

October 14, 2020

Via First Class Mail

To: Neighbors of 3419 Buffalo Rd., Gates, NY 14624

RE: Brickwood Management Corp. Development

Please accept this letter as a formal invitation to attend an informational meeting regarding the proposed development at 3419 Buffalo Rd., Gates, NY 14624 (the "Property"), hosted by the developer, Brickwood Management Corp., and team. The informational meeting will be held on **October 20, 2020, at 6:30 PM at Gates Town Hall, 1605 Buffalo, Rd., Rochester, NY 14624 in the General Meeting Room.** As the seating will be limited, due to health concerns, the public at large is invited to attend the meeting by Facebook Live. The link can be found on the Town's website at www.townofgates.org. The proposed development is a single family subdivision, consisting of up to 53 single family homes (located on the Eastern portion of the Property) and a townhome-apartment community consisting of approximately 54 townhomes (located on the Western portion of the Property) that will be owned and managed by the developer and available for rent. The single family subdivision will be developed and offered for sale by a licensed real estate broker, in phases to the public at large, at a price range starting at \$250,000.00. The townhome community will include amenities including but not limited to: access and parking, utilities, storm water management, lighting and landscaping. A preliminary Concept Site Plan of both the East and West Parcel, prepared by T.Y. Lin International, P.C. is enclosed for your convenience.

It should be noted that this meeting is open to the neighbors of the Property and to the public in general, though this is strictly an informational meeting in which the finer points of the development will be presented, followed by a question and answers session. We look forward to seeing you.

Please RSVP to Lily (Town of Gates) at 429-8211.

Very truly yours,

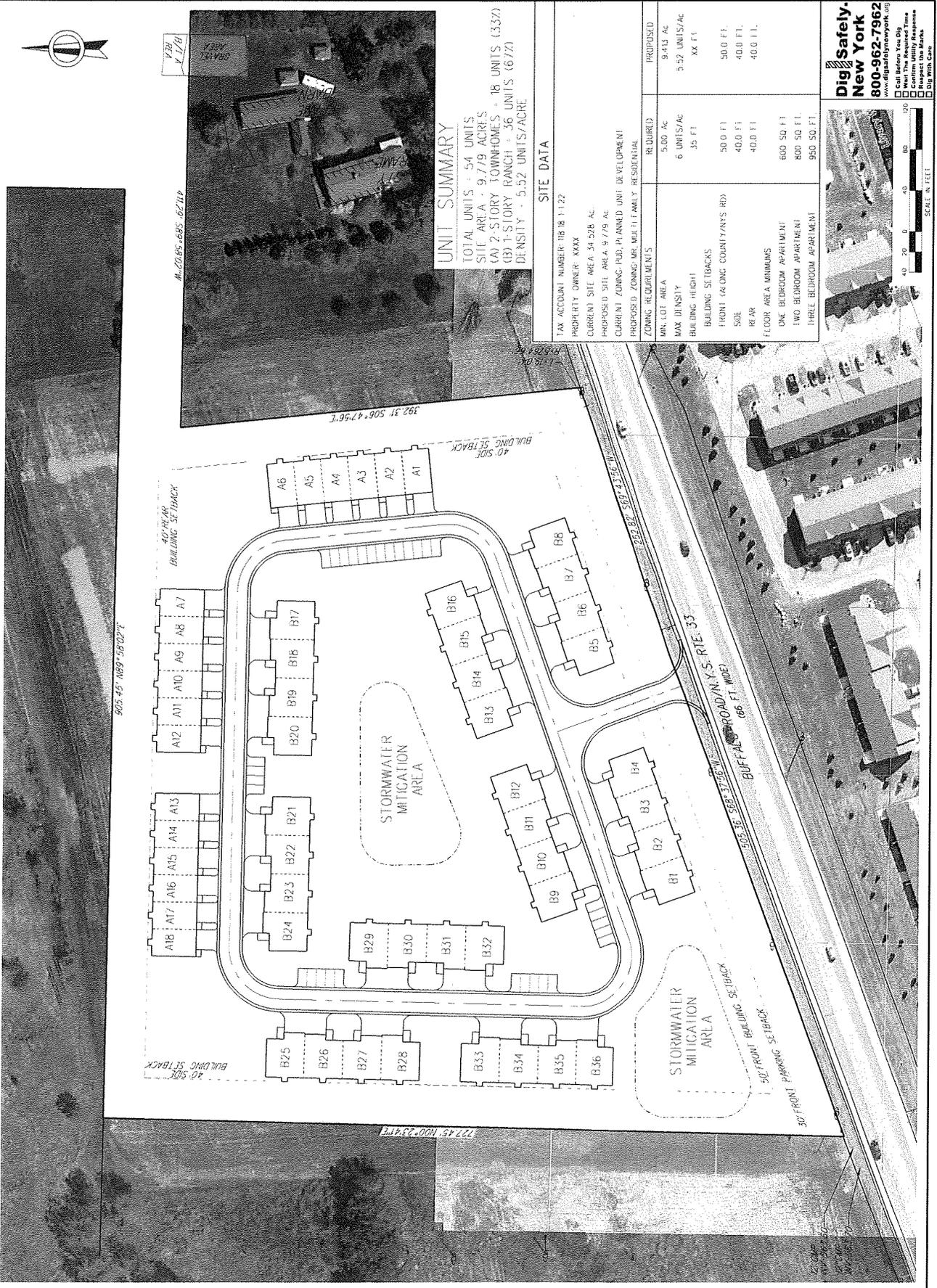
Scott A. Sydelnik

NO.	DATE	REVISIONS

DATE: _____

TYL INTERNATIONAL
 255 East Avenue
 Rochester, New York 14604
 585-512-2000 | 585-697-3449 |

WEST PARCEL CONCEPT SITE PLAN
 BRICKWOOD HOMES DEVELOPMENT
 IYVY BRIDGE NORTH
 4377-10-00 R1B
 1008/20 W1B
 1008/20 R1B
 C-1A
 1 of 2



UNIT SUMMARY
 TOTAL UNITS - 54 UNITS
 SITE AREA - 9.779 ACRES
 (A) 2-STORY TOWNHOMES - 18 UNITS (33%)
 (B) 1-STORY RANCH - 36 UNITS (67%)
 DENSITY - 5.52 UNITS/ACRE

SITE DATA

TAX ACCOUNT NUMBER: 18 18 1122
 PROPERTY OWNER: XXXX
 CURRENT SITE AREA: 34,328 AC.
 PROPOSED SITE AREA: 9,779 AC.
 CURRENT ZONING: PUD, PLANNED UNIT DEVELOPMENT
 PROPOSED ZONING: MR, MULTIFAMILY RESIDENTIAL

ZONING REQUIREMENTS	REQUIRED	PROPOSED
MAX. LOT AREA	5,00 AC	8,413 AC
MAX. DENSITY	6 UNITS/AC	5.52 UNITS/AC
BUILDING HEIGHT	35 FT	XX FT
BUILDING SETBACKS	50.0 FT	50.0 FT
FRONT (A/DNC COUNTY'S RD)	40.0 FT	40.0 FT
SIDE	40.0 FT	40.0 FT
REAR	40.0 FT	40.0 FT
FLOOR AREA MINIMUMS	600 SQ. FT.	600 SQ. FT.
ONE BEDROOM APARTMENT	800 SQ. FT.	800 SQ. FT.
TWO BEDROOM APARTMENT	950 SQ. FT.	950 SQ. FT.
THREE BEDROOM APARTMENT	950 SQ. FT.	950 SQ. FT.

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