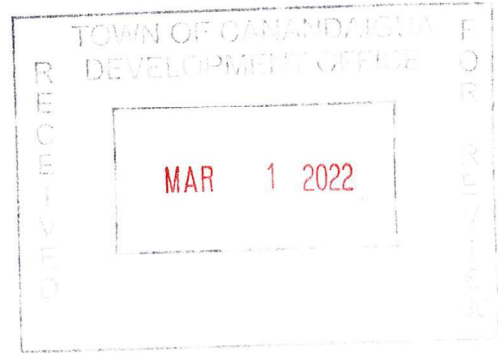


February 25, 2022

Town of Canandaigua
Planning Board
5440 Route 5&20
Canandaigua, NY 14424

Re: 6170 Dugway Road
Parcel Subdivision Request - Letter of Intent



Dear Planning Board Members;

I am applying for a subdivision amendment for 6170 Dugway Road. The parcel is approximately 22 acres and has a single-family home on the road frontage, with substantial open acreage in the rear of the property that will not convey with the sale of the home. As proposed, the two-lot subdivision will include Lot 1 totaling 18.644 acres and Lot 2 totaling 3.571 acres. This Back Lot abuts a shared easement to 3 other flag lot parcels. One of these neighboring parcels is also owned by me.

It is my interest to subdivide the property, to accommodate the sale of proposed Lot 1 and the home that currently sits on the parcel. While there is no plan currently to develop the back lot, I have interest in the ability to build a home on the remaining 18 acres (Lot 2). Therefore, I am requesting a waiver from the planning board to allow a subdivision with frontage on a private drive, in lieu of frontage along a public right of way. This lot is consistent with existing flag lots in the immediate area. If the parcel were to be developed, the private drive would be constructed to a sufficient specification to allow for emergency vehicles, in accordance with any Town requirements.

Thank you for the Planning Board consideration of this application. I am available for any questions or comments.

Thank You,

Joel DiMarco

Timber Wind LLC

Johnson Hill LLC