
Appendix

W

Zoning Officer's Base Density Calculation

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120
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Established 1789

RSM West Lake Road LLC

“Base Density Calculation”

Total Acreage in SCR-1	58.2 acres
Using Existing Conditions:	
Existing 100yr Floodplains	0.0
Existing Watercourses	0.0
Existing Steep Slopes (> 20% -- Chapter 90-29(F)(2)(b) (all slopes >20% are in the RLD -- 6.17 acres)	0.0
Existing Woodlands > 1 Acre (approx 7.5 acres)	5.0 acres
Existing Wetlands (Wetland A – 0.69 acres and Wetland B – 1.27 acres)	1.96 acres
Existing Public Utility, Structures, Improvements (S & J Morrell permanent sewer easement 30' x 1245' -- 744 ft or 0.51 acres in SCR-1 and 501 ft or 0.35 acres in RLD)	0.51 acres
Existing Drainage Control Areas/Right-of-Way	0.0
Total Constrained Lands	7.47 acres
Required Open Space – 40% of Usable Land (50.73 acres x 40%) (Section 518(C)(2)(e)(ii))	20.292 acres
Required Land to be Preserved By Conservation Easement	27.762 acres
Usable Land for Development	50.73 acres
Base Density (50.73) acres x 1 Dwelling Per Acre (Section 518(C)(1)(ii))	51 Dwellings

Clustering is only permitted in the SCR-1 zoned portion of the site. Clustering is not permitted within the RLD portion of the site.

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