



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

May 21, 2021

Doug Finch
Town of Canandaigua
5440 Routes 5 & 20 West
Canandaigua NY 14424

Re: Preliminary Overall Approval
Pierce Brook Subdivision
(Formerly Miller/Wilkin Subdivision)
Town of Canandaigua, County of Ontario

Dear Doug,

On behalf of our client, Morrell Builders, we are submitting Plans and Supplemental Information for the above referenced project and request this application be placed on the Planning Board agenda of June 22, 2021 for Preliminary Overall Subdivision Approval.

The project site is 95.0 +/- acres located at the southeast corner of Bristol Road and Cheshire-McJannets Hill Road (each being NYS Route 21). The applicant is proposing to construct 92 for-sale townhome units, comprised of 25 2-unit buildings and 14 3-unit buildings, in a configuration that maintains approximately 72 acres as open space.

The Conservation Subdivision regulations allow a base density of 82 units; this density can be increased by 15% if permanent access is granted to protected open space – on April 19, 2021, the Town Board authorized the Planning Board to approve up to a 15% density increase for this subdivision.

As shown on the plans and accompanying documentation, the existing 16.2 acres of constrained lands is undisturbed (preserved). Natural surface trails, preserved/protected open space, and a pedestrian link to the Town Park and Town Trail system are among the conservation amenities provided.

The subdivision has two ingress/egress points: 1) at the north onto Bristol Road (NYS Route 21) and 2) at the south onto Parrish St Extension. Site development features in association with the proposed project include buried utilities and service connections, signage, town dedicated roads, driveways, storm water infrastructure, grading, landscaping, and other associated construction activities.

In addition to receiving approval for the Density Increase from the Town Board, this project was favorably received by the Planning Board at the Sketch Plan Review stage on 02/09/2021. Construction is slated to begin in Fall 2021.

Going the distance for you.

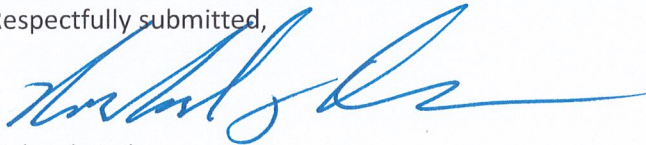
Preliminary Overall Approval
Pierce Brook Subdivision
Town of Canandaigua
05/21/2021

Enclosed is the following information to aid in your review:

- 1 copy of this Letter of Intent
- 1 copy of the Response Letter to PRC Comments
- 1 copy of the Preliminary Subdivision Approval Application
- 1 copy of the Preliminary Subdivision Checklist
- 1 copy of the Parcel Sizes and Road Frontages
- 1 copy of the Natural Resources Inventory Impact Summary
- 1 copy of the Project Information
- 1 copy of the Consultant Fees Responsibility Form
- 1 copy of the Agricultural Data Statement
- 1 copy of the Short Environmental Assessment Form (SEAF)
- 3 copies of the Preliminary Overall Subdivision Plan Set (Full Size)
- 3 copies of the Engineers Report

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

Respectfully submitted,



Richard Tiede

cc: Scott Morrell, Morrell Builders
Jeff Morrell, Morrell Builders