September 11th, 2026

Town Board

Town of Whitestown

8539 Clark Mills Road

Whitesboro, NY 13492

KEPLINGER FREEMAN ASSOCIATES
LANDSCAPE ARCHITECTURE & LAND PLANNING
6320 FLY ROAD, SUITE 201, EAST SYRACUSE, NEW YORK 13057
PHONE: (315) 445-7980 FAX: (315) 445-7981

Re: Petition for Zone Change

Property: Henderson Street

Tax Parcel No.: 317.009-3-44

Applicant/Owner: Capron Properties LLC

Current Zoning: R-100 Residential District

Requested Zoning: Planned Development District

Dear Supervisor Kaleta and Members of the Town Board,

On behalf of Capron Properties LLC, we respectfully submit this petition requesting consideration of a zone change for the property located on Henderson Street, further identified as Tax Parcel No. 317.009-3-44.

Keplinger Freeman Associates has been retained by the Applicant to assist with the preparation and evaluation of the proposed development. We have prepared the following documents and information to support the feasibility of the proposed development and respectfully request that the Board consider the requested zoning amendment in accordance with the Town's applicable zoning regulations and procedures.

PROPERTY AND EXISTING CONDITIONS

The subject property is approximately 12 acres and is currently zoned R-100 (residential). The property is located approximately 1,000 feet North of Commercial Drive, on Henderson Street.

Existing conditions are characterized as undeveloped and predominantly wooded/ naturalized vegetation. It does not contain existing buildings and does not currently have vehicular access. The property has frontage along Henderson Street, which would provide the primary means of access to the site.

The surrounding area is characterized by a mix of established residential development, neighborhood streets, and more developed commercial/ retail uses in the vicinity of Commercial Drive. The subject property therefore represents a relatively large undeveloped tract within an otherwise developed portion of the community.

ZONE CHANGE

The Applicant is requesting that the property be rezoned from R-100 to Planned Development.

The requested zone change is intended to facilitate the Applicant's proposed multi-family development. The anticipated development would include 13 residential townhome buildings with associated private drive, parking, pedestrian circulation, landscaping, open space, stormwater management facilities, and other necessary site improvements.

The proposed multi-family development largely follows the R-100 Residential District requirements for Multi- family Dwellings as follows:

1. Public water and sewer services are required and available.
2. Frontage – Minimum 100' – site has 472' +/-
3. Maximum coverage 30% - a 78-unit project would be approximately 14% building coverage
4. Building height stories – 4 - proposed 2 story structures
5. Building height feet – 60' - proposed will be less than 60'
6. Front Yard setback – 50' – proposed is greater than 50'
7. Side Yard setback – 30'- each side – proposed side yards are greater than 30'
8. Rear Yard setback – 50' – proposed is greater than 50'

Chapter 200-9, R-100 District & Schedule A are attached below.

A conceptual site plan has been prepared to illustrate and demonstrate how the proposed use can be accommodated on the property.

PROPOSED SITE PLAN

Henderson Housing – Conceptual Site Plan dated 09/11/2026 has been included.

The proposed zone change and associated development have been evaluated with consideration given to the physical characteristics of the property, surrounding land uses, access, circulation, stormwater management, landscaping, utilities, and other applicable site development considerations.

The proposed townhome community would be developed in 2 phases and has been conceived as a residential neighborhood with a cohesive internal layout.

> Phase I would include 6 buildings, approximately 36 units with garages. Total garage and outdoor parking would provide a minimum of 3 spaces per unit.
>
> Phase II of the development would include 7 additional buildings at the rear of the property with 42 units for a total of 78 units. Provided parking would continue to be a minimum of 3 spaces per unit.

The 13 proposed buildings will be distributed throughout the site to establish appropriate building separation and to allow for internal circulation, parking, landscaped areas, and open space. The site plan also incorporates screening along the perimeter of the property, particularly where the proposed development interfaces with existing residential properties.

The proposed layout will allow stormwater management facilities and other necessary infrastructure to be integrated into the overall site design. As the Town is subject to MS4 stormwater requirements, the Applicant will address erosion and sediment control and post-construction stormwater management through the applicable review process.

The Applicant recognizes that the zone change represents the first step in the Planned Development process. Following consideration of the requested PD designation, a detailed site plan will be subject to the Town's subsequent review process, during which the proposed grading, drainage, utilities, landscaping, access, parking, building locations, buffering, and other site improvements can be evaluated in greater detail. The Town's zoning regulations identify site plan review as the second step following establishment of a PD District.

ACCESS TO HENDERSON STREET

Proposed access from Henderson Street is located to provide optimal sight distances in both directions. The photographs below were taken from the location of the proposed access.





UTILITIES

The subject property is located within an area served by existing public utility infrastructure, with water, natural gas, sanitary sewer, and electric service available in the vicinity of the site. Based on information provided by the respective utility providers and the Town of Whitestown, preliminary review indicates that the proposed development can be served by existing utility systems, subject to confirmation of capacity, connection locations, and applicable utility requirements during subsequent site plan and engineering review. The following summarizes the existing utility infrastructure identified to date:

- Water – There is a 12” water main located across Henderson Street.
- Gas – There is an 8” – 24 psi gas main located across Henderson Street.
- Sewer – There are three potential connection points located on or adjacent to the property. Sewer main sizes are not currently available.
- Electric – Three phase electric is available at Henderson Street.

BASIS FOR PLANNED DEVELOPMENT

The Applicant respectfully submits that the proposed Planned Development designation is appropriate for the subject property because it allows the proposed residential use and associated site improvements to be considered as a comprehensive planning effort, rather than through conventional lot-by-lot development standards.

The proposed PD zoning will allow the site to be designed in a manner that responds to the property's physical characteristics and surrounding development pattern. In particular, the Planned Development approach provides an opportunity to:

- Provide a coordinated residential development consisting of 78 townhome units arranged within 13 buildings, rather than a conventional subdivision of individual detached homes
- Provide a range of residential housing opportunities within the community while maintaining a residential character compatible with the surrounding area
- Concentrate development in defined building areas, allowing portions of the property to remain available for landscaping, open space, stormwater management, buffering, and other site functions
- Establish appropriate internal circulation, including parking areas, and pedestrian connections
- Provide landscaping and screening along property boundaries, between the proposed development and adjacent properties, minimizing potential impacts to neighboring residences
- Address stormwater management as an integrated component of overall development, rather than through independent lot-by-lot drainage improvements
- Respond to the existing site conditions, including vegetation, topography, drainage patterns, and other physical characteristics identified through the ongoing site investigation and design process
- Allow the Town to maintain appropriate oversight of the development, with detailed site design, engineering, landscaping, grading, drainage, utilities, and other improvements subject to review and approval

REQUEST FOR TOWN BOARD CONSIDERATION

Capron Properties LLC respectfully requests that the Town Board accept this petition and initiate the applicable review process for the proposed zoning change from R-100 to Planned Development.

We appreciate the Town Board’s consideration of this request and look forward to the opportunity to meet with the Board and address any questions or comments.

Please feel free to contact our office at (315) 445-7980 or as@keplingerfreeman.com should you require any additional information regarding the proposed zone change or conceptual site plan ahead of our appearance.

Respectfully submitted,

Alex Samoray

Keplinger Freeman Associates



Attachments:

- Zoning Exhibits
- Conceptual Site Plan
- Site Survey

§ 200-9. R-100 Residence District.

This district provides for moderate density one- and two-family residential development and controlled multifamily residential development.

A. Permitted Principal uses.

(1) Farm

(2) One-family dwellings.

(3) Two-family dwellings.

B. Site plan review uses.

(1) Public or semipublic uses.

(2) Standard nine- or eighteen-hole golf course or country club.

(3) Nursing home (must have provisions for public sewer and water service).

(4) Public Park or playground.

(5) Multifamily dwellings (must have provisions for public sewer and water service).

(6) Public utility.

(7) Golf ball driving range, executive/par-three golf course. **[Added 3-16-1999 by L.L. No. 2-1999; amended 7-17-2002]**

(8) Change in any nonresidential use or tenant. **[Added 5-4-2005]**

(9) Mining, excavations. **[Added 5-4-2005]**

(10) Land development activities. **[Added 1-23-2007 by L.L. No. 2-2007]**

(11) Bed and Breakfast **[Added 9-18-2019 by L.L. No 2-2019]**

C. Special permit uses.

(1) Public Utility

D. Accessory uses and structures. Such accessory uses and structures as are customarily incidental to the foregoing uses

§ 200-10. R-80 Residence District.

This district provides for moderate- to high-density single-family residential development in areas close to the village centers and existing public services.

A. Permitted principal uses.

(1) Farm

(2) One-family dwelling, permitted only with public sewer and water. **[Amended 3-16-1999 by L.L No. 2-1999; 7-17-2002]**

200 Attachment 1

Town of Whitestown
Chapter 200, Zoning
Schedule A
[Amended 3-16-1999 by L.L. No. 2-1999; 7-17-2002; 5-4-2005; 1-23-2007 by L.L. No. 2-2007; 7-16-2008 by L.L. No. 1-2008]

District	Permitted Principal Uses (building permit)	Site Plan Review Uses (Planning Board)	Special Permit Uses (ZBA)	Minimum Lot Sizes		Maximum Coverage (percent)	Minimum Ground Floor Area (square feet)	Building Height Maximum (stories)	Building Height Maximum (feet)	Minimum Yard Dimension		
				Area	Width or Frontage (feet)					Front (feet)	Each Side (feet)	Rear (feet)
R-80 Residence	Farm			10 acres	NA	NA	NA	NA	NA	NA	NA	NA
	One-family dwelling (only with public water and sewer)			10,000 square feet	80	20%	800	2 ½	35	30	10	30
	Accessory building $\geq$ 144 FT^2			NA	NA	2%	NA	1	12	30	10	30
	Accessory Building $\leq$144 FT^2							1	12	30	5	5
		Public or semipublic uses, such as schools, churches, libraries, cemetery, parks and playgrounds		20,000 square feet	100	25%	NA	2 ½	35	40	15	30
		Standard golf course		NA	NA	NA	NA	NA	NA	NA	NA	NA
		Executive/par-three golf course		NA	NA	NA	NA	NA	NA	NA	NA	NA
		Public utility Golf ball/driving range										
		Land development activities	Public utility	NA	NA	NA	NA	NA	NA	40	15	15
R-100 Residence	Farm			10 acres	NA	NA	NA	NA	NA	NA	NA	NA
	One-family dwelling			20,000 square feet	100	20%	800	2 ½	35	30	15	30
	Two-family dwelling			40,000 square feet	100	20%	600/dwelling unit	2 ½	35	30	15	30
	Accessory building $\geq$ 144 FT^2			NA	NA	2%	NA	1	12	30	10	10
	Accessory Building $\leq$ 144 FT^2							1	12	30	5	5
		Public or semipublic uses, such as schools, churches, libraries, cemetery, parks and playgrounds		40,000 square feet	100	20%	800	2 ½	35	40	15	30
		Nursing home Standard golf course										
		Executive/par-three golf course		40,000 square feet	100	20%	800	2 ½	35	40	15	30
		Public utility		NA	NA	NA	NA	NA	NA	NA	NA	NA
				NA	NA	NA	NA	NA	NA	NA	NA	NA
		Multifamily dwellings with: (1) Public sewer and water	Public utility	NA	NA	NA	NA	NA	NA	40	15	15
				3,000 square feet/dwelling unit; 10,000 square feet minimum	100	30%	NA	4	60	50	30	50
		(2) No public sewer and water Golf ball/driving range		Not permitted with no public sewer or water								
		Land development activities										

NOTES:
NA = Not applicable.
TBD = To be determined.

Schedule B – Off-street Parking
[Amended 7-17-2002]

Use	Spaces Required
Dwelling	2.0 for each dwelling unit
Rooming house, Tourist home, motel, hotel	1 for each guest room
Administrative, professional, eleemosynary, governmental or utility office	1 for each 400 square feet or floor area
Funeral home	10 spaces for each reposing room
Church or temple	1 for each 5 seating spaces in main assembly room
School	2 for each elementary classroom 5 for each secondary classroom
Theater or other place of assembly	1 for each 5 seating spaces
Nursing or convalescent home	1 for each 4 beds
Retail store or bank	1 for each 400 square feet of floor area
Clubs and restaurants	1 for each 50 square feet of floor area
Bowling alley	5 for each alley
Wholesale, storage, freight terminal or utility use	1 for each 1,000 square feet of floor area
Industrial or manufacturing use	1 for each employee on the maximum working shift
Bank, drive in	1 for each 250 square feet of floor area, plus 1 for each 1.0 employees
Medical or dental office	4 for each examination or treatment room, plus 1 for each 1.0 employees/staff