



November 21, 2018

Town of Canandaigua Development Office  
5540 Route 5 & 20 West  
Canandaigua, NY 14424

Re: 44 Acre Parcel on Westlake Road Town of Canandaigua Tax Map Parcel #97.04-1-6.121

Dear Sirs/Madams:

This letter is to serve as a narrative to explain the density calculations that were arrived at concerning the above referenced project. As stated above the Parent Parcel is 44.03 Acres in size, the parcel is predominantly gently sloping uphill, and is forested with a good mix of species. The current use is vacant land and the new proposed use will be a 35 Lot Subdivision. The zoning classification is SCR-1. The parcel is located on the west side of West Lake Road just south of Ashton Place and rises to the west to meet the easterly extremities of Fox Ridge Subdivision.

The parcel is mainly forested, so a 5 Acre Constraint was placed on woodlands, there are 4 Acres in slopes above 15% which totals 9 Acres of constrained lands. The constrained lands of 9 Acres was then subtracted from the total amount of the Parent Parcel, arriving at a Unconstrained total of 35 Acres. The parcel is in SCR-1 Zoning District which regulates development within the zone to be 1 Acre Lots. The subsequent base density therefore is 35 Lots.

Within the SCR-1 Zoning District lot sizes are permitted to be 20,000 square feet in size, if developed inside a conservation subdivision. The proposed plan has been created utilizing lot sizes of 20,000 square feet and larger. 40% of unconstrained lands have been dedicated to conservation easements. Each lot has some conservation easement land attached, the conservation easements are being proposed to being held in private ownership, by the lot owners. Care has been taken to limit the actual construction of improvements within the constrained lands. This is an overview of our interpretation of the Town code regarding Conservation Subdivisions and how it pertains to the 44.03 Acre Subject premises.

If you have any further questions or comments please feel free to contact us.

Sincerely

Rocco Venezia