

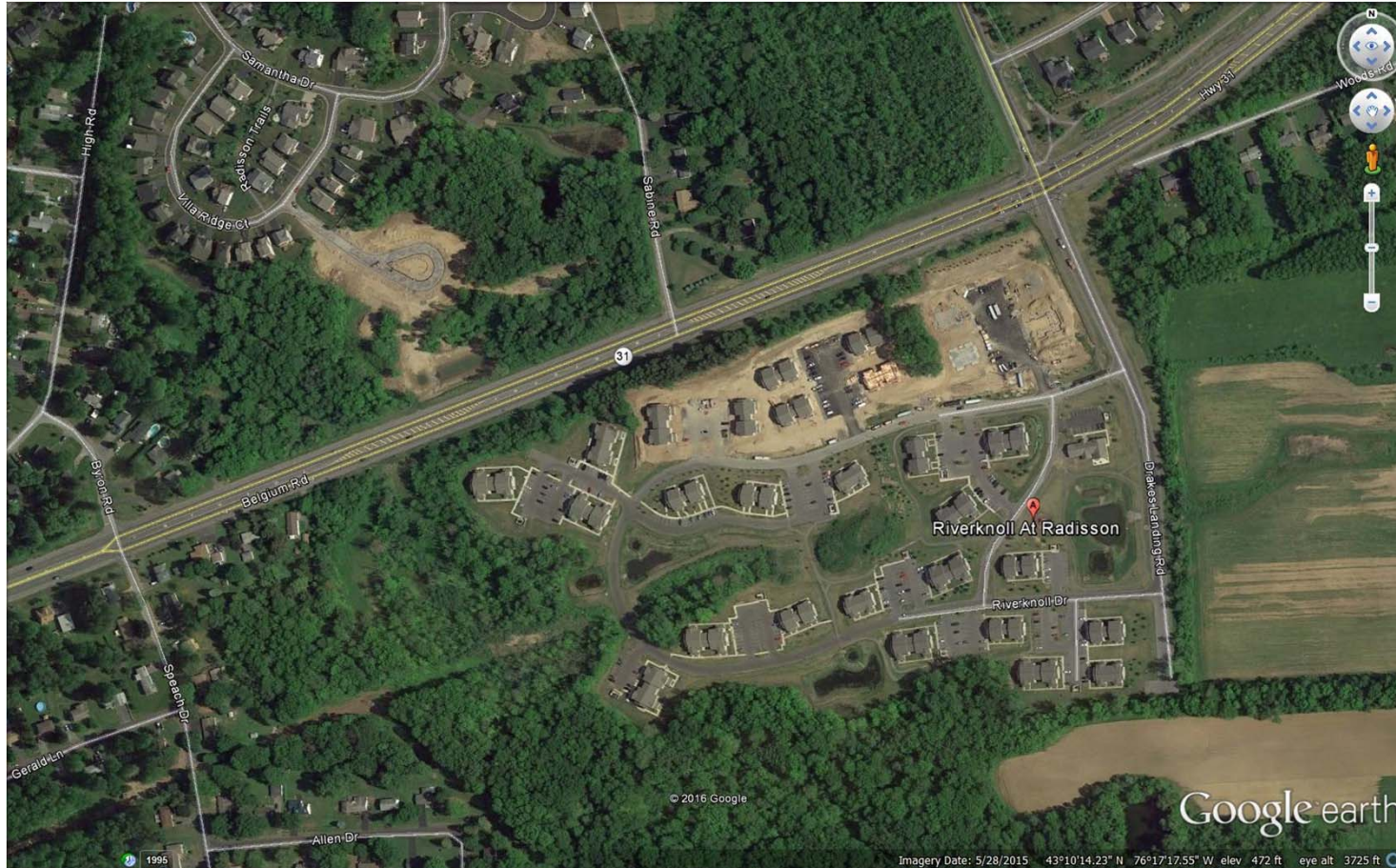
# DiMarco Group

- Real Estate Development Company
- Corporate Headquarters in Brighton, NY
- Established in 1910 as General Contractors
- Family of Companies include
  - DiMarco Constructors (General Contracting)
  - Baldwin Real Estate Corp. (Property Management)
  - J. DiMarco Builders (Facilities Management)
  - Admar Supply Co. Inc. (Equipment Rental)

# Proposed Multi-Family Affordable Housing Project

- **Low Income Housing Tax Credit Program**
  - Internal Revenue Code, Section 42
  - NYS Homes and Community Renewal
  - Private Investors provide equity to purchase tax credits
- **NYS HCR develops a QAP**
  - Competitive Applications process
  - Minimum thresholds requirements; opportunity for more points
  - Qualified Residents must have income less the 60% of area medium income
- **Owners Commitment to Affordability**
  - 15 Year compliance period plus 15 years extended use period
  - Resident Income and Apartments Rent Restrictions
  - Annual Compliance Reporting and Site Inspections
    - NYS, Town of Canandaigua, Investor, Lenders

# Example Project: Riverknoll at Radisson



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# Site Plan



**SITE NOTES**

1. PARCEL SIZE: +/- 142 ACRES  
 2. EXISTING ZONING: (C) COMMUNITY COMMERCIAL AND (S) MIXED OVERLAY DISTRICT 1  
 3. MAX / LOT STANDARDS

	REQUIRED	PROPOSED
<b>SETBACKS</b>		
FRONT	75' FROM COUNTY ROAD	+/- 85' FROM COUNTY ROAD +/- 50' FROM INTERNAL DEDICATED ROAD
SIDE	30'	+/- 30'
REAR	40'	+/- 40'
MAX. BUILDING HT.	30'	30'
MIN. DISTANCE BETWEEN BUILDINGS	N/A	+/- 30'
MAX. BLDG COVERAGE	35%	35%
DENSITY	N/A	2.7 UNITS/ACRE
REQUIRED OPEN SPACE	40%	40%
<b>PARKING REQUIREMENTS</b>		
STALL SIZE	10' X 20'	10' X 20'
# OF SPACES REQUIRED	2 SPACES / DU	+/- 2.5 / DU

**LEGEND**

[Symbol]	Building Footprint
[Symbol]	Parking Stall
[Symbol]	Landscaping
[Symbol]	Water Feature
[Symbol]	Other

**BME ASSOCIATES**

2480 AVENUE C  
 CANANDAIGUA, NY 14422  
 TEL: 716.373.1111  
 FAX: 716.373.1112  
 WWW.BMEASSOCIATES.COM

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# Questions and Discussion