

March 20, 2020

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

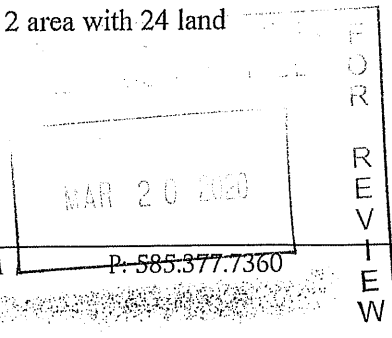
**Re: Creekview Apartments at Woodland Park
Phase 2 Final Site Plans – PRC Responses**

2490B

Dear Planning Board Members:

On behalf of the DiMarco Group, we are pleased to submit the enclosed information for Phase 2 of 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. The following outlines the changes on the Final Phase 2 Site Plans from the original approved Preliminary Plans:
 - The building orientation has changed with the Final plans. Since the applicant is utilizing solar panels on each of the buildings in this Phase, the building roofs need to be in a north/south orientation.
 - Final Phase 2 plans include four buildings with 1-bedroom units, four buildings with 2-bedroom units, and four buildings with 3-bedroom units. The preliminary plans originally included three 1-bedroom buildings, five 2-bedroom buildings, and four 3-bedroom buildings.
 - Total number of bedrooms has decreased to 192 bedrooms. The preliminary plans included 200 bedrooms.
 - Total number of buildings and total number of apartment units has not changed.
 - The building footprints have been modified slightly from the approved preliminary plans. They will include a slightly larger mechanical room on one end of the building.
 - Phase 2 will require variances from the Zoning Board of Appeals, to request a reduction from the required 15' internal setback from pavement, roadways, and parking areas.
 - Parking layout along the private drive (Creekview Drive) has been revised from the Preliminary drawings, in order to accommodate the revised building orientations (north/south direction).
 - Proposed Phase 2 Final Plans include 170 spaces (1.77 sp/unit) and 22 land-banked spaces. That includes 15 accessible spaces.
 - Preliminary plans included 170 spaces within the Phase 2 area with 24 land banked and included 15 accessible spaces.



- With the buildings rotated, we were able to provide an additional off-street parking area between buildings 15 and 19. This allowed us to reduce the perpendicular parking along the private Creekview Drive and provide additional islands between the rows of perpendicular parking.
 - The watermain will be dedicated to the Town of Canandaigua within Phase 2. This was the direction from the Town Highway and Water Superintendent Jim Fletcher. This was discussed prior to our submittal of final plans, and the final plans were prepared to reflect that change.
 - Water and sewer lateral locations were updated from the preliminary drawings, to correspond to the updated building orientations.
 - The sanitary lateral to 3020 County Road 10 will need to be relocated to accommodate the revised building 23 parking layout.
2. As discussed with the Town, the cost estimates for the landscaping, stormwater, and erosion control measures will be provided under separate cover. We acknowledge that the estimates will need to be provided to the Town and Town Engineer for review to establish the surety amounts required.
 3. Enclosed are two copies of the Preliminary Engineer's Report. The Final Phase 2 Engineer's Report references the approved overall report for the drainage design.
 4. Enclosed are twenty-two (22) hard copies of the plans and application materials.
 - Also included is the New Structure/Addition Building Permit Application, as requested.

We look forward to presenting the project at the Zoning Board of Appeals and Planning Board meetings. 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