



Marks Engineering

42 Beeman Street
Canandaigua, NY 14424

January 31, 2023

Town of Canandaigua
c/o Shawna Bonshak
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: 3535 NYS Route 364 – Sunset Ridge Estates/Lakewood Custom Homes Final Subdivision - Tax Map #98.19-1-20.100

Dear Ms. Bonshak:

Our client, Mr. Angelo Licciardello is requesting Final Subdivision Approval for Phase 1 of the Sunset Ridge estates/Lakewood Custom Homes subdivision. The Final Phase 1 layout is consistent with the Preliminary plans layout. Phase 1 of the Sunset Ridge Estates/Lakewood Custom Homes subdivision includes the construction of Road 'A' and 10 lots (9 buildable lots & 1 open space lot). Please find the following attachments for your review of this application:

1. Final Subdivision Application
2. Site development Application
3. Building Permit Application
4. Short Environmental Assessment Form
5. Single Stage Site Plan Application
6. Final Subdivision and Site Plans

Existing Conditions:

Sunset Ridge Estates/Lakewood Custom Homes Subdivision will be located on a parcel currently zoned as R-1-20 within the Mixed-Use Overlay #3 as well as Scenic Viewshed Overlay district (SVO). The SVO district currently resides on upper (eastern) portions of the site. 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 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 which runs north to south. There are also steeper slopes towards the eastern side of site.

Proposed Conditions:

The development will require approximately 1080 feet of new dedicated road will be extended off State route 364. Included with the roadway construction are new dedicated water mains, sanitary sewer mains and storm sewer improvements. One stormwater management facility will be constructed with Phase 1 to provide attenuation for the newly developed areas. We hope you accept our application for Final subdivision review as outlined above for the subject parcel. This development follows the town zoning code and meets the intended use of the property. As always please feel free to contact myself with questions or concerns.

Sincerely,

Brennan Marks, PE
Marks Engineering, P.C.

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