
TO: Town of Canandaigua Town Board
FROM: Town of Canandaigua Planning Board
DATE: September 30, 2016
RE: Centerpointe Project Revisions

Pursuant to Town Code § 220-28(E)(7)(c)(4), the Town of Canandaigua Planning Board hereby notifies the Town of Canandaigua Town Board that the Planned Unit Development located at 0000 Brickyard Road (Tax Map # 56.00-1-55.220) owned by Morgan Canandaigua Land LLC has been modified from the originally approved Planned Unit Development, but that said modified plan is still in keeping with the intent of the PUD Zoning Resolution, dated October 28, 1986, and that said modified plan should be continued as modified.

As required by Town Code § 220-28(E)(7)(c)(4), the Planning Board states the following particulars of the matter:

1. The Town Board originally approved a Planned Unit Development on October 28, 1986, which allowed a maximum number of apartment and townhouse units of 571, with no type comprising more than 65% of the total number of residential units.
2. The Town Board amended the PUD with Local Law # 10 of 2005, setting the total number of residential units at 461.
3. The Town Board amended the PUD with Local Law # 5 of 2013, which allowed an increase in townhouse units from 37 to 109. However, an

11. The open space, wetland, and buffer areas are consistent with the originally approved Planned Unit Development.
12. The setbacks from Route 332, Thomas Road, Brickyard Road, and Yerkes Road are consistent with the originally approved Planned Unit Development.
13. The apartment building setbacks are consistent with the originally approved Planned Unit Development.
14. The maximum building heights are consistent with the originally approved Planned Unit Development.
15. The parking requirements are consistent with the originally approved Planned Unit Development.

It is the Planning Board's position that the applicant's proposal is in substantial conformity with the intent of the Planned Unit Development approved by the Town Board in 1986, as well as the Local Laws amending the Planned Unit Development in 2005 and 2013. Therefore, subject to the consent of the Town Board, the applicant should return to the Planning Board for site plan approval, which will be conditioned on, among other things, reciprocal cross-easements, a detailed phasing plan, driveway access to the public, and a review of lighting fixtures on the existing structures to ensure that they are dark-sky compliant.

