

March 20, 2020

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

**Re: Creekview Apartments at Woodland Park  
Clubhouse Addition – PRC Responses**

**2490B**

Dear Planning Board Members:

On behalf of the DiMarco Group, we are pleased to submit the enclosed information for the proposed additions to the clubhouse at Creekview Apartments at Woodland Park requested in the Planning Review Committee meeting notes, dated March 16, 2020. We offer the following responses to the items:

1. Two building additions are proposed for the clubhouse. An addition to the maintenance garage on the north side of the building will measure 12' by 32'2" wide. A second addition is proposed on the west side of the building to expand the multi-purpose room, which will measure 16' by 35'-5".
2. Enclosed is a separate Clubhouse Plan, that shows both the Site Plan, and the Utility and Grading Plan for the Clubhouse area. This plan includes the proposed grading necessary for the additions to the building and the proposed patio area and asphalt play area. The required grading will be minimal to allow for the modifications to this area.
3. As mentioned above, enclosed is a separate Final Phase 1 Clubhouse Plan to reflect the additions and modifications to the Clubhouse area, separate from the Final Phase 2 plans.
4. No additional parking spaces will be required for the clubhouse with the additions.
5. The hard-court play area is proposed to be asphalt pavement. It's the applicant's intention to provide this area with a basketball hoop in conjunction with the existing playground area. The open space area in the Site Notes has been updated from the original Phase 1 notes to include the additional impervious of the clubhouse additions and hard-court play area. The addition of the asphalt is a minimal change to the total open space provided within the project and Phase 1, and is reflected in the updated Site Notes.
6. The existing tree will be relocated so it does not conflict with the new patio area and is labeled on the Clubhouse Plan.
7. The only changes to the Preliminary Plans are the actual additions to the clubhouse, the new patio area which is being relocated to make room for the building addition. The building additions meet the bulk lot standards approved with the preliminary plans, and noted on the approved Phase 1 plans.

8. Enclosed are sixteen (16) hard copies of the plans and application materials. Also included are the New Structure/Addition Building Permit Application and Soil Erosion and Sediment Control Permit Application.

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

Sincerely,

**BME ASSOCIATES**

A handwritten signature in cursive script, appearing to read "Michael Bogojevski".

Michael Bogojevski, P.E.

/MB

Enclosure

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