

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 February 14, 2022

TO: THORNTON ENGINEERING REPRESENTING
COOK PROPERTIES: UPTOWN LANDING

FROM: DEVELOPMENT OFFICE

EMAIL: GLENN@THORNTONENG.COM JEFFCOOK@COOKPROPERTIESNY.COM

DATE: Tuesday, February 15, 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, MARCH 8, 2022

CPN-22-007 Thornton Engineering, c/o Glenn Thornton, P.E., 30 Assembly Drive, Suite 106, Mendon, N.Y. 14506; representing Cook Properties LLC, c/o Jeffrey Cook, 90 Air Park Drive, Suite 400, Rochester, N.Y. 14624; requesting a Form Based Code Sketch Plan Review for Uptown Landing (Fire Hall Road and Parkside Drive), development of approximately 100 acres with a mix of residential, commercial and light industrial uses; and Uptown Boulevard (a dedicated Town road).

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
50.273 acres

Application Information:

1. A Public Hearing **IS NOT** required.
2. State Environmental Quality Review (SEQR)—**To be determined.**
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:

- Chris Jensen, Code Enforcement Officer
- James Fletcher, Town Highway and Water Superintendent

The applicant shall submit the following requested information to the Town Development Office **prior to 4:00 p.m. FRIDAY, FEBRUARY 18, 2022**, to be considered for the **TUESDAY, MARCH 8, 2022**, Planning Board agenda.

1. See attached ***Form Based Code Checklist***—All items with an open circle to the right must be addressed prior to the application being further processed.
2. Provide the identification of the proposed uses on the property, the placement of roads, locations of utilities, drainage information and phasing.
3. Clarify the widths of the private roads.
4. Provide a typical lot plan; include lot size, houses, sheds, garages, etc.
5. Provide typical elevation samples of proposed structures.
6. 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

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.