

## Planning & Public Works Committee

### Recommendations To Town Board Regarding Miller-Wilkin Proposed Development

8 February 2021

1. The Committee recommends that the Town Board support allowing the developer to adopt a high density design (15% increase over base allowance), primarily because it would minimize lot coverage, maximize open space/green space, increase the opportunities for low-impact recreational opportunities, and enhance protection of the environment.
2. The Committee recommends that the Town Board support allowing the developer to create two entrances to their proposed development (one off Route 21 and the other off the Parrish Street Extension), primarily because this would reduce congestion at the intersections into the development (traffic would be split between two entrances), reduce lot coverage, improve snow removal, and increase traffic and fire safety.
3. The developer proposed establishing an agreement with the Town whereby the open space/green space created within this development would be made available for usage by the public and basically become an extension of Miller Park. The developer further proposed that this agreement could be set up so that the HOA for the development would continue to own and maintain the open space/green space **or** the majority of the open space/green space could be donated to the Town, in which case the Town would develop and maintain the majority of the open space/green space.

The Committee recommends that the Town Board notify the developer that we would like the HOA to continue to own and maintain the open space/green space and any recreational amenities incorporated in the development, while simultaneously allowing the public to have access to said property and amenities. If the developer is willing to establish an agreement whereby this open space/green space and the associated amenities remain available for usage by the public in perpetuity, the Town would be willing to contribute to the design of this open space/green space in the following manner.

A. Town committees would be asked to work with the developer to design the development of the open space/green space, including trails and other amenities, in a manner that would basically make it an extension of Miller Park, and maximize the opportunity for low-impact recreational opportunities and protection of the environment.

B. The Town would facilitate bringing in a representative from the Canandaigua Lake Watershed Council to determine if, while the improvements are being made, we can also take

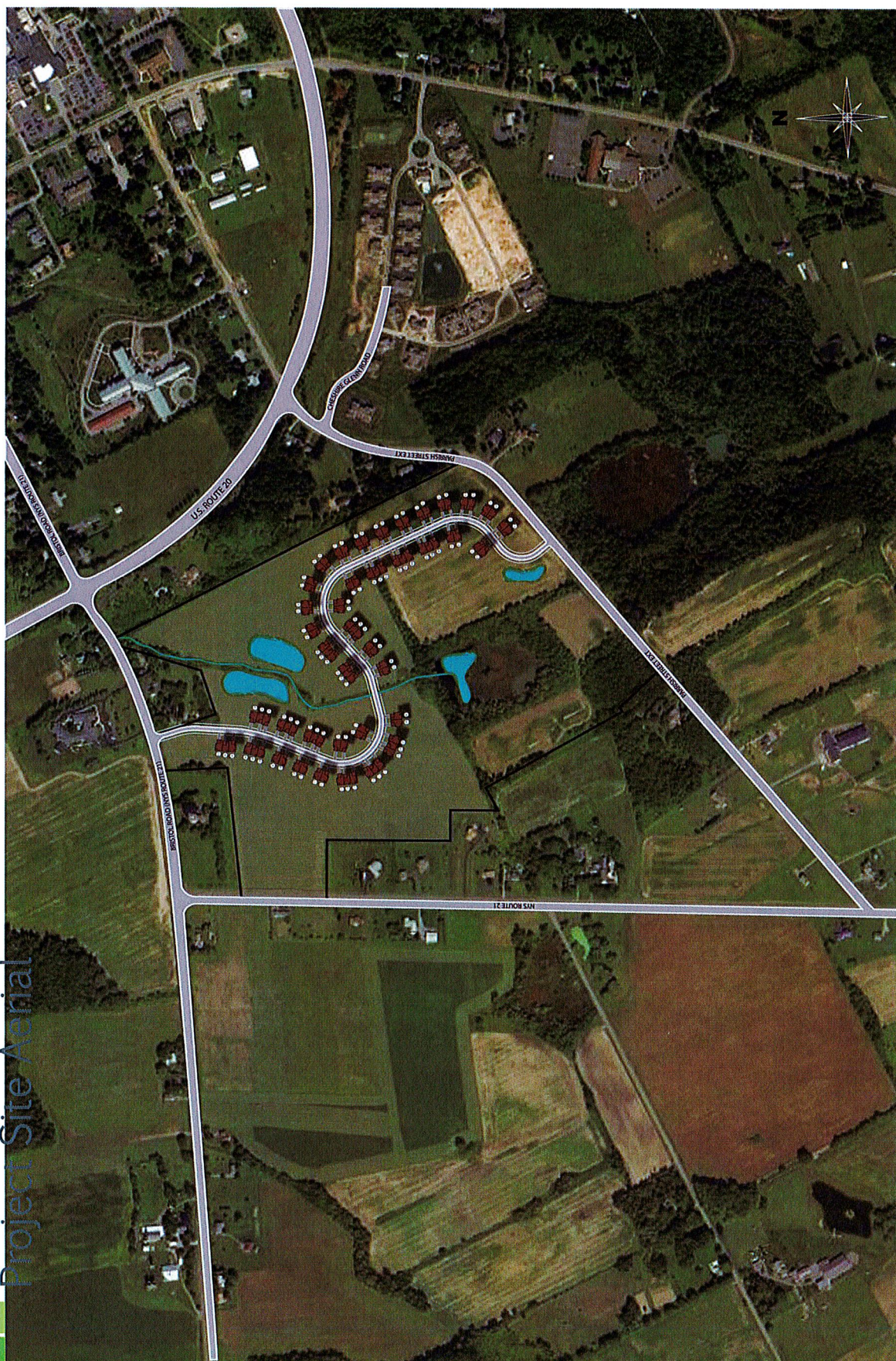
actions that would help to mitigate runoff and erosion problems that eventually impact on Sucker Brook and ultimately Canandaigua Lake. If such a project is identified, the Town would like to have that project incorporated into the design for the development of the open space/green space. The developer is not expected to bear the costs associated with this additional work; the Town would work with the Canandaigua Lake Watershed Council to try to identify any grants that may be available to fund any mitigation work that is identified.

# Town of Canandaigua Miller/Wilkin Community

Morrell Builders, Inc.











### Community Details

- Residential Homes: 92
- Site Area: 95 Acres
- Developed Area: 23 Acres
- Green Space: **72 Acres (76%)**

### Conservation Design

- Rural Character Protection via Permanent Conservation Easements
- 100% of Woodlands Protected (7.5 Acres)
- Served by Public Sewer & Looped Water
- 64% Reduction of Impervious Surface Area from Code (19 acres to 7 acres)
- Preservation of Wetlands, Stream Corridor, & Original Farm Pond
- Preservation of Steep Slope (1.2 acres)
- Minimal Grading with efficient public road including two access points for safety and distributed traffic profile





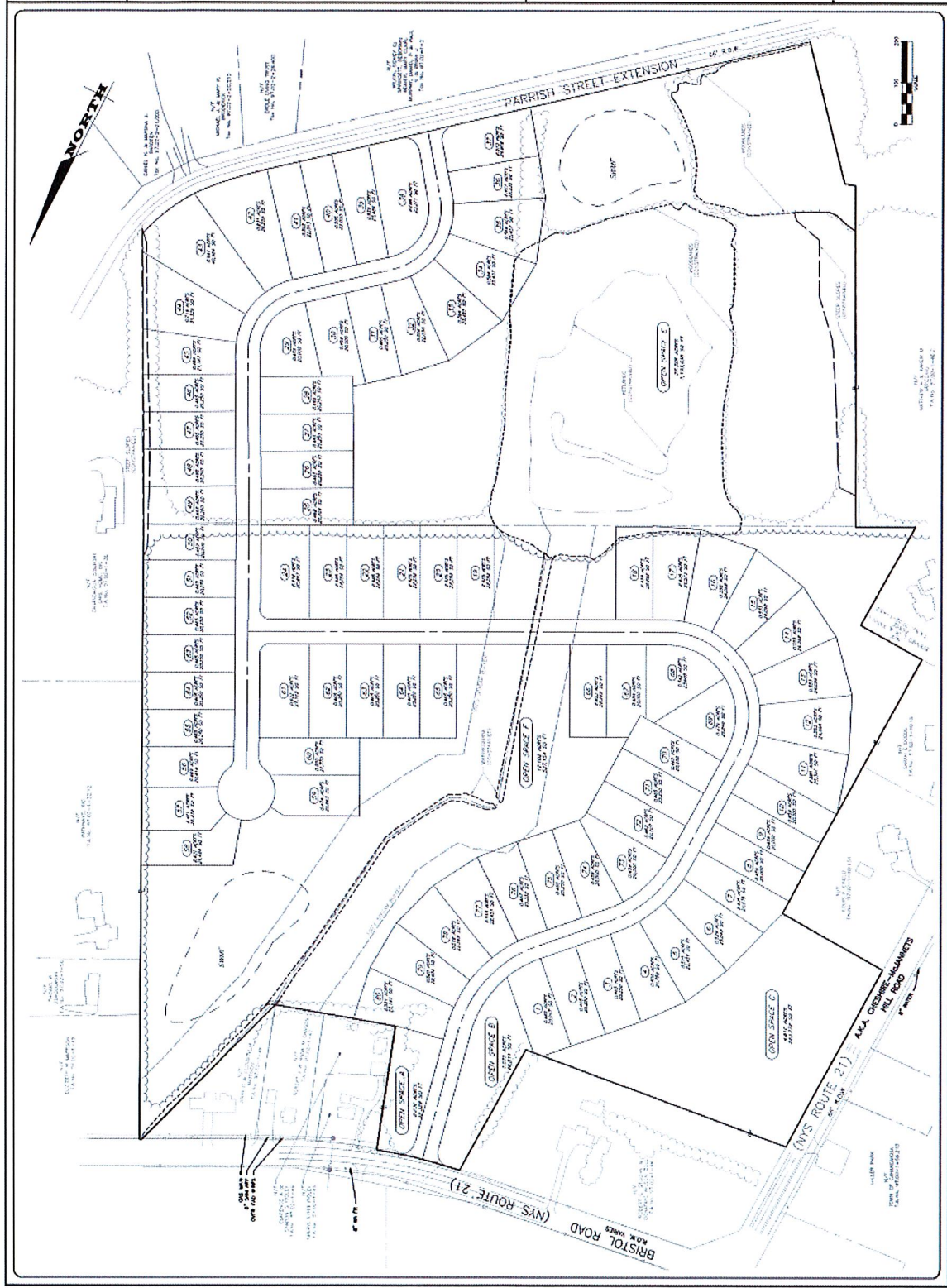
PARK AREA  
DONATED TO  
THE TOWN OF  
CANANDAIGUA

TOTAL AREA  
DONATED = 65+  
Acres



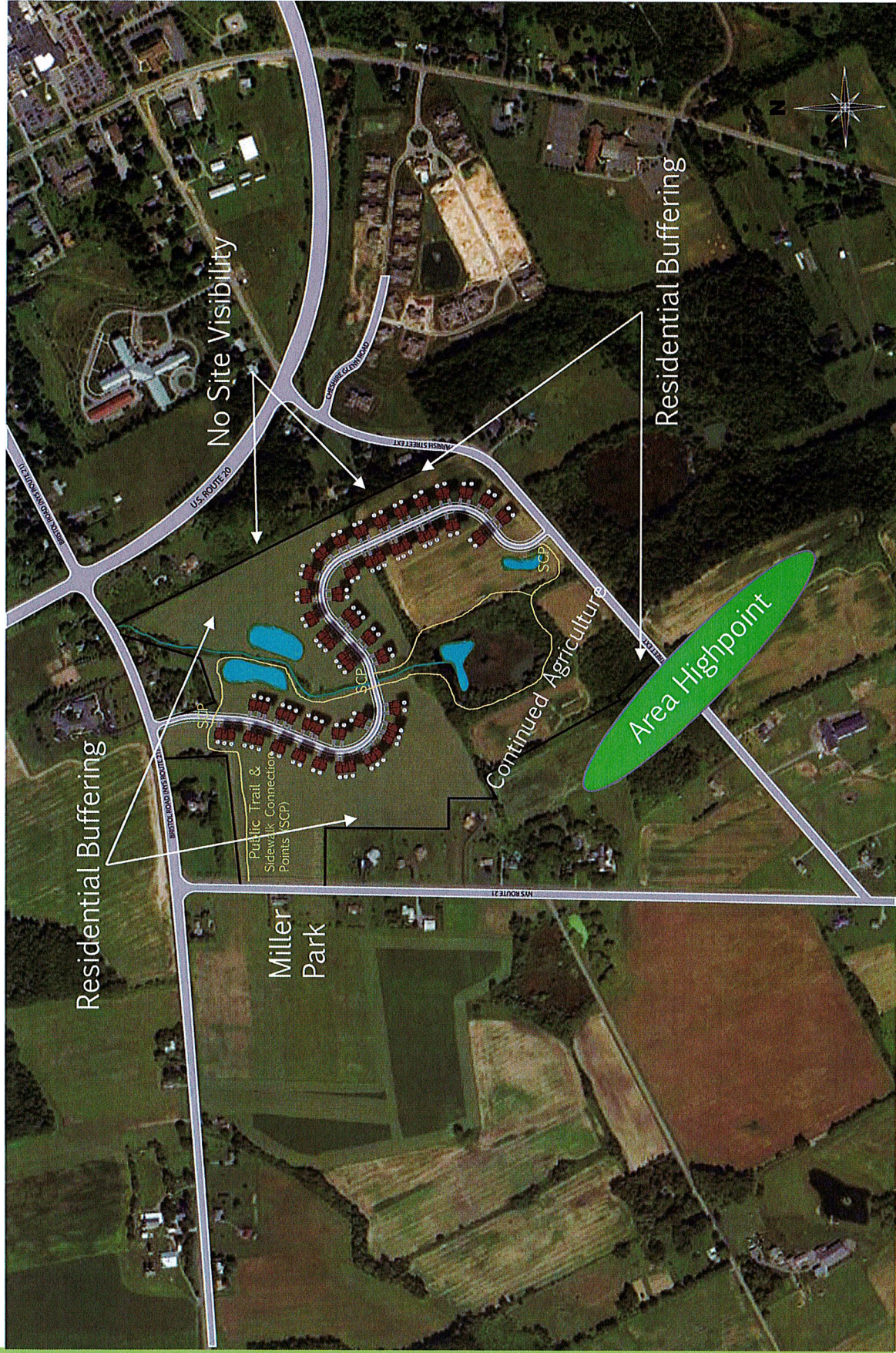


# Site Per Current Zoning - 80 Homes / 40% Open Space





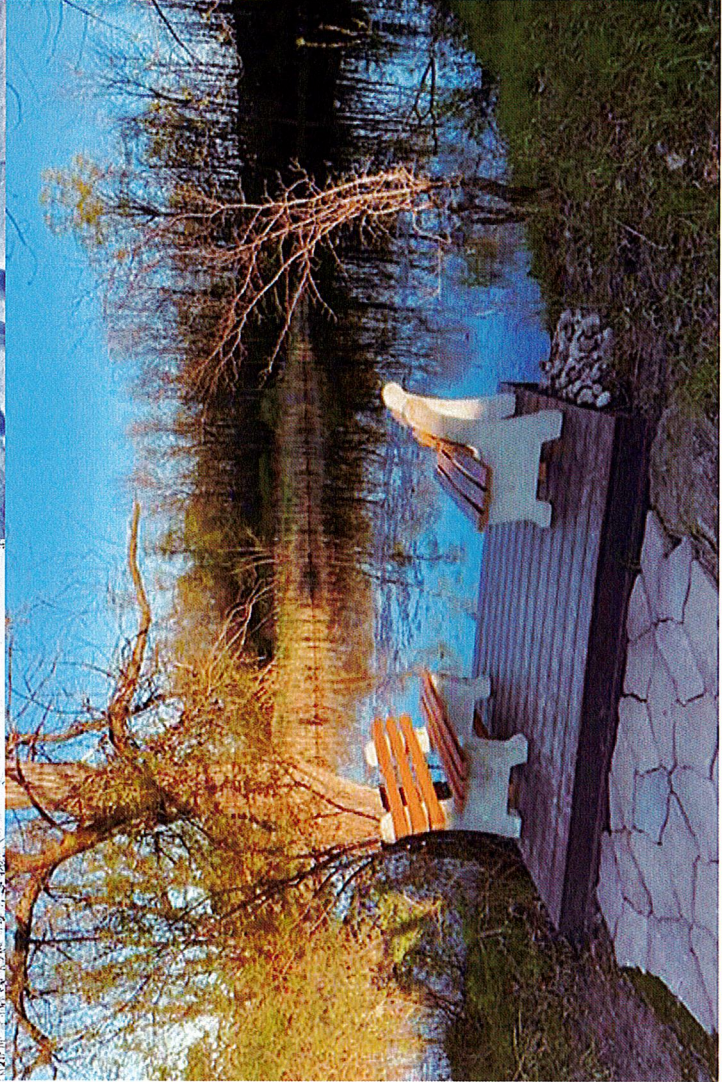
# Site Buffering & Miller Park Connectivity Details















## Residential Home Design

- Smaller Single-Story Townhomes (25 Two-Unit and 14 Three-Unit Only)
- Arts & Crafts Style, Side Load Mix
- Community Sidewalk
- Community Nature Trails
- Community Trail Connectivity to Miller Park
- All Open Space & Trail Networks Extended to General Public
- Empty Nester Demographic (Tax Positive & Off-Peak Traffic)

