

October 10, 2016

TO: Town Board

FR: Environmental Conservation Board

Referral from the Town Board – Di Marco Project

This proposal was submitted to the Town Board for its consideration whether or not to advance the Mixed Use Overlay rezoning process regarding this project. The Town Board has referred the concept plan to the ECB for an advisory opinion of its merits.

The ECB welcomed Mr. Simon and Mr. Janda from BME Associates and Mr. Firster of Baldwin Real Estate Development Corp. (an affiliated company with the Di Marco Group of Rochester, NY) in presenting their concept plan for a MUO rezoning request for property located at the southwest corner of CR 10 and CR 46 for a multi-family residential affordable housing apartment community. The property would consist of four parcels totaling approximately 140 acres and is currently zoned CC within a MUO District #3.

The ECB provides these considerations for future Town Board deliberations regarding this rezoning application.

- The overall concept of providing affordable housing in our Town is a current need. The Comprehensive Plan Update, Goal 18 states: Support future residential growth that makes Canandaigua livable for people of all ages, abilities, and income levels. The diversity of housing options and the plan for accessibility for the handicapped and senior populations fulfills this goal.
- The design for the project includes a “Complete Streets” concept. Making walkability within the project available to its diverse population. Also, it appears the developer is willing to pursue looking into connectivity for residents to nearby shopping areas through a sidewalk connecting to existing sidewalks on CR 10 near Eastern Blvd.
- The developer is willing to grant a Conservation Easement to the Town or a Land-Trust for the approximately 100 acres of wetlands and floodplain along the Outlet which borders the western section of the site. Since the land will be subdivided into four parcels mirroring the phase developments, the ECB cautions that the Conservation Easement outlined in the concept be negotiated at the time of Phase 1 site plan approval. A suggestion was made that the entire Conservation Easement could be designated as a fifth parcel and subdivided at that time.
- Protection of the wetlands, floodplain and wildlife corridor are an important aspect of the plan. The sensitivity to the natural environment is a welcomed dimension to the concept. The ECB is also encouraged by the developer’s initiative to seek LEED Silver Certification of the built environment. It is this combination of stewardship that our Town strives to provide for its residents.

The ECB looks forward to a further examination of the project in the future.

The Environment Conservation Board