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Town Attorney
William P. Schmitt

October 12, 2026

The Honorable Steven Cox
Chair – Town of Whitestown Planning Board
8539 Clark Mills Road
Whitesboro, NY 13492

Re: Referral of Proposed Zone Change to Planned Development

Chairman Cox:

At the Voucher Meeting of the Town Board on September 16, 2026, Keplinger Freeman Associates, on behalf of Capron Properties LLC (Robert "Luke" Lewis and applicant), formally submitted a petition to change the zoning of Tax Parcel No. 317.009-3-44 on Henderson Street to "Planned Development." The purpose of the zone change request is to permit the construction of a multi-family development by the applicant.

The proposed multi-family development includes –

- 13 Residential Townhome Buildings
- Private Drive
- Parking
- Pedestrian Circulation
- Landscaping
- Open Space
- Stormwater Management Facilities
- Other Necessary Site Improvements

The proposed multi-family development would be constructed in two (2) phases –

- Phase 1 – Six (6) buildings featuring approximately 36 units
- Phase 2 – Seven (7) additional buildings featuring approximately 42 units

Enclosed with this letter, please find the following –

- Zone Change Petition
- Concept Plan
- Survey
- Other Pertinent Documentation and Information

In accordance with the Town's Zoning Ordinance, please review this matter and provide a recommendation of approval or disapproval to the Town Board, in writing, within forty-five (45) days of the date of this letter. In addition to your overall review, please specifically provide feedback on –

- Stormwater Management
- Traffic (egress and ingress)
- Water Pressure/Suppression
- Buffering

Thank you for your attention to this matter. Please contact me if you have any questions, need additional information or would like to discuss.

Sincerely,

Shaun J. Kaleta
Town of Whitestown Supervisor

cc: Town Attorney William P. Schmitt

Enclosure.