

**kweed@townofcanandaigua.org**

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**From:** Shawna Bonshak <[sbonshak@townofcanandaigua.org](mailto:sbonshak@townofcanandaigua.org)>  
**Sent:** Wednesday, August 17, 2022 11:28 AM  
**To:** [kweed@townofcanandaigua.org](mailto:kweed@townofcanandaigua.org)  
**Subject:** FW: CPN 22-062

For OC Planning Board referral- this was not in the minutes.

**Shawna E. Bonshak, Town Planner**

Town of Canandaigua  
5440 Route 5 and 20 West  
Canandaigua, New York 14424  
Phone: 585-394-1120, ext. 2241

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**From:** Matt Tomlinson ([mtomlinson@marathoneng.com](mailto:mtomlinson@marathoneng.com)) <[mtomlinson@marathoneng.com](mailto:mtomlinson@marathoneng.com)>  
**Sent:** Wednesday, August 17, 2022 10:32 AM  
**To:** Shawna Bonshak <[sbonshak@townofcanandaigua.org](mailto:sbonshak@townofcanandaigua.org)>  
**Cc:** Schaaf, Eric <[eschaaf@marathoneng.com](mailto:eschaaf@marathoneng.com)>; Natalee Kiesling <[nkiesling@marathoneng.com](mailto:nkiesling@marathoneng.com)>  
**Subject:** RE: CPN 22-062

Thanks Shawna,

Please note we're only 290'+/- from County Road 28 so I believe we will need to be referred to County Planning (can you let me know which county planning meeting we will be on the agenda for?)

For SEQR purposes we do not exceed any of the thresholds for a Type 1 action so I believe the most appropriate would be an Unlisted action.

I do not see any requested changes to the plans so we will be re-submitting one hard copy of the plans and application materials to your attention as well as an electronic copy of the material with the only change being the correct planning board application

Thanks  
MT

**Matt Tomlinson**

Partner

**Marathon Engineering**

39 Cascade Drive | Rochester NY 14614  
Office: (585) 458-7770  
[www.marathoneng.com](http://www.marathoneng.com)

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**From:** Shawna Bonshak <[sbonshak@townofcanandaigua.org](mailto:sbonshak@townofcanandaigua.org)>  
**Sent:** Wednesday, August 17, 2022 9:47 AM  
**To:** Matt Tomlinson <[mtomlinson@marathoneng.com](mailto:mtomlinson@marathoneng.com)>  
**Subject:** CPN 22-062

**GOOD MORNING, MATT- MORE MINUTES FOR YOU FROM PRC. LET ME KNOW IF YOU HAVE ANY QUESTIONS.**

**SHAWNA**

PLANNING BOARD FOR SEPTEMBER 13, 2022 (SKETCH PLAN REVIEW)

TOWN BOARD FOR MONDAY, SEPTEMBER 19, 2022

ZONING BOARD OF APPEALS FOR TUESDAY, SEPTEMBER 20, 2022

PLANNING BOARD FOR TUESDAY, SEPTEMBER 27, 2022

CPN-22-62

Marathon Engineering, c/o Matt Tomlinson, 39 Cascade Drive, Rochester, N.Y. 14614; representing Edgemere Development, 3850 Monroe Avenue, Pittsford, N.Y. 14534; representing James J. Volpe, 162 Amann Road, Honeoye Falls, N.Y. 14472; owner of property at 0000 Parkside Drive (south side of Parkside Drive and zoned Uptown Canandaigua Form Based Code—Mixed Use Subarea.

TM #70.11-1-30.000

Requesting an Area Variance and Two-Stage Preliminary Site Plan approval for a proposed 48-unit multi-family development of a four-story building on a 1.5±-acre parcel with a mix of one- and two-bedroom apartments, community space, parking and associated site improvements.

Variance:

Section VI Mixed Use Development Subarea Façade Requirements, Residential Transparency:

Required: 50% Ground Floor, 40% Upper Story

Proposed: 25 percent overall

Structural requirements preclude additional transparency.

Application Information:

1. A Public Hearing **IS** required.
2. State Environmental Quality Review (SEQR)—**to be determined**
3. A referral to the Ontario County Planning Board—**to be determined**.
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:*

- Chris Jensen, Town Code Enforcement Officer
- Canandaigua Lake County Sewer District
- James Fletcher, Town Highway and Water Superintendent
- MRB Group, D.P.C.
- Frank Magnera, Canandaigua City Fire Department
- Canandaigua City School District

***If any of the following names are on the above list, then these individuals are to receive paper hard copies:***

- ***William Wright, Ontario County Department of Public Works***
- ***Timothy McElligott, P.E., Canandaigua Lake County Sewer District***
- ***Sheryl Robbins, P.E., New York State Department of Health***

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, AUGUST 19, 2022**, to be considered for the **TUESDAY, SEPTEMBER 20, 2022**, Zoning Board of Appeals agenda, and the **TUESDAY, SEPTEMBER 27, 2022**, Planning Board agenda.

1. Provide a new application using the Form-Based Code application form.
2. Show a placeholder on the plan for the monument sign (the sign can be a separate application).
3. Provide elevation renderings of the structure for the Planning Board meeting.
4. REMINDER: All materials for the Town Board meeting on September 19th are due on **SEPTEMBER 9, 2022**.
5. 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 and the Zoning Board of Appeals agendas approximately 10 days prior to the meeting dates. The applicant is required to be in attendance at the meetings. If the applicant cannot attend the meeting(s) and wishes the Planning Board and/or the Zoning Board of Appeals 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.

**Shawna E. Bonshak, Town Planner**

Town of Canandaigua

5440 Route 5 and 20 West

Canandaigua, New York 14424

Phone: 585-394-1120, ext. 2241