

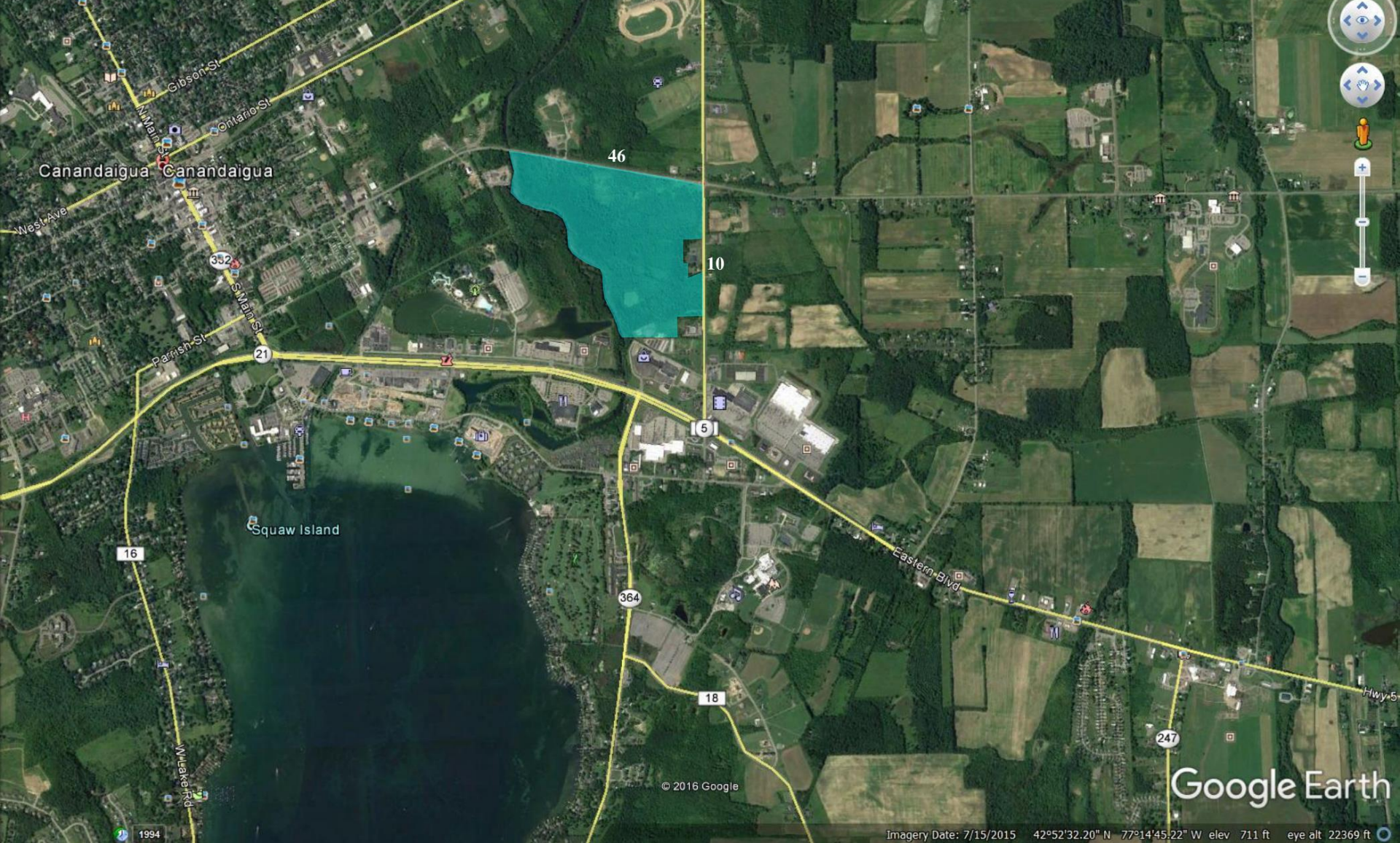
CREEKVIEW APARTMENTS AT WOODLAND PARK

- Four phases of apartments with 96 units per phase-total of 384 multi-family apartment homes.
- Phase I completed in 2019 and fully occupied with a strong waitlist for all unit types.
- Phase II - 96 units anticipated to commence construction in 2020 – 1, 2 & 3 Bd Apartments
 - Baldwin Real Estate Corp. (Property Management)

CreekView Apartments

Multi-Family Affordable Housing Project

- **Affordable v. Subsidized Housing**
 - Subsidized Housing
 - Rental Assistance - Residents pay 30% of Monthly Income – Government pays the balance of rent.
 - Affordable Housing
 - Qualified Residents must earn income less the 60% of area medium income (AMI)
 - Everyone pays the base rent for each unit type - No adjustments in rent for the same apartment
- **Low Income Housing Tax Credit Program**
 - Internal Revenue Code, Section 42
 - NYS Homes and Community Renewal
 - Private Investors provide equity to purchase tax credits
- **NYS HCR develops a Qualified Allocation Plan (QAP)**
 - Highly competitive application process
 - Minimum program thresholds requirements; opportunity for competitive advantages
- **Owners Commitment to Affordability**
 - 15 Year compliance period plus 25 years extended use period
 - Income/Apart Rent - Regulatory Agreement
 - Annual Compliance Reporting and Site Inspections
 - NYS HCR, Investors, Lenders, Town of Canandaigua



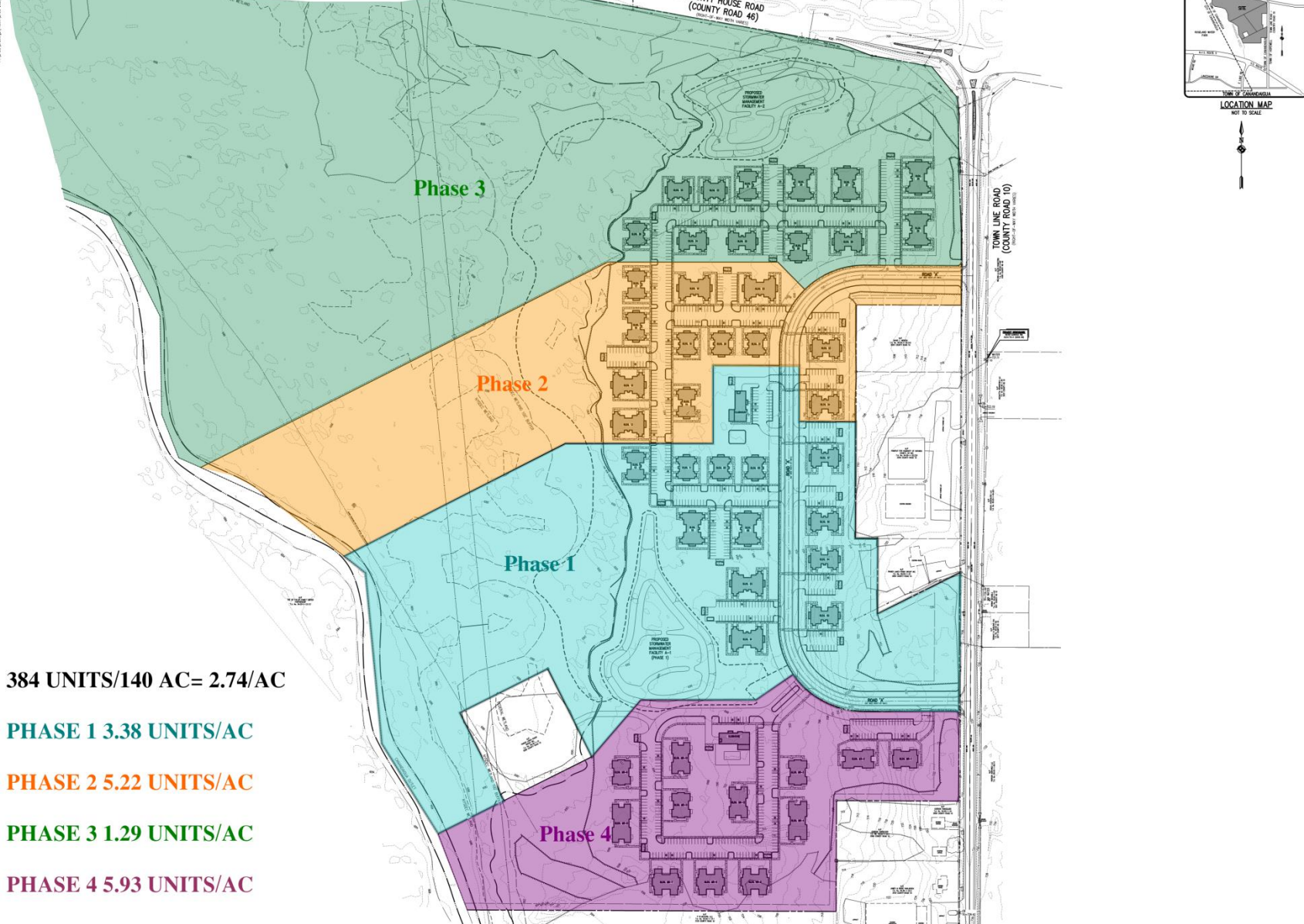
Project Location

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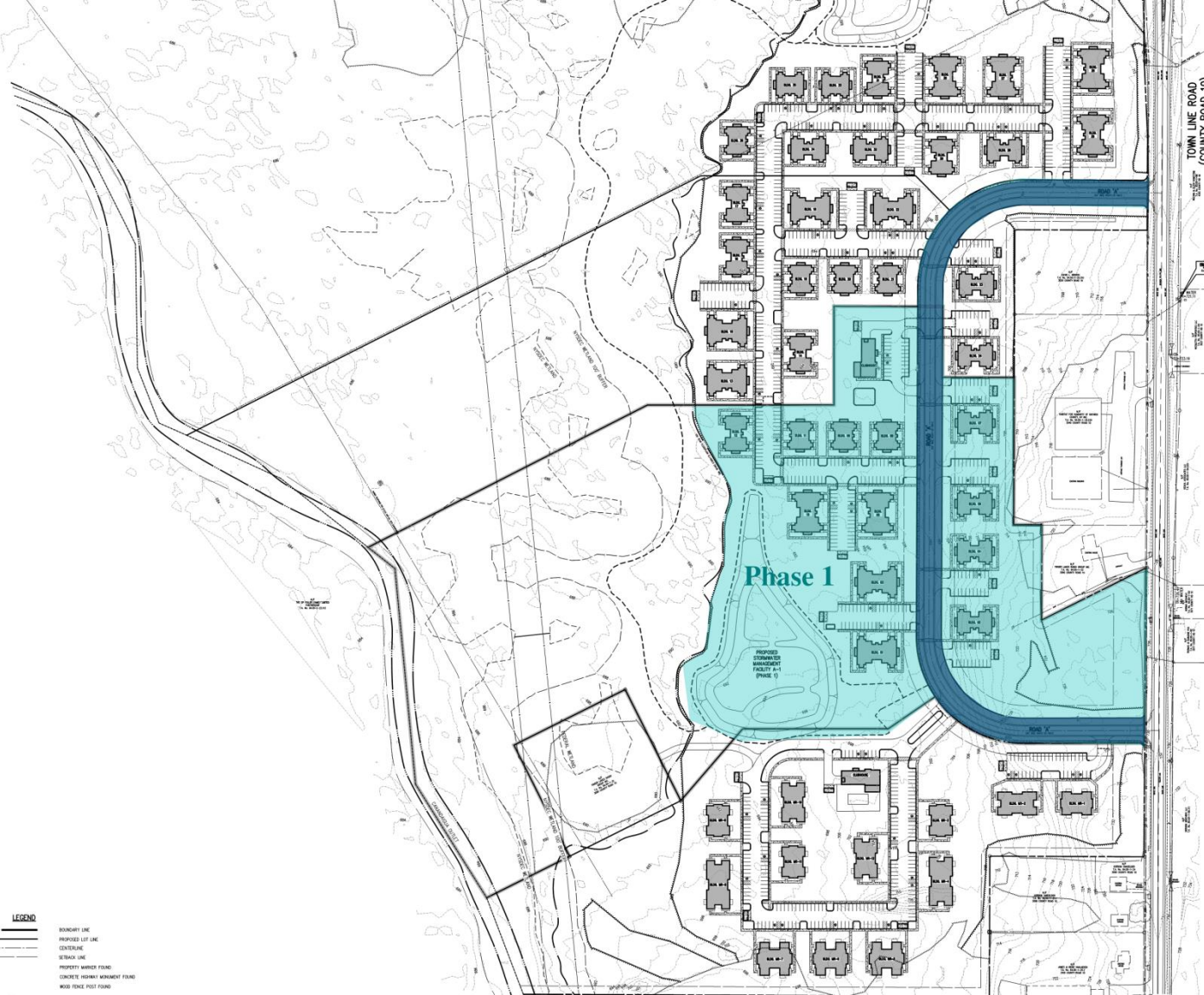
Site Plan

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Phases

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96 Units
Clubhouse
Dedicated Road A
Utility Infrastructure
Storm Water Infrastructure
Related Site Improvements

Phase I

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Phase II- 96 Units

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CreekView Apartments Phase II

- Energy Goals
 - CVA Phase I is Net Zero Ready and is Passive House Certified
 - CVA Phase II will be **Net Zero** and **Passive House Certified**
- Project Awards & Incentives
 - NYSERDA Building of Excellence - \$1MM grant/Hard Cost
 - NYSERDA Tier 3 Net Zero – Awarded \$317K
- Project Modifications
 - Site plan changes which are the driving need for variances
 - Solar and Geothermal – Orientation of Buildings
 - Common/Project Paid Utility Elements – Larger Mechanical Room
 - Domestic Water Back Flow, Hot Water, HVAC, Energy Recovery Ventilation (ERV'S)

Phase I- Buildings



Canandaigua, NY
96 Apartments with 1, 2, and 3 bedroom units

Certifications:

- PHIUS+ 2015 Certified
- NYSERDA Low Rise
- Energy Star Homes



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Phase I-Buildings



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Phase II-Building Elevations



**BUILDINGS 19,20&21
ONE BEDROOM
RIGHT SIDE ELEVATION**
1/8"=1'-0"



**BUILDINGS 19,20&21
BEDROOM
LEFT SIDE ELEVATION**
1/8"=1'-0"

Local Law-Bulk Area Regulations

SITE NOTES:

1. TOTAL PARCEL SIZE: ± 140.18 ACRES
PHASE 2 AREA: ± 18.379
2. EXISTING ZONING: MIXED USE OVERLAY DISTRICT (MUO)
3. PROPOSED USE: 12 AFFORDABLE LIVING APARTMENT BUILDINGS (8 UNITS/BUILDING) = 96 UNITS
4. APPLICABLE LOT STANDARDS ARE PROPOSED AS FOLLOWS (PER LOCAL LAW #15 OF 2017):

	<u>REQUIRED</u>	<u>PROPOSED</u>
SETBACKS:		
FRONT	75' FROM COUNTY ROAD 30' FROM TOWN ROAD	75' FROM COUNTY ROAD ROW 30' FROM TOWN ROAD
SIDE	20'	20'
REAR	20'	20'
MAX. BUILDING HT.	35'	<35'
MIN DISTANCE BETWEEN BUILDINGS	30'	30'
SETBACK FROM BUILDING TO EDGE OF PAVEMENT	15'	*6.7' (PRIVATE PAVEMENT)
MAX BLDG COVERAGE	35%	$\pm 7.2\%$
DENSITY	6 DWELLING UNITS/ACRE	5.22 DWELLING UNITS/ACRE (SECTION 2)
REQUIRED OPEN SPACE	40% MINIMUM	40% MINIMUM PHASE 2: 61.4%
PARKING REQUIREMENTS		
STALL SIZE	9' X 18'	9' X 18'
SPACES REQUIRED	2 SPACES / UNIT (192 SPACES)	AFFORDABLE UNITS: 1.77 SP/UNIT PARKING SPACES INCLUDES: 170 APARTMENT SPACES 22 LANDBANKED SPACES 192 TOTAL SPACES PROVIDED (INCLUDES 15 ACCESSIBLE SPACES).

Area Variance(s) Requested

- Proposed Building 15 has a proposed 12.2 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 16 has a proposed 12.2 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 17 has a proposed 10.9 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 18 has a proposed 10.9 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 19 has a proposed 6.7 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 20 has a proposed 7.3 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 21 has a proposed 7.4 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 22 has a proposed 8.3 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 23 has a proposed 7.5 ft. setback from roadways, parking and driveways when 15 ft. is required.
- Proposed Building 24 has a proposed 7.5 ft. setback from roadways, parking and driveways when 15 ft. is required.

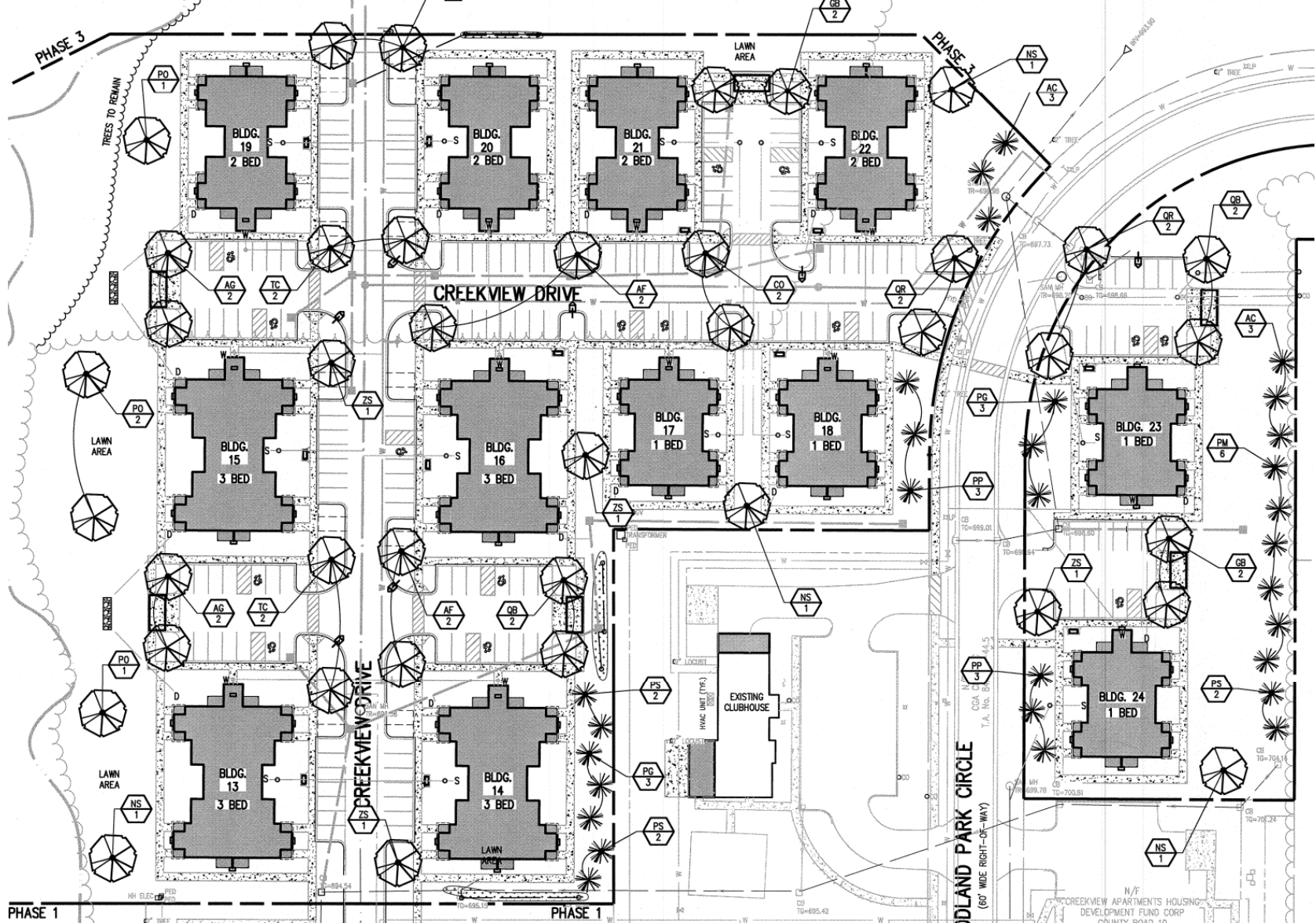
Area Variances Requested

REFERRAL TO ZONING BOARD of APPEALS FOR:

- Application received for 2.8 ft. setback variance for Building 15.
- Application received for 2.8 ft. setback variance for Building 16.
- Application received for 4.1 ft. setback variance for Building 17.
- Application received for 4.1 ft. setback variance for Building 18.
- Application received for 8.3 ft. setback variance for Building 19.
- Application received for 7.7 ft. setback variance for Building 20.
- Application received for 7.6 ft. setback variance for Building 21.
- Application received for 6.7 ft. setback variance for Building 22.
- Application received for 7.5 ft. setback variance for Building 23.
- Application received for 7.5 ft. setback variance for Building 23.

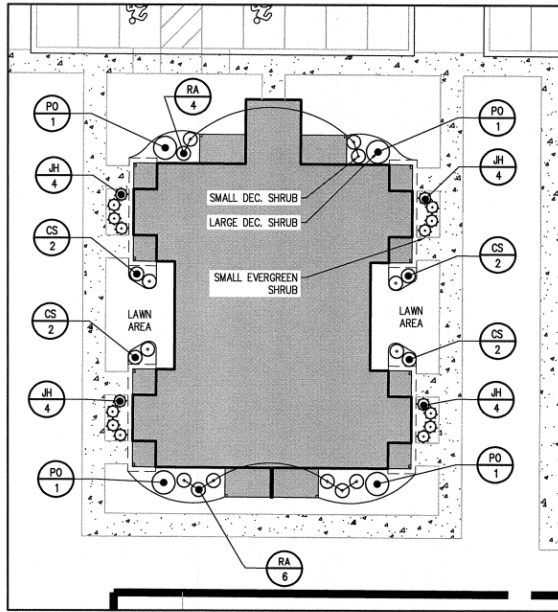


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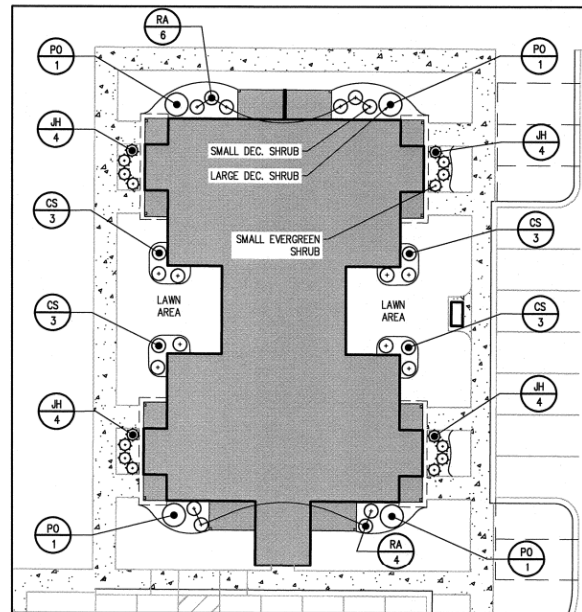


Phase 2 Landscaping

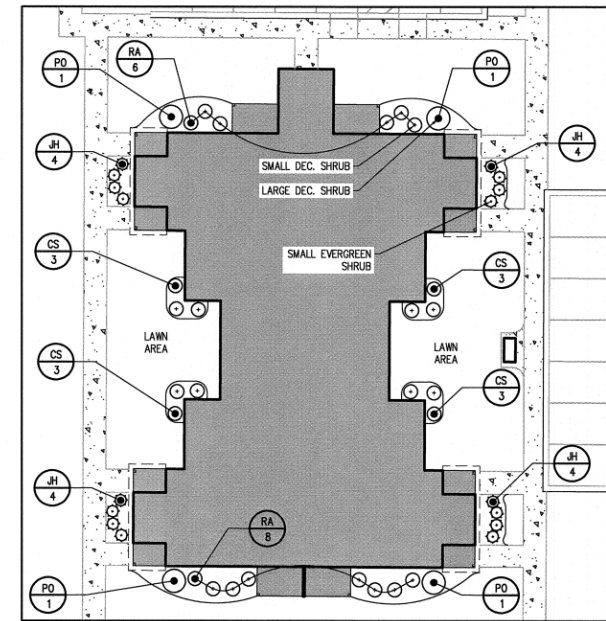
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1 BDRM / 1 BATH
8 UNITS PER BUILDING



2 BDRM / 1 BATH
8 UNITS PER BUILDING



3 BDRM / 1 BATH
8 UNITS PER BUILDING

Phase 2 Landscaping

Five Factors of Consideration for An Area Variance:

1. ***Whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance.***
 - The variances are only for internal setbacks to pavement/parking within site.
 - All perimeter setbacks and building separations and lot standards are being met.
 - No detriment to nearby properties.
 - Neighborhood character of the project will remain unchanged.
 - Does not change foundation landscaping around buildings.
2. ***Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance.***
 - Goal of re-orienting the buildings for the solar panels would not be feasible without the variances.
 - Without the setback reduction to parking/pavement areas, it would result in additional variances due to layout changes or property re-subdivision.
3. ***Whether the requested area variance is substantial.***
 - The amount of relief sought is 2.8' to 8.3' which is not substantial, as adequate separation remains from the buildings to the edge of pavement.
4. ***Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district.***
 - Does not alter or impact environmental conditions in the neighborhood.
 - Overall site design concepts of Section 2 remain consistent with Preliminary approved plans.
 - Does not change vehicular or pedestrian patterns.
 - Allows for a renewable energy source for the buildings, a positive effect on the environment.
5. ***Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the ZBA, but shall not necessarily preclude the granting of the area variance.***
 - Self-created since it is applicant's decision to modify buildings.
 - Decision was made to achieve a larger goal to provide a renewable energy source for the Section 2 buildings.

Questions and Discussion