

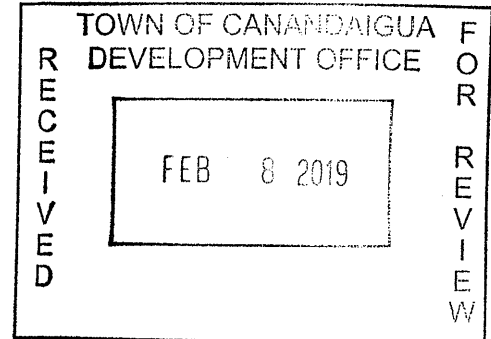


39 Cascade Drive / Rochester, NY 14614 / Phone (585) 458-7770

February 8, 2019

Eric Cooper
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua NY 14424

Re: Sketch Plan Approval
Revised Section 9D
Lakewood Meadows Subdivision
Town of Canandaigua, County of Ontario



Dear Eric,

On behalf of our client, S & J Morrell, we are submitting plans for the above referenced project and request this application be placed on the Planning Board agenda of March 26, 2019 for approval.

The project site is Section 9D of the Lakewood Meadows Subdivision, one of the last sections of a large multi-phase subdivision. The overall subdivision consists of 292 lots on 316.74 acres with 58% +/- acres of open space. Sections 1-8 received Preliminary Overall Subdivision Approval on July 13, 2004 as a cluster subdivision under Town Law 278. The approval included 230 lots on 255.4 acres with 131 acres of open space. Sections 9 is being developed as a conservation subdivision preserving the identified constrained lands; Amended Preliminary Overall Approval was granted on 09/17/2014. Section 9A, 9B, and 9B, currently under construction, received approval on 02/10/2015, 08/23/2016, and 07/24/2018 respectively.

Section 9D was originally approved as 15 single-family house lots. Responding to the demands of the market, 9D is now proposed to consist of 15 single family townhome units; six 2-unit, and one 3-unit buildings. Site development features in association with the proposed project include: buried utilities and service connections, signage, town dedicated roads, driveways, and storm water infrastructure, grading, landscaping, and other associated construction activities. There is no offsite utility work proposed.

Changes from the preliminary overall for this phase include: the length of Arbour Hill Drive, which remains as a cul-de-sac, is reduced by 170+/- feet. Minimum spacing between buildings has been reduced to 25 feet. No modifications to the stormwater infrastructure constructed in earlier sections is proposed; as the total impervious area is reduced revised stormwater calculations for the SWPPP were not performed, nor any other adjustments made to the SWPPP.

Going the distance for you.

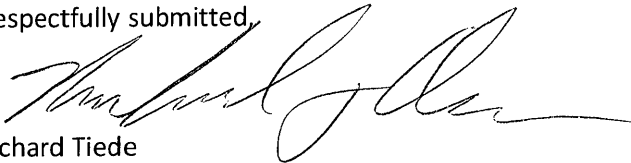
Sketch Plan Approval
Revised Section 9D
Lakewood Meadows Subdivision, Town of Canandaigua
02/08/2019

Enclosed is the following information to aid in your review:

- 12 copies of this Letter of Intent
- 1 check for the Planning Board Sketch Plan Fee (previously submitted)
- 1 copy of the Planning Board Application and Checklist
- 12 copies of Sketch Plan set for Section 9D (full size)
(This includes the proposed sketch layout and 2 reference drawings from the prior approvals)

If you have any questions, or require additional information, please do not hesitate to contact our office.

Respectfully submitted,



Richard Tiede

cc: Scott Morrell, S & J Morrell