

Cook Properties Acquisitions, LLC
Jeffrey Cook
90 air Park Dr Ste 400
Rochester, NY 14624
585-233-4699

February 1, 2022

Ms. Shawna Bonshak, Town Planner
Town of Canandaigua
5440 Route 5 & 20 West
Canandaigua, NY 14424

Re: Form Based Code Application for Sketch Plan Review
Uptown Landing, Fire Hall Road and Parkside Drive, Canandaigua,

Dear Ms. Bonshak:

We are excited to present the enclosed application for Sketch Plan Review for the proposed Uptown Landing project on Fire Hall Road and Parkside Drive in the Town of Canandaigua. The application has been prepared in accordance with Uptown Canandaigua Form Based Code Section II. D.1 and includes one printed copy of the 24" by 36" sketch plans (8 drawings), this transmittal letter that describes our intentions, and a thumb drive containing electronic files of the application materials.

It is our intent to develop the 100 acre property to provide a complimentary mix of residential, commercial, and light industrial uses. Residential development will include single family affordable housing units; one, two and three story townhomes; and apartments located on the upper floors above first floor commercial space within two or three story multi-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.

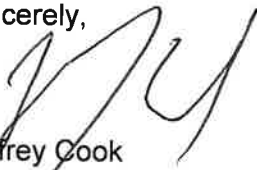
The centerpiece of the project will be Uptown Boulevard, a dedicated Town road extending through Uptown Landing beginning at the Fire Hall Road-Aroline Drive intersection on the west and ending at the Parkside Drive-Brahm Road intersection on the south. The proposed 2,300 foot long, seventy foot wide right of way will contain the new road built to Town standards, 5 foot wide concrete sidewalks, and dedicated water mains, sanitary sewers and storm sewers.

An undertaking of this magnitude will naturally require a phased construction approach with initial construction beginning at Fire Hall Road and extending easterly into the property. At this time, we envision the initial work will include construction of a segment of Uptown Boulevard including utility extensions, one or more two or three story multi-use buildings, a flex building of approximately 25,000 square foot floor area, and numerous single family affordable housing units. Subsequent development phases will extend eastward and southward eventually reaching Parkside Drive. Although we anticipate that full build-out will progress over many years, a reliable timeline cannot be provided at this point since construction will largely be governed by ever changing market demand. However, it is noted that the current sketch plans depict a project scale that includes as many as 155 single family affordable housing units, 300

townhomes and apartments, 90,000 square feet of first floor commercial space, and 50,000 square feet of light industrial space.

We look forward to discussing our plans with the Project Review Committee in advance of our submittal of the Planning Board Application for Site Plan Review.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Cook', written over the printed name.

Jeffrey Cook
Cook Properties Acquisitions