

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, New York 14424

PLANNING BOARD

Established February 20, 1962

Tuesday, January 24, 2023 • 6:00 p.m.

MINUTES—DRAFT #1—SUBJECT TO CHANGE

The following minutes are the official and permanent record of the actions taken by the Town of Canandaigua Planning Board. Remarks delivered during discussions are summarized and are not intended to be verbatim transcriptions. An audio recording of the meeting is retained for three months.

The meeting was conducted at the Canandaigua Town Hall and via remote video conference.

***R** = Attended via remote video conference.*

Meeting called by: Charles Oyler, *Chairperson*

Board members present: Robert Lacourse
Scott Neal
Mark Tolbert
Amanda VanLaeken

Alternate: Position vacant

Staff present: Shawna Bonshak, Town Planner
Lance S. Brabant, CPESC, MRB Group, D.P.C.
Kimberly Burkard, Remote Access Facilitator

Attending:

Samantha Bentley, 3650 Woolhouse Road, Canandaigua, N.Y. 14424

Fritz Cermak—**R**

William and Marcia McMahon, 5430 Wells Curtice Road, Canandaigua, N.Y. 14424

Charles and Ellen Miller, 3272 Hickox Road, Canandaigua, N.Y. 14424

Brennan Marks, Marks Engineering, 42 Beeman Street, Canandaigua, N.Y. 14424—**R**

David Sauter, Canandaigua Town Board Member

Zakery Steele, RLA, ASLA, LEED-AP, Landscape Architect; Sue Steele Landscape
Architecture PLLC, 9 Summit Street, Fairport, N.Y. 14450

5. AMENDED SINGLE-STAGE SITE PLAN

CPN-22-099 **Spoleta Development, 7 Van Auker Street, Rochester, N.Y. 14608; and Sue R. Steele, RLA, LEED AP, Sue Steele Landscape Architecture, 9 Summit Street, Fairport, N.Y. 14450; representing Morgan Centerpointe Apartments LLC, 112 S. French Street, Wilmington, Delaware 19801; owner of property on Brickyard Road.**
TM #56.00-01-55.22
Requesting an Amended Single-Stage Site Plan approval for a revised Landscaping Plan dated December 1, 2022, depicting new tree plantings and building unit plantings for the Centerpointe Apartments, Phase 3, and all other relevant information submitted as of January 24, 2023 (the current application).

The initial Single-Stage Site Plans for Phase 3 of the Centerpointe Apartments were approved by the Planning Board on November 29, 2016 (CPN-036-16); October 23, 2018 (CPN-18-006); and April 12, 2022 (CPN-22-002).

This application for an Amended Single-Stage Site Plan approval to CPN-22-002 was reviewed by the Planning Review Committee (PRC) on December 12, 2022.

The PRC referred this application to the following Town offices and agencies:

Chris Jensen, Town Code Enforcement Officer
Town Environmental Conservation Board
David Conti, Canandaigua–Farmington Water and Sewer District
James Fletcher, Town Highway and Water Superintendent

Prior to the meeting, Landscape Architect Sue R. Steele provided the following summary of this application:

“We are requesting site plan review and approval of an amendment to the Landscape Plan for the Centerpointe Apartments Phase 3. The revisions include plant spacing adjustments to support plant health and growth, revised tree locations due to site design conflicts, and alternate plant species based on commercial availability and client preferences. Additionally, the revised landscape plan incorporates supplemental plantings at the entrance and individual buildings for enhanced aesthetic appeal.”

—*Sue R. Steele, RLA, LEED AP, December 1, 2022*

Mr. Steele (Landscape Architect, Sue Steele Landscape Architecture) presented this application in the meeting room.

Mr. Steele reviewed a number of slides which described the concerns with the original landscape plan and the proposed amendments. The slides were displayed on the video screen and summarized as follows:

The original landscape plan:

- had plant spacing issues, plant location conflicts (over utilities and structures) and plant quantity errors;
- was signed by an engineer and not by a landscape architect;
- had plant symbols which were not reflective of tree scale;
- had high risk diversity imbalance (three species constituted 54 percent of the trees);
- had nine species not recommended (disease susceptibility, availability or invasive species);
- had minimal or no building unit plantings.

Key amendments to the plan:

- Remove planting conflicts (over utilities and structures);
- Increased species diversity;
- Removal of invasive species;
- Increased tree spacing for tree health and longevity;
- Reduce tree quantity and increased shrub plantings:

2016 approved plan:	441 trees, 7 shrubs/perennials
Proposed plan:	265 trees, 436 shrubs/perennials

Mr. Steele reviewed a drawing which depicted the spacing of evergreen trees as originally proposed at planting, then at five- to 10-year growth, and then at 10+ years to maturity. He said that these evergreens were proposed to be planted at a distance of only seven feet on center and would not do well with limited airflow and sunlight, increased competition, increased disease susceptibility, die-back/branch loss, and long-term screening loss.

He then reviewed a drawing which depicted a projection of the improved growth with the amended planting specifications. He said that the original landscape plan was not designed by a landscape architect.

Mr. Steele also reviewed the Unit Planting and the Clubhouse Planting plans.

Mr. Oyler said that a neighboring property owner expressed concern at the April 2022 presentation about the visual impact of the Phase 3 buildings when viewed from Yerkes Road and Brickyard Road. He asked if an alternate species of trees has been considered to create more of an immediate buffer.

Mr. Steele said that a single row of evergreen trees would not be an effective buffer. He said that they plan to have deciduous trees as a double buffer layer but that there would be a period of time during which there would not be a truly effective buffer due to the size of the evergreen trees at the time of planting. Mr. Steele said that it will be a long time for a truly effective buffer.

Mr. Lacourse asked about the visual impact of the buildings from Yerkes Road in five years. Mr. Steele said that in five years most of the evergreens will have grown together and that the amended landscape plan will provide more healthy and vigorous growth [of the evergreen trees] than the original plan.

Mr. Steele said that they wanted to make sure that they performed their due diligence. He said that they are aware of the neighbor's valid concern and that they have designed the screening in the neighbor's best interest. Mr. Steele said that they are not reducing the number of trees to be planted just for cost. He said that the previous planting plan was not viable. He asked rhetorically if they can guarantee a 100 percent screening buffer the moment that the evergreens are planted. He answered no, and that this would not be possible for any plan.

Mr. Oyler said that the critical times for a visual buffer are during construction and immediately afterward. He said that the neighboring residents will see a vista which they did not have before and that apartment residents will also be looking out at the road prior to the maturity of the landscape buffer. He said everyone will have to live with the landscape for the first five years.

Mr. Steele said that most of the trees will live more than 100 years and that they have to think about the future and accommodate the development "in the now." He said that they believe that the amended landscape plan meets this successfully. He also said that most of the existing evergreen trees [in the previous phases of the development] have been limbed up, possibly by the landscapers when mowing the lawn. He said that this is something over which they would have no control.

Mr. Neal said that he appreciates that the applicant has submitted an amended viable plan for the board's review and approval.

Mr. Tolbert said that the Town Environmental Conservation Board (ECB) expressed concern about the inclusion of invasive species in the amended plan. He referred to the ECB recommendation of January 5, 2023, that two potentially invasive species, *Zelkova serrata* and *Syringa reticulata* be substituted with native alternatives. The ECB also suggested the

substitution of *Cornus kousa* with a native alternative. Mr. Tolbert referred Mr. Steele to the ECB minutes of January 5, 2023, for additional details and replacement suggestions.

Mr. Steele said that he did not believe that there are many invasive species on the amended planting schedule. He said that those that were on the schedule could be switched out easily.

Mr. Steele said that the best time to plant is spring and fall and that the landscape contractor is now ordering the plants for spring. He said that he wanted to note this if it would help to keep the amendment process moving along.

Ms. Burkard, who is a member of the ECB, said that the ECB minutes of January 5, 2023, had been sent via email to Ms. Steele. She said that she will also send them via email to Mr. Steele.

Mr. Oyler asked if anyone in the meeting room or on the remote video conference wished to ask questions or to comment on this application. There were no comments from those in the meeting room or on the remote video conference.

There were no additional comments or questions on this application this evening.

■ A motion was made by MR. NEAL, seconded by MR. TOLBERT, that the application of Spoleta Development and Sue R. Steele, RLA, LEED AP (Sue Steele Landscape Architecture), representing Morgan Centerpointe Apartments LLC, owner of property on Brickyard Road, requesting an Amended Single-Stage Site Plan approval for a revised Landscaping Plan dated December 1, 2022, depicting new tree plantings and building unit plantings for the Centerpointe Apartments, Phase 3, and all other relevant information submitted as of January 24, 2023 (the current application), be approved with conditions.

Mr. Brabant then reviewed the conditions of approval.

The following amendment was offered:

Revised Condition #4:

The applicant should consider revising the landscaping plans to replace the two potentially invasive species identified as *Zelkova serrata* and *Syringa reticulata*, and also replace *Cornus kousa* with native alternatives. The applicant is encouraged to refer to the ECB January 5, 2023, meeting minutes for replacement suggestions.

Mr. Oyler asked if the site would still be within the required landscaping calculations with the approval of the amended site plan. Mr. Brabant said yes.

Motion to approve the resolution as amended carried by voice vote.