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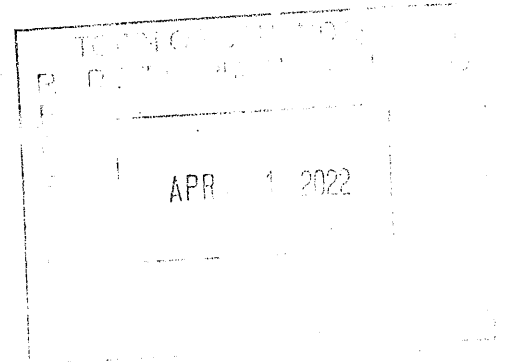
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April 1, 2022

VIA EMAIL

Planning Board
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424
Attention: Charles Oyler, Chairperson



RE: Application of Cory R. Westbrook to subdivide property located at 4102 and 4118 Onnalinda Drive in the Town of Canandaigua, Ontario County, New York (Tax Parcel Nos. 113.17-1-31.200 and 113.17-1-31.110, respectively) into four (4) lots.

Dear Chairperson Oyler and Members of the Planning Board:

On behalf of Cory R. Westbrook (the "**Applicant**"), fee owner of the property located at 4102 and 4118 Onnalinda Drive in the Town of Canandaigua (the "**Town**"), Ontario County, New York (Tax Parcel Nos. 113.17-1-31.200 and 113.17-1-31.110, respectively) (collectively, the "**Property**"), we hereby submit this application (the "**Application**") for single-stage subdivision (the "**Subdivision**") review and approval to allow the Applicant to subdivide the Property into four (4) parcels in accordance with Chapter 174 of the Code of the Town of Canandaigua (the "**Subdivision Regulations**").

The Applicant proposes to subdivide the Property, located in both the Town's Residential-Lakeshore (RLD) and Southern Corridor Residential (SCR-1) zoning districts, into four (4) parcels, two (2) of which will be new parcels (Lots 3 and 4), and two (2) of which will be newly drawn existing parcels (Lots 1 and 2), all owned by the Applicant, and all as shown on the subdivision map attached hereto as **Exhibit B** (the "**Subdivision Plat**").

As designed, Proposed Lot 1 (as labeled on the Subdivision Plat), is approximately 7.236 acres in size; Proposed Lot 2 (as labeled on the Subdivision Plat) is approximately 3.105 acres in size; Proposed Lot 3 (as labeled on the Subdivision Plat) is approximately 1.088 acres in size; and Proposed Lot 4 (as labeled on the Subdivision Plat) is approximately 1.103 acres in size. Ownership of Lot 1 and Lot 2 will be retained by the Applicant.

The purpose of the Subdivision is to allow future residential developers of Lots 3 and 4 of the Property to meet the needs of the high demand for residential housing in the Town of Canandaigua in an area of currently underutilized land, while maintaining as much as possible the existing footprint of Lots 1 and 2. Neighboring and surrounding lots are much smaller than the

existing lots on the Property, and therefore there is an opportunity for the land to be used in a more efficient and beneficial way for the Town and its residents. Any future residential developer would, of course, need to seek site plan and all other municipal approvals from the Town prior to development.

The Applicant previously proposed a two-lot subdivision by application dated May 12, 2021. This Application supersedes the previous application in its entirety. Notwithstanding that this Application supersedes the previous application, the Applicant has been made aware of certain concerns of the nearby residents from the Applicant's initial application and from meetings with the Town. The Applicant intends to address these concerns in this Application, and demonstrate why Subdivision approval is warranted.

Specifically, the Applicant notes that traffic and water runoff have been raised as the main concerns. Although the Applicant does not intend to develop/construct on any of the Lots, as is demonstrated in Exhibit E, adding two residential structures to the proposed Subdivision Lots 3 and 4 is anticipated to lead to an increase in traffic in the amount of 0.25 cars per hour, and 6 cars per day. This increase is negligible, and will not lead to road capacity issues or safety concerns. Water runoff, while inevitable given the grade of the Property and surrounding property, will be mitigated to the extent possible during the proposed development. By changing the land from vacant to land with structures, landscaping, grading, berms, and more, the Applicant and future owners will be able to mitigate the issue of water runoff. That is, this Application and proposed future development serve as an opportunity for the Town to mitigate this issue.

Finally, while there is potential for the Board to raise the issue of variances, please note the following:

(1) There is a private drive as shown on the Subdivision Plat (the "**Private Drive**") that is both vehicle and pedestrian accessible for ingress and egress, and connects with Onnalinda Drive, and which provides at least 125 feet of road frontage (i.e., minimum width) to Lots 1 and 2 as shown on the Subdivision Plat in compliance with the Town Zoning Code Schedule A;

(2) Lots 3 and 4 have at least 125 feet of road frontage (i.e., minimum width) on Onnalinda Drive;

(3) The Town's Zoning Map, attached hereto as Exhibit H, specifically labels Onnalinda Drive as a private drive; and therefore both Onnalinda Drive and the Private Drive are private drives;

(4) The Town considers private drives as sufficient to meet frontage (i.e., minimum width) and dimensional zoning requirements, as demonstrated by the Town's approvals of the frontage and dimensional requirements along Onnalinda Drive; and

(5) The Town previously approved a subdivision (the "**2018 Westbrook Subdivision**"), wherein the Town permitted a landlocked parcel (see Lot 2 of the 2018 Westbrook Subdivision)

in connection with the subdivision without the necessity of a variance, and which 2018 Westbrook Subdivision recognized frontage on the Private Drive (see the Westbrook Subdivision attached hereto as **Exhibit G**). The Town's approval of a landlocked parcel (Lot 2) without requiring a variance, and the Town's approval of a subdivision structure similar to this Subdivision here further demonstrates this Application's compliance with Town requirements.

Accordingly, please accept this letter and the following Exhibits and enclosures as the Applicant's Application for the Subdivision:

- Exhibit A: Completed Town-supplied Single-Stage Subdivision Application form, including Agricultural Data Statement pursuant to Town Law § 283-a;
- Exhibit B: Subdivision Plat, by Venezia Land Surveyors;
- Exhibit C: Compliance with the Town's Criteria for Subdivision Approval;
- Exhibit D: Completed Short Environmental Assessment Form ("**ESAF**");
- Exhibit E: Letters in Support of the Application;
- Exhibit F: Town Zoning Map;
- Exhibit G: The 2018 Westbrook Subdivision; and
- Exhibit H: Site Plan, by Venezia Surveyors

In consideration of the foregoing and upon review of the Exhibits, the Applicant believes he has met all of the Town's requirements for subdivision approval.

Enclosed are five (5) copies of the Application package. Please advise of any fees owed by the Applicant pursuant to Town Code § 111.

We respectfully request to be placed on the Planning Board's April 26, 2022 or next available meeting date to review this Application. In the meantime, please feel free to contact the Applicant or me if you have any questions or need additional information regarding this submission.

Thank you.

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Sincerely,



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cc: Cory Westbrook (*email*)
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