

**Attached you will find**

***Narrative***

***Application***

***Environmental Form***

***Current Approved Site Plan***

***Proposed Site Plan B showing separate building which would have the 5 affordable units and the parking removed along Sterling Avenue***

***Elevation showing the approved building but with cosmetic changes to have it look more traditional***

***Elevation of proposed outbuilding for affordable housing units***

## **Reference: 123 Sterling Avenue**

*To Whom It May Concern:*

After many months, meetings and listening to comments from the neighbors and village residents. We the owners of 123 Sterling avenue are proposing the following plan. We feel that the changes are in keeping with the approved plan, the stipulation and adding minor site plan improvements

Currently we are approved for the following

*45,000 sq. ft. three story building of which there is 15,000 sq. foot of commercial waterfront space and 17 residential apartments approved. There is also 1 storage outbuilding. We do not plan to deviate from this site plan except for improving the look of the building while working with the approved building plans, we are proposing the 17 units in the main building are all market rate and will still be on both the second and third floors only. The overall site plan would stay the same as approved except for the following*

### ***site plan improvements that we propose***

- 1. No parking along sterling avenue*
- 2. Proper sidewalks and curbing installed with landscape buffer along sterling avenue*
- 3. Public water front access location at the end of sterling avenue*

**The Proposed Modification to the approval** is with the affordable housing requirement. We are committed to this requirement and we are proposing to improve on this requirement. This modification would greatly improve the affordable housing merits based off the current approval. They would be either rentals or units for sale depending on what works best after planning discussions with the boards and what's permitted by the attorney general, the number one improvement is they regardless of rental or for sale would be affordable in perpetuity, they would stand alone which is very important because the one issue with having them mixed in with market rate units in the main building is they would then be assessed on CAM charges which in turn would not make them affordable. Along with improving the merits these units would follow the HUD guidelines and we would put them in the village registry for workforce housing.

So, in short, the only proposed change is to improve the affordable housing requirement, the other modification are improvements and have no effect on "use". At 123 Sterling, we are not asking for one change with setbacks, footprints or the proposed uses.

### **Site Plan B**

We propose to do them in a stand-alone building onsite (please see proposed site plan B) which shows a separate building and this is where we can make them rentals/for sale and affordable in perpetuity. The reason why this is easier to do in a stand-alone building is they would not have to pay CAM charges on the larger main building and we can then have a separate building with rental units only and assessed proportionally. If we were to do this proposed outbuilding we would then not do the already approved outbuilding this way there would still be 2 structures onsite only. These proposed units would be in a 2-story building with 5 affordable units that are 1 bedroom units. We feel this location will improve the flow of the overall site itself, this area would now improve the end of Ludlum and not just be a parking lot, it would improve the traffic flow for these units with the entrance of Ludlum. Attached is also a basic look of this building which is similar style to homes on Ludlum however would be new.

We look forward to working with you and improving this affordable housing requirement