

170 - 2018	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	McMahon, Greg	
Property Owner:	Morgan Canandaigua Land LLC	
Tax Map No(s):	56.00-1-55.220	
Brief Description:	Site plan for phase 3, 106 additional apartments at Centerpointe Apartments located at the southeast corner of Yerkes Road and Brickyard Road in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/15130/170-2018-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/15129/170_18-Site-Plan	

The Canandaigua Town Board approved a PUD for this property in 1986 and amended the PUD in 2005 to allow a maximum of 368 apartments. The site plan proposes 106 apartments in 13 buildings, 22 units fewer than permissible, and 226 parking spaces, 14 more than required. The site plan shows a 40' pedestrian easement to the Town of Canandaigua to accommodate the 10' wide stone Auburn Trail. The site plan also shows two community buildings, two pools, and a maintenance building.

Nine of the proposed buildings do not have the required minimum 50' setback to the internal road. The applicant has requested the Planning Board waive this requirement. If not waived, the applicant will be required to obtain an amendment to the PUD from the Town Board.

According to OnCor, lands to the north and west are prime farmland if drained and in an Agricultural District. There are no steep slopes, wetlands, or floodplains indicated on the property. Other adjacent uses include previous phases of the Centerpointe Apartments and the Centerpointe Country Club. Site soil characteristics are as follows:

Odessa silt loam 0-3 % slopes 8.0 acres

Prime Farmland if drained

Permeability: moderately low **Erodibility:** very high
Hydrological Group D **Partially Hydric**

Lakemont Silty Clay Loam 0-3% slope 2 acres

Farmland of Statewide Importance

Permeability: moderately low **Erodibility:** very high
Hydrological Group D **Partially Hydric**

Cayuga Silt Loam 3 - 8 % slope 1.2 acres

Prime Farmland

Permeability: moderately high **Erodibility:** very high
Hydrological Group C/D **Not Hydric**

OCSWCD Comments

1. Erosion Control Notes #19— crownvetch is listed as a plant for restoration. Crownvetch (*Securigera varia*) is listed as an invasive plant in NYS and should not be used for restoration.
2. No SWPPP provided, further information required to comment on stormwater.
3. No apparent stormwater detention shown on plans provided.
4. Further information on staging of grading on site required.

Board Motion: To block and retain referrals #162- 2018, # 167-2018, # 170-2018, # 174-2018, # 174.1-2018, and # 176-2018 as a class 1 and return each one to the local board with comments.

Motion made by: David Wink

Seconded by: Tim Marks

Vote: 16 in favor, 0 opposed, 0 abstentions. Motion carried.