

# *Town of Canandaigua*

5440 Routes 5 & 20 West  
Canandaigua, NY 14424  
(585) 394-1120 / Fax: (585) 394-9476

*Established 1789*

## **PLANNING REVIEW COMMITTEE (PRC) Meeting Notes of January 18, 2022**

**TO:** GREG MCMAHON REPRESENTING MORGAN CENTERPOINTE  
**FROM:** DEVELOPMENT OFFICE  
**EMAIL:** [GMCMAHON@MCMAHON-LARUE.COM](mailto:GMCMAHON@MCMAHON-LARUE.COM)  
**DATE:** Wednesday, January 19, 2022

*You are hereby given notice that the following report provides positive input to keep the application process moving forward.*

*Please be aware that failure to submit the requested information by the deadline listed below will likely result in your application being deemed incomplete. Incomplete applications are not placed on any agenda and will not be referred to outside agencies for review.*

### **PLANNING BOARD FOR TUESDAY, FEBRUARY 22, 2022**

**CPN-22-002 McMahon LaRue Associates P.C., c/o Gregory W. McMahon, P.E., 822 Holt Road, Webster, N.Y. 14580; and Spoleta Development, 7 VanAucker Street, Rochester, N.Y. 14608; representing Morgan Centerpointe Apartments LLC, 112 S. French Street, Wilmington, Delaware 19801, owner of property at the southeast corner of Brickyard Road and Yerkes Road**

**TM #56.00-1-55.22**

Requesting a Two-Stage Final Site Plan approval for Centerpointe Apartments Phase 3, for the construction of 115 apartments (14 buildings, one community center building, and one maintenance building with associated roads, parking and utilities.

***See for reference CPN-036-16:*** Centerpointe Apartments Phase 3, Final Site Plan approval of 115 dwelling units on Lot #R1F totaling 11.334 acres in a Planned Unit Development Zoning District, approved with conditions on November 29, 2016.

***See for reference CPN-18-006:*** Centerpointe Apartments Phase 3, Final Site Plan approval of 13 apartment buildings including two community buildings and one maintenance building totaling 106 dwelling units on Lot #R1F totaling 11.334 acre, approved with conditions on October 23, 2018.

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**Previously completed.**
3. A referral to the Ontario County Planning Board **IS NOT** required.
4. The Planning Review Committee will forward a copy of the application and supporting documentation to the following agency/agencies for their review and recommendation:

*All are digital PDF files unless otherwise noted:*

- Robin MacDonald, Canandaigua–Farmington Water and Sewer District
- John Berry, Canandaigua Lake County Sewer District
- Chris Jensen, Town Code Enforcement Officer
- James Fletcher, Town Highway and Water Superintendent
- Doug Finch/Sarah Reynolds, Town Manager’s Office (for Auburn Trail review)
- Frank Magnera, Chief, Canandaigua City Fire Department
- Canandaigua City School District
- Ontario County 911 Center

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, JANUARY 21, 2022**, to be considered for the **TUESDAY, FEBRUARY 22, 2022**, Planning Board agenda.

1. See attached ***One-Stage (Preliminary & Final) Site Plan Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed.

See attached checklist.

2. Provide the proposed number of dwelling units to be constructed.
3. Provide the maximum number of dwelling units permitted in this PUD.
4. The applicant shall provide **1 complete hard copy** of the plan. The applicant shall also submit a **PDF FILE** of the plans via e-mail to the Development Office at:

**[devclerk@townofcanandaigua.org](mailto:devclerk@townofcanandaigua.org)**

Information for the Applicant:

1. The applicant will receive a copy of the Planning Board agenda approximately 10 days prior to the meeting date. The applicant is required to be in attendance at the meeting. If the applicant cannot attend the meeting and wishes the Planning Board to act upon the application in their absence, the applicant shall contact the Development Office prior to 12:00 p.m. the day of the meeting.
2. The property owner is on notice that no development shall commence until the proper permits have been obtained from the Town’s Development Office.

3. Your application will be referred to an outside consultant and/or consultants hired by the Town of Canandaigua (Town Engineer, Watershed Inspector, Town Attorney, etc.). ***YOU—the property owner—will be invoiced by the Town for the reimbursement of these expenses.*** The property owner is on notice that he or she is responsible for reimbursing the Town for any/all consultant fees accrued by the Town regarding this application. This includes resolutions written by the Town Engineer for each Zoning Board of Appeals or Planning Board meeting.