



Snow Removal Equipment Storage Facility Update

As previously announced in this year's budget letter back in December, the Board has commenced planning for the construction of a storage facility for in-season snow removal equipment. It will be located within the common area adjacent to, and immediately north of, the entry circle. The Board has determined that the best solution for our community involves the construction of a dual-purpose shelter which will serve as covered 'parking' for snow removal equipment during the winter, and as a covered pavilion for limited community events during the summer season.

The structure design will, we believe, be compatible with the design aesthetics of our community: it will be post and beam construction, and the roofing will either be architectural shingle or a standing-seam metal roof. We expect to landscape around the shelter in a way that will limit visibility of the equipment and provide a level of sound attenuation away from immediately adjacent homes. The shelter will be approximately 26' x 26' and will have a short driveway connecting it to our entry circle. Below are renderings of the type of structure we envision.



To that end, we have retained the services of a local engineering firm, Wm. Schutt & Associates, who designed our development's infrastructure. They have surveyed the area and defined the bounds of the existing New York State DEC Conservation Easement which runs across the front portion of our entry area. Conservation Easement restrictions prohibit any construction within the easement area (the easement boundary is denoted by a line of stakes topped by yellow ribbons, with the area between that line of stakes and Mills Road being inside of this easement). Wm. Schutt & Associates is in the process of submitting a site plan to the Town of Aurora for approval. Pending site plan approval, submission of engineering plans, and ultimate issuance of a Building Permit by the Town, the Board expects to complete construction of this structure sometime this summer / early fall, and before the commencement of the 2024 winter season. This project will be funded out of current capital reserves, with reimbursement to the fund occurring over the next ten years. Final costs are still being compiled, but construction cost is estimated to be in the \$50,000 to \$60,000 range. This facility will allow us to utilize the current snow removal contractor and his staged-on-site equipment, at a savings of more than the entire cost of the project in just a single year. The cost impact of this project on our residents is approximately \$6 per month per resident, and is included in the current 2024 HOA fee.