

Town of Canandaigua

5440 Routes 5 & 20 West • Canandaigua, NY 14424 • (585) 394-1120

Established 1789

PLANNER COMMENTS

PROPERTY OWNER: MCWILLIAMS, JOSEPH & ELIZABETH

PROPERTY ADDRESS: 0000 County Road 28

TAX MAP NUMBER: 71.09-2-41.000

ZONING DISTRICT: R-1-20 / R-1-30

PROJECT REFERENCE:

- Petition to Rezone to MUO, dated 11/16/2020. Received for review by Town on 12/04/2020.
- Plans titled, "County Road 28 Condominiums" by Mossien Associates, dated 11/23/2020, revised on 10/19/2020, received by the town on 11/30/2020.

PROJECT DESCRIPTION:

- Applicant proposes to construct 4 Townhouse buildings totaling 16 dwelling units on a currently vacant parcel.

COMMENTS:

- In general, I believe this proposed development conforms with the Town's plans and regulations.
- Uptown Plan:
 - o Proposed use permitted within the MUO Overlay Zoning District and within the recommended uses of the Mixed Residential area noted in the Uptown Report
 - o Parcel sits just outside Uptown boundaries but most adjacent to Mixed Residential area.
 - o Proposal does infill an existing vacant parcel in-line with Uptown Report
 - o Proposal should include pedestrian amenities onsite and connections to off-site.
 - o Proposed Lighting and landscaping should be shown in conformance with Uptown Report
 - o Proposal adds to a great diversity of housing type in the area in conformance with Uptown Report.
 - o Proposal is within the character of surrounding area regarding building size, use, and massing.
 - o Consideration should be giving to how this development will connect to future development in the area.
 - o Proposal setback is 40 ft. when 30 ft. is the maximum recommended in the Uptown Report. Proposed density is under the maximum recommended. (pg. 149)
 - o More public facing amenities like porches are encouraged as well as minimizing the visual impact of the garages.
- 2011 Comprehensive Plan
 - o This proposal may help to achieve the following goals of the 2011 Comprehensive Plan:
 - Promote development of a diverse and sustainable tax base.
 - Provide public water and sewer services in areas of the Town identified in this plan for continued residential, commercial and industrial growth. Limit the expansion of these services in the areas of the Town where increased growth is not encouraged by the plan such as the agricultural-residential areas.
 - Encourage residential development patterns that are elder-friendly.
 - Support future residential growth that makes Canandaigua livable for people of all ages and income levels.
 - Encourage elder-friendly residential housing near the City of Canandaigua.

- Other Plans
 - Sewer is not currently available at this site, but it is included in priority expansion area number 3 of the Sewer Master Plan.
 - Public water is currently available at this site.
 - Per the 2018 Open Space Plan, no valuable resources are identified on this site except the stormwater pond. There are resources on adjacent site to East.
- Town Code and Design Standards
 - Applicants will have to provide justification for parking spaces during Site Plan review.
 - Proposal does maintain 40% of open space on the parcel
 - As this driveway is private, Planning Board should avoid requiring wider pavement widths which will encourage faster speeds, more impervious cover, and more expensive housing.

DATE: December 31, 2020

BY: 
Eric Coper – Planner / Zoning Inspector

CPN- 20-091

c: Project Binder