

From: Anthony <anthony@certifiedbeyondgreen.com>
Sent: Monday, November 9, 2020 7:17 PM
To: ecooper@townofcanandaigua.org
Subject: Re: Proposed Subdivision and Conservation at 4765 Seneca Point Road

Hello Eric -

Thank you for laying out so clearly the pathway available, and thank you for recognizing not only the natural beauty of the property but also our good intentions to share this.

I have always said from the moment we closed on the sale, that I feel uneasy claiming ownership ...we are just grateful Caretakers in my opinion

I will discuss with Brennan the "special use permit"
Could I pu the application ?

I will also have him add the approx cabin locations, caretaker/community building etc

And I will also provide great detail of our intended use as requested -

Our plans are to take the next 6-12 months to build our personal home as noted, then when our home is complete take the next 12-24 months to build out camping area

Again, I am extremely grateful for your guidance and all the help available to make these plans come to fruition

Cheers!

My Best Regards,

Anthony Roides

VP Senior Project Manager

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On Nov 9, 2020, at 12:54 PM, ecooper@townofcanandaigua.org wrote:

Anthony,

First, thank you for taking us on a tour of the property last week. It is a beautiful property and I can understand why you are so excited about this property and it's potential. Your willingness and desire to share this scenic property with your community is certainly commendable. My goal with this email is to lay out a potential process necessary to accomplish your goals.

Since this parcel is proposed to be subdivided into 5 parcels, a conservation subdivision approval would be required. Brennan is familiar with this process, and I understand is hoping to provide a sketch plan to the Town this week for initial discussion. As part of the conservation subdivision the area to be conserved and the details of that conservation would need to be worked out. From our conversation last week it sounded like the Town, FLLT and the Property Owner (Anthony) would have to talk further about this.

Regarding the potential future house sites, you could show them developed as part of the conservation subdivision process. If you chose to apply at a later time, the house development would need Single Stage Subdivision approval. Including the home as part of Conservation Subdivision may save both some time and money (at least for Town fees).

Regarding the Campground use, this would require Special Use Permit approval from the Planning Board. This application for Special Use Permit should be submitted at the same time as the Preliminary Approval for Conservation Subdivision. The Plans should show the proposed development of the campground including buildings, structures, septic, etc. Everything included within the [Camp Grounds SUP Code Section](#). If sections of code are not applicable or you are unable to comply with them, a waiver request specifying those provisions should be provided. Along with these items, a statement of operations should be provided fully describing the nature and scale of the use, the land and facilities to be impacted, and the hours of operation.

I hope that this information is enough to start a conversation and keep us moving forward. I've included relevant Town Staff on the email in case they wish to add anything.

Please let me know if I can answer any questions you may have.

Eric A. Cooper

Planner

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