



March 13, 2020

Planning Board
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua, New York 14424

**Re: Creekview Apartments at Woodland Park
Phase 2 Final Site Plans**

2490B

Dear Planning Board Members:

On behalf of the DiMarco Group, we are pleased to submit the enclosed application for final site plan approval for Phase 2 of Creekview Apartments at Woodland Park. We have also enclosed an application for a building addition to the existing clubhouse constructed with Phase 1. We request to appear at your April 29, 2020 Planning Board meeting and have enclosed one (1) set of the following application materials for your review:

- Phase 2 Final Site Plans
- Phase 2 Planning Board Application
 - Final Site Plan Checklist
- Clubhouse Addition Planning Board Application
 - Final Site Plan Checklist
- Agriculture Data Statement
- Soil Erosion and Sediment Control Permit Application
- Fees:
 - Phase 2: \$5,050 (\$250 + \$50/unit x 96 units)
 - Clubhouse: \$250
- Building Elevations
- Preliminary Approval Resolution

Phase 2 consists of 12 apartment buildings with 8 units/building for a total of 96 units. The lot area is ± 18.4 acres, and is within the Mixed Use Overlay zoning district. Much of the overall infrastructure has been completed with the successful completion of Phase 1, and this Phase will be the next extension of the project to the north of the Phase 1 area.

This Phase of the project has been designed per the approved Preliminary Plans and the conditions of the preliminary approval. Preliminary approval was granted for the project on June 27, 2017, along with Phase 1 being approved on July 25, 2017. A SEQR Negative Declaration was also issued by the Planning Board at their June 27, 2017 meeting. As part of the preliminary approval process, the lot standards for the project were established, and the Town Board adopted Local Law #15 of 2017, changing the zoning to the MUO district and adopting the setback, dimensional, and area requirements for the project parcels. The four parcels of the project, corresponding to the areas for each Phase, were previously subdivided, so no additional lot line adjustments are required for this Phase.

The overall layout and design of this Phase has not changed from the preliminary approvals; however, the building orientation and distribution of building types has been updated from the original preliminary

approved plans. The preliminary plans included four buildings with 3-bedroom units, five buildings with 2-bedroom units, and three buildings with 1-bedroom units. This has been updated to have four buildings with each type of unit. The number of buildings and total number of apartment units has not changed.

One additional change from the original approved drawings is the orientation of each building, which has been rotated so that the spine of each roof is in the north/south direction. The applicant is planning on utilizing solar panels and geothermal heating systems for the buildings in this Phase, which require the buildings to be in the north/south direction. The building architecture will remain the same, which will be consistent with the buildings constructed in Phase 1. The only modification will be a slightly larger mechanical room on the end of the building. Since the buildings need to be in the north/south direction, there are several buildings that do not meet the 15' internal setback from pavement, roadways, and parking areas. This is mainly due to the buildings being rotated and the slightly larger mechanical room. A variance will be requested from the Zoning Board of Appeals for a reduction from the 15' requirement.

The parking areas have been adjusted to accommodate the building rotations, but the number of parking spaces remains consistent with the preliminary approvals. Similar to what was constructed in Phase 1, a ratio of 1.77 spaces/unit is proposed, or 170 spaces. The remaining spaces are proposed as land banked spaces to meet the requirement of 2.00 spaces/unit.

Utilities will be extended from those constructed in Phase 1. Watermain will be extended from the dedicated main along Woodland Park Circle. It will be extended to serve Phase 2, and per direction from the Town Highway and Water Superintendent, will be offered for dedication to the Town. Sanitary sewer will connect to the existing sewer and be conveyed to the pump station constructed with Phase 1. It will be offered for dedication to Ontario County Public Works. This Phase also includes the construction of the second stormwater management facility. A Stormwater Pollution Prevention Plan will be prepared for Phase 2 construction and will be submitted to the Town and Town Engineer for review and approval. It will be prepared per the stormwater management plan approved for the overall development as originally designed.

As part of the Phase 2 application, the DiMarco Group is also requesting site plan approval for modifications to the existing clubhouse building. Proposed are two additions to the building on the north and west sides, along with a new hard-court play area to be added in the rear of the clubhouse. The building additions are to expand the existing maintenance room and multi-purpose rooms within the clubhouse.

Phase 2 meets the conditions of the preliminary approvals and is consistent with the SEQR negative declaration that was issued for the overall development.

We look forward to presenting the project at the April 29, 2020 Planning Board meeting. If you require any additional information, or have any questions, please contact our office.

Sincerely,
BME ASSOCIATES



Michael Bogojewski, P.E.

/MB

Enclosure

c: Gregg Firster; The DiMarco Group
Paul Colucci; The DiMarco Group