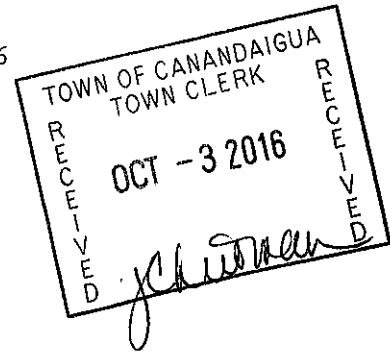


Town of Canandaigua

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Established 1789



September 30, 2016

Supervisor Pamela Helming
Canandaigua Town Board

RE: Advisory Opinion regarding DiMarco Group project County Road 10

Dear Supervisor Helming and members of the Canandaigua Town Board,

At the request via referral from the Canandaigua Town Board, the Town of Canandaigua Planning Board has reviewed a concept plan for the DiMarco Group's (CGA CR 10, LLC) proposed 288 unit apartment project and 96 unit market rate apartment project on County Road 10 and offers the following advisory report.

On September 27, 2016 the Planning Board met with representatives of the DiMarco Group to review the proposed apartment project. The proposed schematic development plan was provided to Planning Board members ahead of the meeting to review, and many of the members visited the proposed development site.

The Planning Board believes that overall the project is a good fit for this area of the Town of Canandaigua in the Mixed Use Overlay (3) Zoning District, and the Planning Board finds the proposed project is in keeping with the Town of Canandaigua's Comprehensive Plan. The proposed project would provide affordable housing in close proximity to commercial and retail centers; as well as Finger Lakes Community College and recreational opportunities such as the CMAC Performing Arts Center, Kershaw Park, and Roseland Waterpark.

Additionally the Planning Board believes the proposed project would fill a need in the Town of Canandaigua and surrounding area. It was reported to the Planning Board that approximately 25% of the students in the Canandaigua School District participate in the reduced or free lunch program signaling a potential need for more affordable housing options in the community.

The Planning Board would like to make the following recommendations to be considered by the Town Board as part of your review of this MUO Rezoning Request:

- Environmental Protection – The Planning Board believes this project could provide possibilities for environmental protection of wetlands and flood plains along the Canandaigua Lake Outlet. Additionally, the Town Board should determine which entity will be responsible for the proposed stormwater management areas;

- Wildlife Corridor – The project was presented as having a large conservation easement or open space area which could serve as a designated wildlife corridor; the Town Board should consider if a conservation easement (held by the Town or Land Group) or Town ownership of the open space area would be most appropriate;
- Recreation – It is the understanding of the Planning Board that this project will include typical playground areas, walking paths, a club house with fitness facility, and a computer lab. The Town Board may wish to consider expanded recreational opportunities as part of this project such as a trail along the Canandaigua Lake Outlet, which may require a larger partnership with the Army Corp of Engineers, and DEC;
- Accessibility – It is our understanding that 15% of the units will be handicap accessible, as such the overall development should include mobility options for those with physical disabilities such as designs, sidewalks, parking, etc.;
- Walkability / Connectivity – It is the understanding of the Planning Board the proposed project includes sidewalks, bike paths, and complete streets internally within the proposed development. The Town Board may wish to consider speaking with Ontario County and the developers about the ability of the residents to connect to nearby shopping, retail, and cultural facilities via sidewalks or pathways along County Road 10;
- Sequencing – The project would likely not move forward if grant funding is not received, so prior to any construction or clearing of land both short and long term financing along with the proper sureties should be in place.

Overall the Planning Board believes the proposed project would fit well in the proposed location in the Town of Canandaigua. If the project is acceptable to the Town Board, the Planning Board looks forward to reviewing the project in more detail once a phased site plan has been submitted.

Sincerely,



Tom Schwartz, Chairman

& Members: **Chuck Oyler, Richard Gentry, Ryan Staychock, and Dr. Karen Blazey**
Town of Canandaigua Planning Board