

**Marks Engineering**

42 Beeman Street
Canandaigua, NY 14424

February 1, 2022

Town of Canandaigua
c/o Shawna Bonshak
5440 Routes 5 & 20 West
Canandaigua, NY 14424

Re: 3535 NYS Route 364 – Sunset Ridge Estates/Lakewood Custom Homes Preliminary Subdivision - Tax Map #98.19-1-20.100

Dear Ms. Bonshak:

Our client, Mr. Angelo Licciardello is requesting to subdivide the parcel referenced above (the property) consisting of approximately 33.18 acres into 31 single family residential lots ranging in size from 0.46 to 2.74 acres. The applicant is currently the owner of the property. Please find the following attachments for your review of this application:

1. Permission letter (Marks Engineering to Represent Angelo Licciardello)
2. Preliminary Subdivision Application
3. Site development Application
4. Building Permit Application
5. Soil Erosion Control Application
6. Full Environmental Assessment Form
7. Wetland Assessment Letter from Environmental Resources LLC
8. SHPO No Impact Letter
9. Presentation Rendering
10. Preliminary Subdivision and Site Plans
11. Engineers Report

Existing Conditions:

Sunset Ridge Estates/Lakewood Custom Homes Subdivision will be located on a parcel currently zoned as R-1-20 within the Mixed-Use Overlay #3 as well as Scenic Viewshed Overlay district (SVO). The SVO district currently resides on upper (eastern) portions of the site. The parcel is currently vacant with land cover of mostly brush and trees. The parcel was previously subdivided from a neighboring residential lot and some barns that existed along NY Rt 364 were removed several years ago. The site has a range of topography with slopes ranging from 0-18%. The steepest slope is near the center of the site which runs north to south. There are also steeper slopes towards the eastern side of site.

Proposed Conditions:

The intent of this application is to develop 31 single-family homes with associated dedicated roadways and infrastructure. The project is broken down into 4 sections. Section 1 & 2 include the lower portions (west) of the site that are zoned as R-1-20 and these portions of the site will be subdivided into 19 lots with a minimum lot size of 20,000 square feet (0.46 Acres). Sections 3 & 4 will include the Scenic Viewshed Overlay zoned portions of the site and these areas will be subdivided into 12 lots with a minimum area of 1 acre. This development will also extend into the Town of Hopewell and connect to County Road 18. The property in the Town of Hopewell has preliminary approval to be subdivided into 9 one-acre single family residential lots.



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The development will require approximately 1,581 feet of new dedicated road. 993 feet of road and a cul-de-sac will extend off State Route 364 and will be included in Section 1 & 2. 588 feet of road and a cul-de-sac in sections 3 & 4 will extend from a new roadway in the Town of Hopewell which will be connected to County Road 18. The road in Sections 3 & 4 will be constructed as a rural collector road and the road in Sections 1 & 2 will be constructed as a subdivision street. Included with this roadway construction are new dedicated water, sanitary sewer, and storm sewer systems.

Stormwater will be generated by the new developments. Stormwater will generally runoff from the house site in two directions. Front yards and front half of the roof will be conveyed to the street storm sewer system. Rear yards and the second half the house will be diverted the rear yard swales which will be collected by yard drains and conveyed to the storm sewer system. The swales will provide pretreatment and runoff reduction. The storm sewer system will collect and convey runoff to two large stormwater ponds located on the site. These stormwater ponds will provide attenuation and mitigation of the 1-, 10- and 100-year storm events. These ponds will also provide water quality treatment prior to discharge for the site. The stormwater model results indicate a 72.37% reduction for the 1 yr. storm and 40.33% reduction in the 100-year storm from the current existing conditions of the site.

This request has been generated based on the demand of residential units in this area of the town. The location is favorable as it is a short drive to parks and amenities in the city. All these new lots will be purchased privately and developed for single family housing. This use is consistent with the underlying zoning and SVO district.

We hope you accept our application for preliminary subdivision review as outlined above for the subject parcel. This development follows the town zoning code and meets the intended use of the property. As always please feel free to contact myself with questions or concerns.

Sincerely,

Brennan Marks, PE
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