

38 -2022 Town of Canandaigua Planning Board

Class: I

Type: *Subdivision*Applicant: *Venezia Group*Property Owner: *Venezia Group/Uptown Pointe*Tax Map Parcel #: *70.00-1-67.111*Brief Description: *Phase 1 of Uptown Pointe encompassing 5 lots along Airport Road in the Town of Canandaigua*<https://ontariocountyny.gov/DocumentCenter/View/33609/38-2022-aerial><https://ontariocountyny.gov/DocumentCenter/View/33610/382022-area-zonin><https://ontariocountyny.gov/DocumentCenter/View/33611/38-2022-Airport-Road-0000-2022-02-01-Sub-Plat>

The property address is 2435 Brickyard Road, though the access to the proposed lots is off Airport Road. The property is zoned Industrial as are lands to the south, and west. Land to the east along Sumner Road and both sides of SR 332 are in the SR 332 Form Based Code District sub-area. The subject site and property to the north south, and west bounded by Thomas Road, North Road, and Brickyard are also in the Mixed Use Overlay 1.

The applicant owns 58 acres and has mapped out a 24 lot clustered subdivision with 5 single family lots with direct access from Airport Road and 1 acre of conserved land in phase 1 currently under review, and future subdivision of 19 single family lots on a new public road off Airport Road with 3.3 acres of conserved land. The conceptual development plan does not include the central or western portions of the subject property. The property and the subdivision area is bisected by the Buckeye Gas pipeline. The Uptown Plan identified the pipeline property as a potential trail alignment and as a dividing line between residential and industrial character areas. The proposed subdivision includes lands to the west of the proposed future subdivision in a conservation area to buffer them from the Canandaigua Central School District bus facility to the west.

The applicant has indicated the 1 acre preserved in Phase 1 is 55 percent of that phase but has not provided information on the acres of development and percent preserved in the balance of the subdivision.

The referred subdivision indicates the layout is a cluster subdivision with 6,000 SF lots with minimum 50' width, 30' front setback, 8' side and rear setback, and maximum 40 percent building coverage when the existing zoning would require 60' front setback, 25' side setback, 50' rear setback, and 30 percent building coverage. The width of lots proposed in phase 1 include four 80' lots and one 200' lot.

The MUO Mixed Use Overlay zoning district establishes the eligibility of a parcel of land for consideration by the Town Board for development of a mix of uses. The MUO allows a range of uses including single-family and multi-family residential uses, uses allowed in Community Commercial, Neighborhood Commercial, and Industrial districts, however, each different use must be on a different lot though part of an overall site plan. The MUO regulations require 40 percent open space in addition to any constrained lands or drainage facilities.

According to OnCor, the property is in OC Agricultural District #1 and is not constrained by wetlands, floodplains, or steep slopes.

Comments

1. Has the applicant documented 40 percent open space requirement?
2. Is a 30' front setback from Airport Road sufficient on a road carrying traffic from existing and future area industrial uses?
3. The overall conceptual subdivision plan should show the road extending north to the property line to allow connection to residential development on adjacent properties.

39 -2022

Town of Canandaigua Planning Board

Class: I

Type: *Subdivision*

Related Referrals: 89-2021 & 150-2021

Applicant: *Angelo Liccairdello*

Property Owner: *same*

Tax Map Parcel #: 98.19-1-20.100

Brief Description: *Subdivision of 33 acre site at 3535 SR 364 to accommodate 19 lots of 20,000 SF and 12 lots of 1 acre with 3 lots in each area on private drives and the remaining lots on public roads in the Town of Canandaigua.*

<https://ontariocountyny.gov/DocumentCenter/View/33612/39-2022-aerial>

<https://ontariocountyny.gov/DocumentCenter/View/33613/39-2022-pp-extracted-SR--364-3535-2022-02-01-Site-Plan>

<https://ontariocountyny.gov/DocumentCenter/View/33614/39-2022-SR64-3535-2022-02-01-Rendering>

This site was previously reviewed as referral 89-2021 in May 2021 and adjacent project property in the Town of Hopewell was previously reviewed as referral 150-2021 in July 2021. Rather than a through road from SR 364 to CR 18 in the Town of Hopewell as previously proposed, the current layout includes a serpentine cul-de-sac for 19 lots off SR 364 and another cul-de-sac off CR 18 serving lots the Town of Hopewell and the proposed larger lots in the Town of Canandaigua. Lot access is provided by 1,581 lf of public road and 400 lf of private road.

The Engineer's report submitted with the current subdivision application includes a SWPPP and Wetland Delineation Report. The Wetland Delineation report identifies 2 small wetland resources. No final Army Corps of Engineers (ACOE) wetland determination has been made. Filling .08 acres of Wetland A is likely allowable with notice to Army Corps of Engineers under nationwide permit #29 and does not require any compensating mitigation. Filling .18 acres of an intermittent on-site stream is likely allowable with notice to ACOE and plan for compensatory wetland mitigation under nationwide permit #29. The report indicates sidewalks will be provided along both sides of all public roads and dark sky compliant solar powered LED streetlights will be installed. The stormwater management plan includes open swales and 2 stormwater management ponds totaling .89 acres. The 5 eastern most lots are at an elevation too high to be served from the waterline along SR 364. These lots are proposed to rely on wells or be connected as out of district users to the Town of Hopewell water system. Projected peak hour project trip generation is approximately 20 trips at each of the 2 new intersections on SR 364 and CR 18 and this level of trip generation does not indicate a need for a traffic impact study based on NYSDOT permit requirements.

The landscaping plan indicates at least one native street tree on each lot and a double row of white fir and white pines along the SR 364 frontage and along the lot line of a single family home to the south. The lot sizes range from 20,000 to 50,000 SF in the R-1-20 zoned area and from 1-2 acres in the scenic overlay area. The applicant has located a stormwater management pond on one 50,000 lot in each area and indicated the maintenance of these ponds will be the responsibility of the lot owners.