

12/12/22 PRC Minutes

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Tue 12/13/2022 3:47 PM

To: Glenn Thornton <glenn@thorntoneng.com>

Cc: Kim Burkard <kburkard@townofcanandaigua.org>

GLENN- MINUTES FROM YESTERDAY'S MEETING. SB

PLANNING REVIEW COMMITTEE (PRC)

Monday, December 12, 2022 • 9:00 a.m.

MEETING MINUTES

All applicants are hereby given notice that the following report provides positive input to keep the application process moving forward. There may likely be additional PRC comments or Planning/Zoning Board of Appeals comments forthcoming based upon further review by the members of the PRC or respective boards.

If PRC requirements are not submitted by the deadline given in the minutes, the application will not appear on the Planning Board or Zoning Board of Appeals agenda(s).

PROJECT REVIEW COMMITTEE FOR JANUARY 9, 2023

CPN-22-098

Thornton Engineering, c/o Glenn F. Thornton, P.E., 30 Assembly Drive, Suite 106, Mendon, N.Y. 14506; representing Cook Properties Acquisitions LLC, c/o Jeffrey Cook, 90 Airpark Drive, Suite 400, Rochester, N.Y. 14624; owner of property on Fire Hall Road and Parkside Drive (Uptown Landing).

Parcel #1: Parkside Drive
TM #70.00-1-65.100
19.271 acres

Parcel #2: Parkside Drive
TM #70.00-1-18.117
9.979 acres

Parcel #3: Parkside Drive
TM #70.00-1-18.115
20.206 acres

Parcel #4: State Route 332
TM #70.00-1-18.114

Requesting Preliminary Overall Site Plan approval and Preliminary and Final Site Plan approval for Phase 1 of Uptown Landing.

Overall Plan: Consists 147 single-family affordable homes; 471 patio homes, townhomes and apartments; 36,000 square feet of first-floor commercial space; and 50,000 square feet of light industrial space.

Phase 1: Consists of construction of a 500-linear-foot segment of Uptown Boulevard, six three-story mixed-use buildings, four patio home buildings, and 44 single-family affordable homes.

On February 14, 2022, the Planning Review Committee reviewed the Form Based Code Sketch Plan for this application.

On May 24, 2022, the Planning Board reviewed the Sketch Plan for this application (see Planning Board minutes, May 24, 2022, pp. 25–31).

On December 12, 2022, the Planning Review Committee again reviewed this application.

Application Information:

1. A Public Hearing **to be determined**.
2. State Environmental Quality Review (SEQR)—**Type I Action**.
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
- Others to be determined.

Discussion notes, December 12, 2022:

1. Provide details on the manufactured homes and their compliance and integration with the provisions of the Form Based Code.
2. Provide details on the manufactured home lots, i.e., defined yards.
3. Provide draft language regarding the maintenance agreement for the open space/common areas.
4. Provide transparency calculations and the rationale for the calculations.
5. Note: The Form Based Code does not permit front-loading garages.
6. Provide a list of potential variances which will be required; include a letter of intent regarding the potential variances.
7. Clarify if a subdivision, re-subdivision or a lot-line adjustment will be required.
8. Provide a narrative of compliance with the Complete Streets initiative, i.e., sidewalks, walkability, bicycles, etc.
9. Confer with the Ontario County sewer district and the Town Highway and Water Superintendent regarding the ability to plant trees and other plantings atop underground sanitary sewer and water utilities.
10. Ms. Bonshak will provide the Form Based Code checklist to the applicant/applicant's consultants.



Shawna E. Bonshak (She/Her)

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