

Steve Groet left the meeting at 9:45 pm following consideration of referrals 138-2021, 147-2021, 147.1-2021, 147.2-2017, 145-201, 151-2021, 151.1-2021 and 132-2021. There being no quorum present thereafter, the Board briefly discussed referrals 150-2021 and 151.1-2020 but took no action on this or other referrals, including acceptance of late referrals 153-2021, 154-2021, and 155-2021.

OCPD: Linda Phillips, Senior Planner; Erin Holley, Senior Clerk

Guests: Robert Rotach/School Street variance; Jerry Goldman/Attorney & Matt Tomlinson/Engineer, G&A Development; Jerry Goldman/Attorney, Riedman-Southgate Hills; Martha Hilton/Smith Road resident; Meg Barnes/J Morgan Services Venue; James Cretekos/BME Engineers, 2536 Rochester Road.

Minutes:

- Approval of June 9, 2021 minutes was postponed, there being no possibility of passing motion given required abstentions.

130 - 2021	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Minor Subdivision	
Applicant:	Venezia Associates	
Property Owner:	Dawson, April & David	
Tax Map No(s):	126.00-1-16.200	
Brief Description:	Subdivision of 29 acre parcel into 2 lots of 21 and 7.6 acres at 4455 Middle Cheshire Road in the Town of Canandaigua.	

131 - 2021	Town of Canandaigua Planning Board	Class: Exempt
Referral Type:	Site Plan	
Applicant:	Harter, Scott	
Property Owner:	Oostdyk, Tom & Shelia	
Tax Map No(s):	98.17-1-14.000	
Brief Description:	Site plan for demolition and replacement of single family home at 3551 CR 16 in the Town of Canandaigua. https://www.co.ontario.ny.us/DocumentCenter/View/29714/131-2021-siteplan-with-landscapingCounty-Road-16-3551-2021-06-09-Site-Plan	

CLCSD Comments Plans need to be submitted to this office for review and comment. Renovation permit will be required.

132 - 2021	Town of Canandaigua Planning Board	Class: 1
Referral Type:	Site Plan	
Applicant:	BME Associates	
Property Owner:	Canandaigua Crossing LLC	
Tax Map No(s):	70.11-1-7.1100	
Brief Description:	Site plan and area variance for 8,000 SF building at 2536 SR 332 just north of Monro Auto Service. Variances required for 57' front setback when 150' is required, 33' rear setback when 40' is required, and 28.5 percent open space when 40 percent is required. https://www.co.ontario.ny.us/DocumentCenter/View/29711/132-21-Aerial https://www.co.ontario.ny.us/DocumentCenter/View/29712/132-2021-site-plan-w-landscaping-State-Route-332-2536-2021-06-21-Site-plan	

Due to triangular shape of the site, the developable portion of the 1.7 acre lot with the 150' front setback and 40' rear setback would be 5,000 SF. The applicant has proposed a 57' front setback when 150' is required. The applicant has indicated the proposed front and rear setback variances are similar to existing Tom Wahl's and Monro Auto Service buildings and closer to desired 10' minimum front setback in draft Uptown Canandaigua Form Based Code.

The applicant is proposing 28.5 percent open space when 40 percent is required in the Mixed Use Overlay. Draft code reportedly requires 15 percent open space. Building footprint reportedly reduced by 25 percent and second story added based on Planning