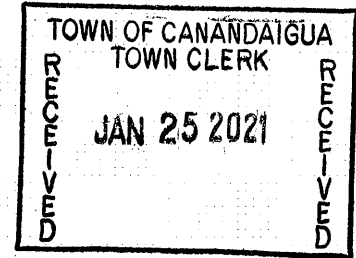


MarksEngineering

42 Beeman Street
Canandaigua, NY 14424

January 21, 2021

Town of Canandaigua
c/o Eric Cooper/Chris Jensen
5440 Routes 5 & 20 West
Canandaigua, NY 14424



Re: 3535 NYS Route 364 – Mixed Use Overlay Adoption – Canandaigua Shores
Tax Map #98.19-1-20.100

Dear Mr. Cooper:

Our client, Mr. Angelo Licciardello of ATL Contractors Inc. is requesting to adopt Mixed Use Overlay (MUO) Zoning #3 for the above referenced property. The applicant is currently under contract for the subject property purchasing from Carol L Eiffert. Please find the attached letter of permission from the current owner for this application. Also, please find attached conceptual and context plans for your reference.

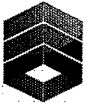
Canandaigua Shores Townhomes will be located on a 33.18 acre parcel currently zoned as R-1-20 with the Mixed Use Overlay #3. The parcel is currently vacant with land cover of mostly brush and trees. The parcel was previously subdivided from a neighboring residential lot and some barns that existed along NY Rt 364 that were removed several years ago. The site has a range of topography with slopes ranging from 0-18%. The steepest slope is near the center of the site and runs north to south.

The intent of this petition is to rezone the parcel into MUO to allow for the construction of 27 – 32 townhouse buildings and two single family residential lots. The townhouse buildings will consist of four units each and there will be a maximum of 128 units. The townhome units will be approximately 1300 square feet with 2 bedrooms each. The single-family homes will be on separate parcels and will be owned privately. This development will extend into the Town of Hopewell and connect to County Road 18. The property in the Town of Hopewell will be subdivided into 9 one-acre single family residential lots.

The development will require approximately 3600 feet of new dedicated road off which 2000 feet will be in Canandaigua. The road will be constructed as a rural collector road. Stormwater from the new development will be treated and retained in grass swales located near the townhouse building and a large stormwater pond will be located at a low point near the center of the property on the north side of the road.

This request has been generated based on the demand of residential units and single-family residences in this area of the town. The location is favorable as many of the units will have water/lake views and it is a short drive to parks and amenities in the City. It is anticipated that citizens of this community are retired individuals who may be downsizing as well as younger generations starting their careers and families.

In review of the Tow of Canandaigua 2003 Comprehensive Plan which originated the need for Mixed (Multi) Use Overlays in over theses residential area to promote “moderate density residential district(s)” and “create a more diverse housing stock”. This development provides a moderate density of 3.5 housing units per acre which is comparable to 11,500 SF per unit. Most high density multi-residential



MarksEngineering

42 Beeman Street
Canandaigua, NY 14424

communities provide 8 units per acre or 5,500 SF per unit. The underlying zoning provided for one housing unit per 20,000 SF.

The townhouse style construction provides single level housing with various roof lines and aesthetically pleasing facades that will blend with the nature of the neighborhood. This section of town has diverse range of residential uses and architecture. The development is bordered by lakefront cottages and homes as well as Otietiana Cove located opposite NYS Rt 364, a mobile home park on the north side and various single-family residences. Otietiana Cove consists of 16 residential townhouse style condos. The proposed townhouses will be approximately 22' in height and a mixture of patio style and walk-out basement construction.

It is our opinion that this development meets the town's comprehensive plan in several ways. The following are goals outlined in the comprehensive plan and a brief description of how this development and rezoning will meet the town's plan for growth.

Resource Protection-

Protect Natural Resources – By clustering residential apartment on lands that do not have significant natural resources this will reduce the development pressure to build new homes in other areas of the town. Therefore, this may preserve natural resources in other areas of the Town.

Limit Expansion of utilities – This development has a public water and sewer available to the site. There is plan for utility extension within this development. The site is located entirely within existing sewer and water districts. No special districts will need to be formed for the new townhomes.

Housing –

Support future residential growth that makes Canandaigua livable for people of all ages, abilities, and income levels. – This development provides residential housing to meet the demand for housing middle income and retired families.

We hope that our application to change the zoning as outlined above for the subject parcels is accepted. This development meets not only the intent of the comprehensive plan, but also the ever-increasing housing demand within the Town. As always please feel free to contact myself with questions or concerns.

Sincerely,

Brennan Marks, PE
Marks Engineering, P.C.
bmmarks@marksengineering.com
(585)905-0360

