



July 29, 2016

Town of Canandaigua Town Board
5440 Route 5 & 20
Canandaigua, NY 14424
Attn: Doug Finch, Director of Development

Re: DiMarco Group Mixed Use Overlay Zoning Request

Honorable Town Board:

On behalf of the DiMarco Group, the undersigns submits a request to the Canandaigua Town Board to advance a multi-family residential affordable housing apartment community for rezoning pursuant to the process set forth in the Town of Canandaigua Town Code §220-33 Mixed Use Overlay.

The applicant has developed or redeveloped twenty-seven (27) affordable housing projects across New York State using competitive and as-of-right Low Income Housing Tax Credits awarded by NYS HCR/HFA. The DiMarco Group has also developed and built multiple conventionally financed market rate apartment communities. Currently, Baldwin Real Estate Corp (the property management company of the DiMarco Group) owns and/or manages nearly 3,750 apartments and over 1.75M square feet of commercial space.

The Town of Canandaigua project site is located at the southwest corner of County Roads 10 and 46. The property currently consists of 4 parcels totaling approximately 140 acres. The property is currently zoned Community Commercial and is within the Mixed Use Overlay District #3. The project proposes approximately three phases of 96 affordable apartments each totaling 288 apartments with a centralized leasing center, fitness room, computer lab, and community room for residents use. Additionally, an anticipated 96 units of market rate apartments with a separate clubhouse and pool are proposed. Based upon current projections, the project would be completed in a total of four phases. There are two points of access proposed from County Road 10 and they are located approximately 1000 feet apart with the northern entrance +/- 650 feet south of the intersection of County Road 46.



www.dimarcogroup.com

1950 Brighton-Henrietta Town Line Road
Rochester, New York 14623

The current design depicts a reduction in setbacks from the proposed dedicated road right of way as well as a reduction in the distance between buildings within the affordable housing phases under the bulk standards of the Community Commercial district. However, it is our understanding that the Mixed Use Overlay District would allow for some flexibility in these setbacks.

A wetland delineation has been completed for the project site and determinations from both the NYS Department of Environmental Conservation and the US Army Corps of Engineers have been obtained. No regulated wetlands will be disturbed with the proposed development; therefore no permits from either entity are being sought in this regard. There is also a 100 year floodplain on the site associated with the Canandaigua Outlet which has also been avoided.

Water will be obtained through the Town of Hopewell and preliminary pressure and flow test indicates there is ample supply to serve the project. The site will be served by an onsite sanitary pump station which will pump sewage to the south to an existing gravity system at Recreation Drive which is operated by Ontario County. Sanitary sewer flow testing was performed in accordance with County guidelines and it appears that the existing collection system has the capacity needed to accept flows from the project site. The ultimate disposition of the flows from the site would be to the City of Canandaigua Waste Water Treatment Facility. The City has indicated that there is capacity at the Facility to accept the anticipated flows from the project.

It is intended that the interior “loop” road and water main along this road would be dedicated to the Town of Canandaigua and Hopewell respectively and the pump station and force main would be dedicated to Ontario County.

Stormwater will be directed to several onsite stormwater management facilities and will comply with NYS DEC requirements in regard to both water quality and quantity. The use of bio-retention and infiltration practices will be utilized as soil conditions will allow.

Trip Generation for the proposed multi phased development is anticipated to be:

AM Peak Hour

20% Entering – 36 Trips

80% Exiting- 145 Trips

Total Trips= 181

PM Peak Hour

64% Entering- 148 Trips

36% Exiting- 84 Trips

Total Trips= 232

In summary, the DiMarco Group respectfully requests that the Town Board refer this petition to the Planning Board for review and issuance of an advisory report by the Planning Board to the Town Board for further consideration of the rezoning petition.

Thank you for consideration to this matter.

Sincerely,
The DiMarco Group

Paul M. Colucci

Paul M. Colucci
Vice President

xc: John L. DiMarco, II
Bill Durdell, Baldwin Real Estate
Gregg Firster, Baldwin Real Estate
Mike Simon, BME