How many stories / height
 - i. Building is a mix of 3 and 4 stories to accommodate grades on site.
 - ii. Building sits lower than Sterling Hills Parkway and Vilanova. Will appear in height from Sterling Hills and the adjacent condos as a two story building similar to what is existing in the condominium development
 - b. Units
 - i. 169 units are proposed
 - ii. 1-2 bedroom



- iii. Market Rate target middle income (missing middle in senior housing options)
 - iv. Residents typically come from within 10 miles of the facility.
 - v. For Lease only
 - c. Amenity Spaces
 - i. Open spaces are proposed
 - ii. Enhanced landscaping and amenities around the perimeter of the building.
Public facing
- 5. Tract across Water Drive
 - a. Remain as Open Space