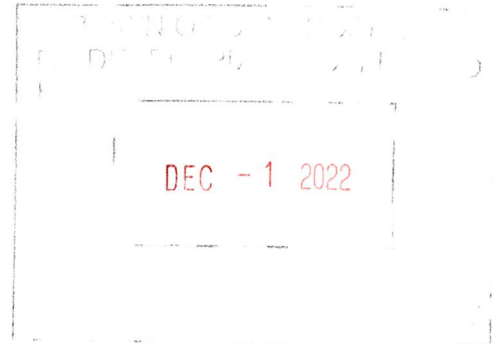


Cook Properties Acquisitions, LLC  
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585-233-4699

November 30, 2022

Mr. Charles Oyler, Chairman  
Town of Canandaigua Planning Board  
5440 Route 5 & 20 West  
Canandaigua, NY 14424

Re: Letter of Intent  
Form Based Code Application for Site Plan Approval  
Uptown Landing, Fire Hall Road and Parkside Drive



Dear Chairman Oyler and Planning Board Members:

It is our intent to develop the vacant 100 acre property between Fire Hall Road and Parkside Drive to provide a complimentary mix of residential, commercial, and light industrial uses. Residential development will include single family affordable homes, single story patio homes, multi story townhomes, and apartments located above first floor commercial space within three story mixed-use buildings. A small light industrial area in the northwest quadrant served with a dedicated truck driveway from Fire Hall Road will provide in-demand flex space for smaller businesses.

The centerpiece of the project will be Uptown Boulevard, a dedicated Town road extending through Uptown Landing beginning at the Fire Hall Road-Aroline Drive intersection on the west and ending at the Parkside Drive-Brahm Road intersection on the south. The proposed 2,300 foot long, fifty-eight foot to seventy foot wide right of way will contain the new road built to Town standards, five foot wide concrete sidewalks and bikeways, plus dedicated water mains, sanitary sewers and storm sewers.

The current site plans depict a project scale that includes as many as 147 single family affordable homes, 471 patio homes, townhomes and apartments, 36,000 square feet of first floor commercial space, and 50,000 square feet of light industrial space. An undertaking of this magnitude will require a phased construction approach with initial construction beginning at Fire Hall Road and extending easterly into the property. The currently proposed Phase 1 work will include construction of a 500 linear foot segment of Uptown Boulevard, six three story mixed-use buildings, four patio home buildings, and forty-four single family affordable homes. We expect Phase 1 will be completed and fully occupied in year 2026 at which time subsequent development phases that will extend eastward and southward eventually reaching Parkside Drive will be completed. Although we anticipate that the entire Uptown Landing build-out will progress over many years, a reliable timeline cannot be provided at this point since the construction schedule will largely be governed by ever changing market demand.

We look forward to discussing our plans with the Planning Board.

Sincerely,

  
Jeffrey Cook  
Cook Properties Acquisitions