

Town of Canandaigua

5440 Routes 5 & 20 West
Canandaigua, NY 14424
(585) 394-1120 * Fax: (585) 394-9476

townofcanandaigua.org

Established 1789

February 8, 2022

Shawna Bonshak, Town Planner
Town of Canandaigua – Development Office & Planning Board
Canandaigua, NY 14424

Sketch Plan Review – CPN-22-001

Dear Ms. Bonshak:

Thank you for your referral relative to the Auburn Trail and the subject property 5555 Purdy Road, Canandaigua and Brickyard Road. Comments below are based on information uploaded to the Town of Canandaigua application portal, as well as my knowledge of area projects. Attached please find several map documents to help with the visual aspects of the information provided in this memo.

- Application Information:
 - Question #4 - applicant answered the property was not within 500 feet of a State or County Road or Town Boundary; however, the property is 454 feet from the ROW of State Route 332.
 - Question #6 – applicant is proposing 000 new lots?
 - Chargeback notice was not signed, application should be incomplete
- Sewer – the sewer system was extended to this area of the Town of Canandaigua as part of the Mobile Purdy Road Sewer that was obtained through a low to moderate income grant from the NYS Department of Housing and Community Renewal. Please consult with the Town Engineer to confirm the sewer capacity exists to accommodate this many more units (it appears increasing the number of units from the existing 75 units, adding 154 new lots to have a total of 229 mobile home lots).
- Padelford Brook Greenway (PBG) & Strategic Farmland Protection Area (SFPA) – while the current mobile home community predates the PBG & SFPA the proposed work is in both the Padelford Brook Greenway and the Strategic Farmland Protection Area. Additionally the parcel is within 500 feet of a current active farm field.
- Roadway connection Brickyard Road – it is unclear if the proposed roadway is in the wetland area (see attached), also unclear if this means two points of entry on Brickyard Road? (5 total points of entry on this parcel? – variance?). (My review does not include any review of current Town Code for applicability).
- Roadway connection Purdy Road – it appears these proposed new entrances may be out of alignment with a proposed access Road to connect Purdy Road to Canandaigua Farmington

Townline Road that is currently in discussion and being further considered by the Town Board of the Town of Canandaigua.

- Recreation – a quick look appears to show little to no recreation opportunities, walkability, or any explanation. As someone who travels Purdy and Brickyard Roads regularly I often see people walking along the edge of Brickyard Road
- Auburn Trail – in 2011-2013 the Towns of Victor, Farmington, Canandaigua, City of Canandaigua, and Canandaigua School District were involved with the Feasibility Study of connection of the Auburn Trail to Ontario Pathways link up hundreds of miles of trails. The Town of Canandaigua's website includes a link to the 106 page document that was adopted by the municipalities with a plan to implement the connection of the Auburn Trail as feasible.
 - Since 2014, the Town of Canandaigua has been working to identify opportunities to advance the Auburn Trail by working with landowners and proposed developments including the approved and now constructed Townhomes at Centerpointe which required the developer to construct that segment of the Auburn Trail for the Town of Canandaigua. It is my understanding the condition approval for the Apartments at Brickyard and Yerkes also includes a requirement the developer construct that portion of the Auburn Trail.
 - 2014-2022 continued conversations have occurred about the possibility of connecting the Auburn Trail from Canandaigua Farmington Townline Road to Purdy Road through property and property acquisition by Mr. David Genecco including the construction of a water line (CFWD), Auburn trail, and an access road. Much of the information about these proposals are available on the town website under 'projects' CFWD.
 - In 2020 the Town of Canandaigua retained Fisher Associates (the same entity hired by the Town of Farmington to facilitate the Auburn Trail – now completed) to work to identify the best paths for construction from Thomas Road north to Canandaigua Farmington Townline Road. At the same time MRB was retained to identify the best paths for construction from Thomas Road south to Outhouse Park.
 - Many public meetings have been held and letters sent out about possible trail alignments. In preparation for one of those meetings Mr. Burke reached out to me with concerns and subsequently we met:

April 20, 2021 – Town Manager Finch met with Mr. Burke and a family member at the location of 5555 Purdy Road. Mr. Burke expressed concern about the trail being too close to the backyards of the mobile homes on Purdy Road and asked if something could be done. We subsequently discussed moving the trail out to the Right of Way and staying on the same side of the road as the mobile home park.

May 6, 2021 – Town Manager Finch met with Mr. Burke and a family member at 5555 Purdy Road to discuss alignment of the Auburn Trail. During the meeting it was discussed the possibility of moving the trail away from Purdy Road and Brickyard Road and moving it to the edge of the wetlands running along the buffer on the edge of the property closest to the farm fields to get it away from the residences. At that time the general thought was this would be more acceptable, and Town Manager Finch asked Fisher Associates to move the proposed alignment along the edge of the property to get it away from the residence homes.

November 12, 2021 – Town Manager Finch met with Mr. Burke and most of the family representatives at the Town Hall. The family indicated they were not willing to host the Auburn Trail on their parcel in anyway and indicated non-support for walkability citing dog mess, drugs, and other nuisance matters. The family indicated to Town Manager Finch the Town would have to move the Auburn Trail completely off their parcel and on the other side of the road. Following this meeting Town Manager Finch once again asked Fisher Associates to move the proposed alignment. A new public meeting has been scheduled for February 17, 2022 on the new proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "DF", is written over a faint, illegible printed name.

Doug Finch, Town Manager
Town of Canandaigua

No.	Revisions and Descriptions	By	Date

Project Title: **CONCEPT ROAD AND TRANSMISSION MAIN TOWNS OF CANANDAIGUA AND FARMINGTON ONTARIO COUNTY, NEW YORK**

Drawing Title: **OVERVIEW MAP**


Date: **AUG 2017**

Scale: **1" = 200'**

Checked By: **QA**

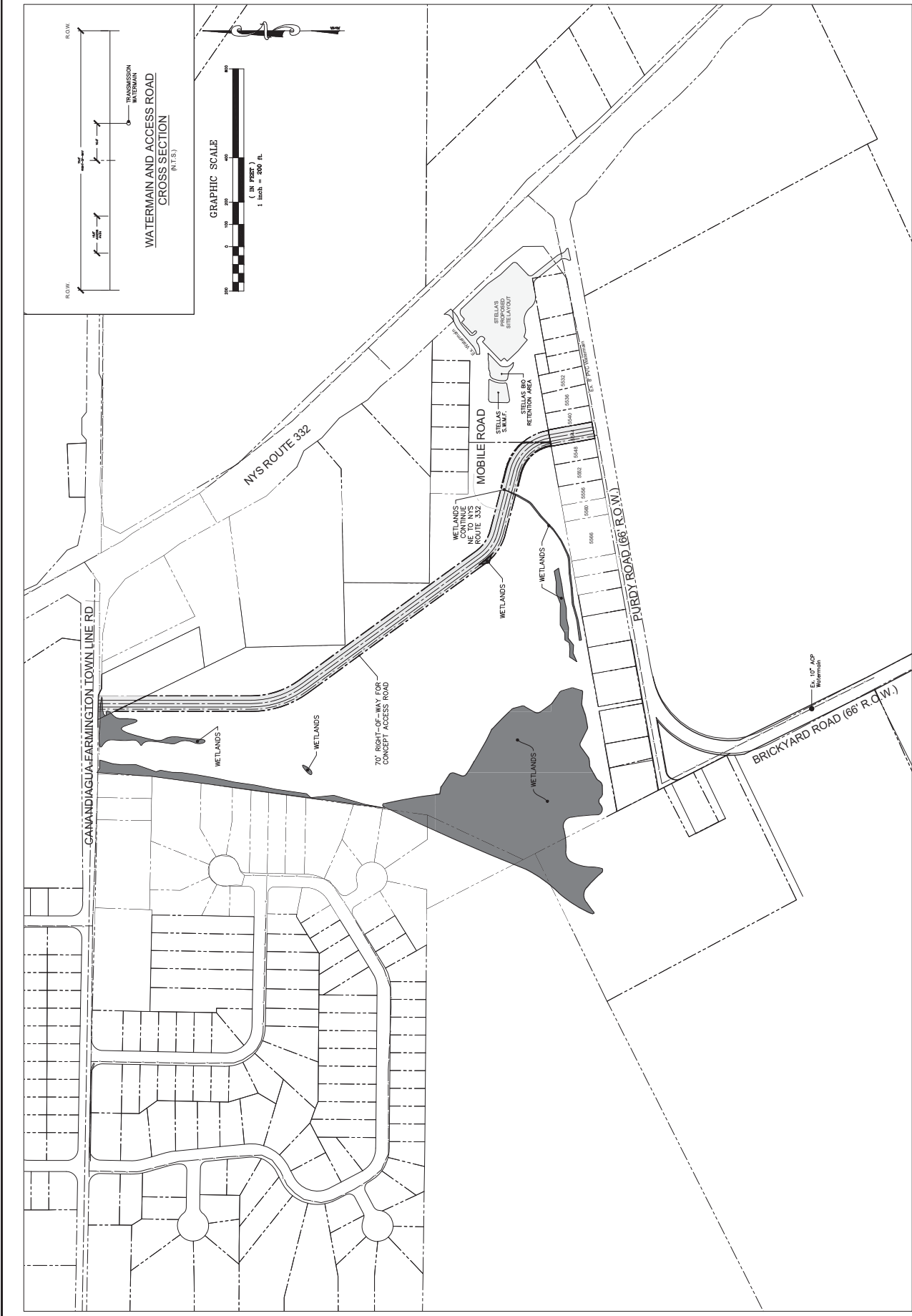
Drawn By: **MJP**

Project No. **0610.16005**

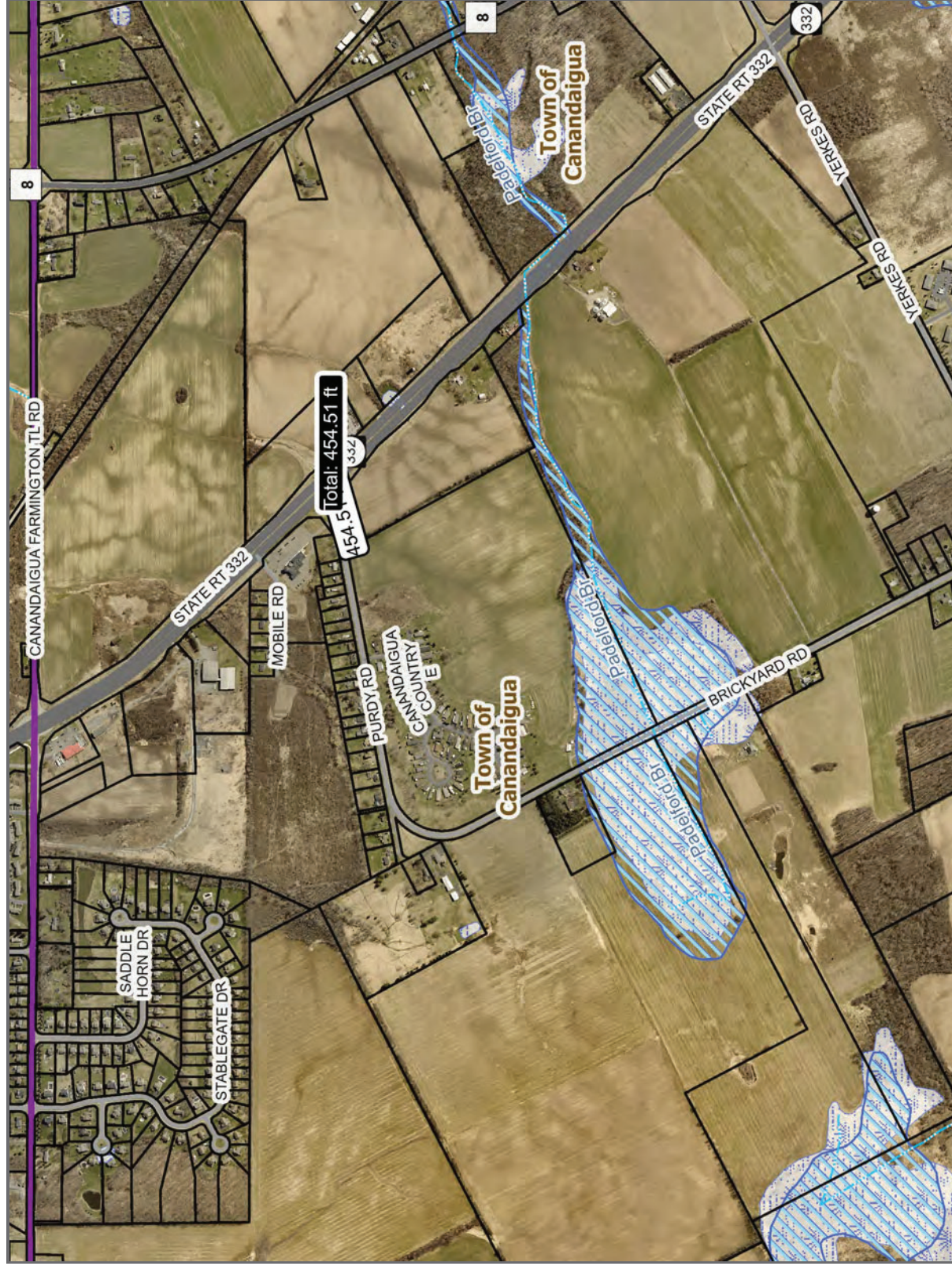


Engineering, Architecture & Surveying, D.P.C.
The Culver Road Annex, 143 Culver Road, Suite 100, Basking Ridge, New York 10804
Phone: 855-381-0250
www.mrbgroup.com

Sheet No. **1** of **1**



Project No. **0610.16005**



2,892.0	0	1,446.00	2,892.0 Feet
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1:17,352

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Map Created:

2/08/2022

Notes

From: [Doug Finch, Town Manager](#)
To: ["Maralee Taft \(maralee@burkehomes.com\)"](#)
Subject: RE: Auburn Trail
Date: Thursday, November 4, 2021 12:54:00 PM

Maralee,

Thanks for the email, happy to continue the conversation. My thought was the idea was to keep it along the hedgerow that we discussed on site that day to keep it out of the field and away from the park. We would still do buffering, etc and not encroach on the farm field so no issue with Catalpa.

The issue with the maintenance building is it is actually located on the edge of the wetland, and we are struggling to figure out a way around the wetland. I doubt you would be able to build that building today because of the designated wetland area. I realize we still have more work to do. Perhaps we could get special permission to cross on the south side of the building a little further back, let me look into that more.

Obviously I realize buffering will be needed all along the trail when we get to the point to shield it from the field and park.

Any additional conversation relative to possibly selling the trail area vs. easement to the Town and possibly the roadway center that we chatted about?

As always, thanks for reaching out lets stay in communication.

Douglas E. Finch, Town Manager

Town of Canandaigua
5440 Route 5&20W
Canandaigua, NY 14424
Phone: (585)337-4728

From: Maralee Taft (maralee@burkehomes.com) <maralee@burkehomes.com>
Sent: Wednesday, November 3, 2021 3:15 PM
To: Doug Finch, Town Manager <dfinch@townofcanandaigua.org>
Subject: Auburn Trail

Hi Doug,

I just wanted to reach out to you regarding the southern portion of the proposed trail (on our property). Unfortunately, the proposed area is in close proximity to our maintenance building where we have expensive personal equipment, materials and supplies stored. Vince is still not happy with the way it maneuvers around in that particular area.

Also, we lease a portion of our property to Pritchard/Catalpa Farms (East Side). We would need to evaluate the impact of the trail on their needs and any financial repercussions we may be facing in

the future by limiting a portion of our land for potential development or continued leasing.

We know the Town has a zoom meeting this evening, but just wanted you to be aware Vince still has several concerns.

Maybe going Purdy Road, out to Route 332 and then south would be a better option/solution?

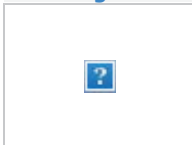
We would be happy to chat more regarding this in the future.

Best regards,
Maralee Taft

Burke Manufactured Homes, Inc.
Indian Valley Development Corp - Picture Book Park
Canandaigua Country Estates, Inc.

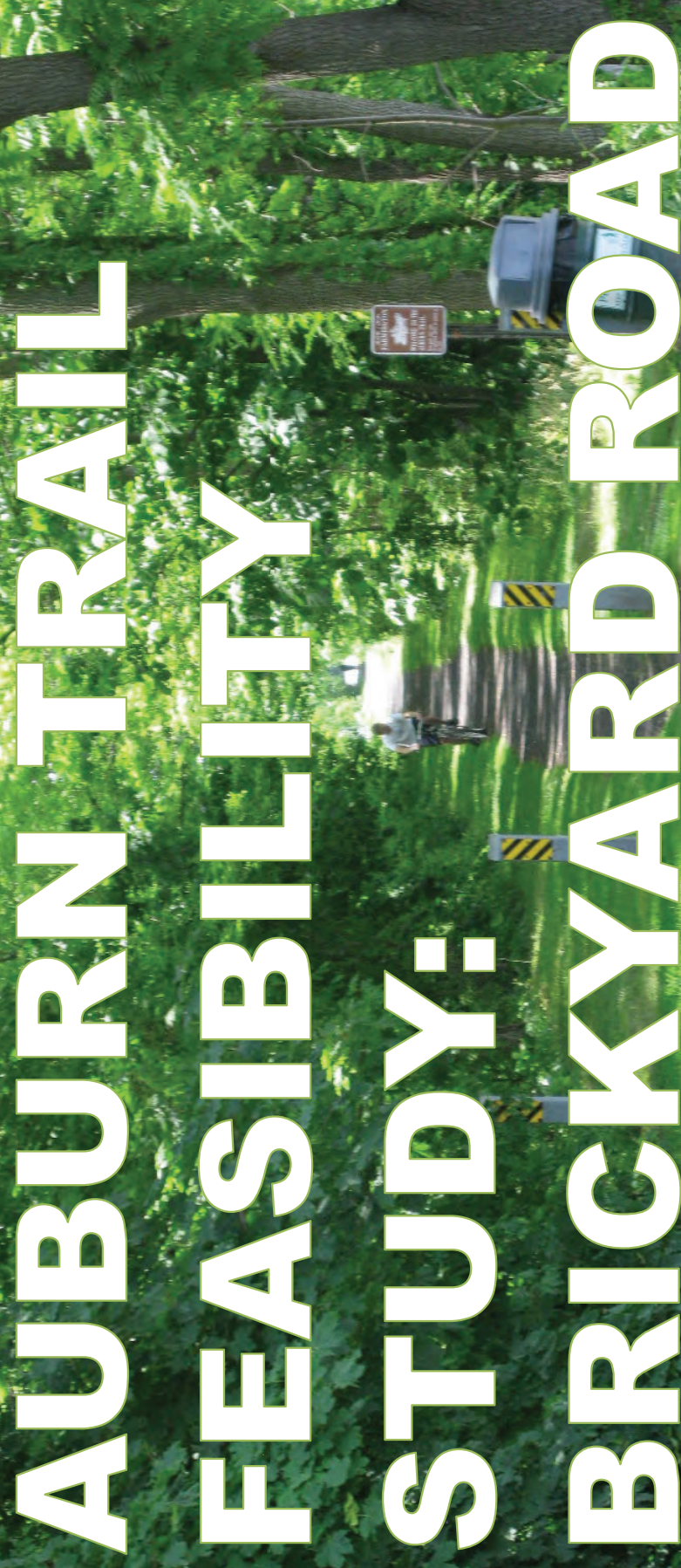
Office:
9237 Routes 5 & 20, PO Box 180
West Bloomfield, NY 14585
www.BurkeHomes.com - (585) 624-1003 voice

Family Owned & Operated for over 65 YEARS



Town of Canandaigua
Public Information Meeting
November 3, 2021

AUBURN TRAIL FEASIBILITY STUDY: BRICKYARD ROAD



Meeting Agenda



Introductions

Town of Canandaigua
Consultant

Sarah Reynolds
Fisher Associates
Emily Smith, P.E.
Peter Wlodarczyk, P.E.

Purpose of Meeting

Explain Project
Obtain Public Input

Project Objectives



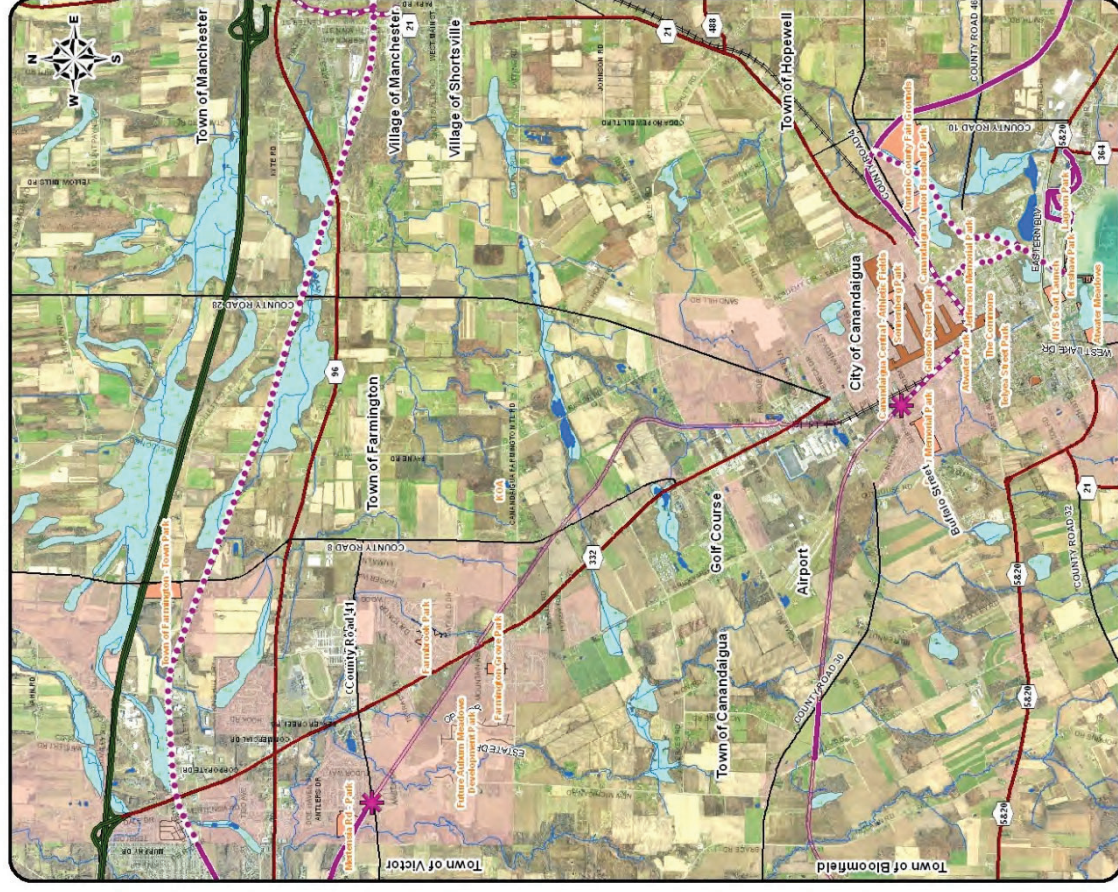
Evaluate the feasibility of constructing a multi-use trail that would provide bicycle and pedestrian connection along Brickyard Road from Purdy Road to Thomas Road, becoming part of the overall Auburn Trail

Project History

Feasibility study
conducted in 2012

North limit was the
Auburn Trail terminus
at County Road 41

South limit was the
proposed Ontario
Pathways terminus at
Buffalo Street.



Goals and Objectives

- Determine the preferred route
- Acquire any property easements required
- Have materials ready to apply for federal money for project funding, including development of a cost estimate

Potential Users

- Pedestrians and Bicyclists,
- Rollerbladers and Skateboarders,
- Snowmobilers and horses **NOT** included since they are not allowed on the established Auburn Trail
- ATV's **NOT** allowed under federal funding.

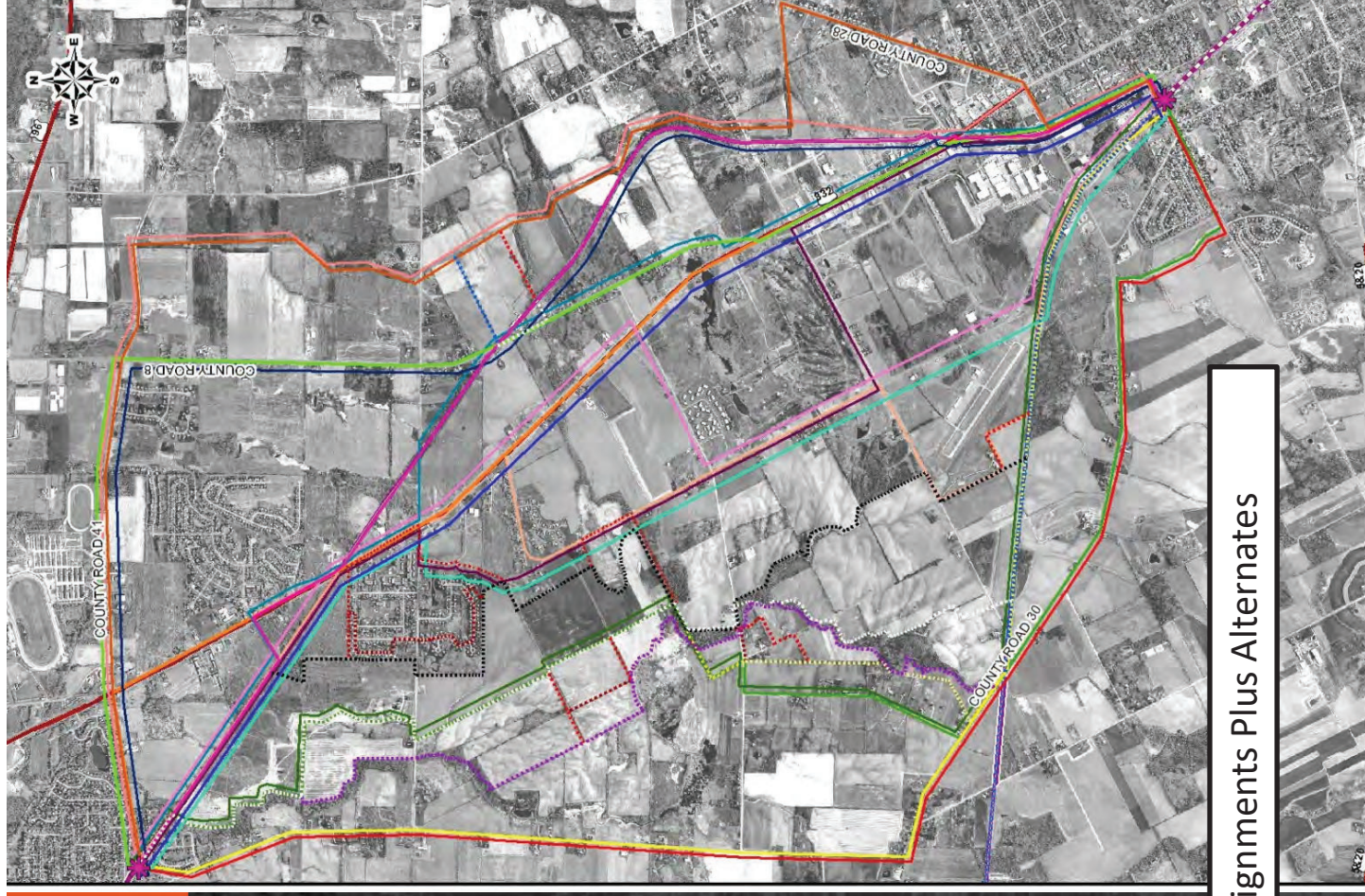
Evaluation Criteria

1. Connectivity to Origins and Destinations
2. Scenic Trail Locations
3. Consistency with Community Plans
4. Cost of Trail Development and Construction
5. Environmental Issues
6. Property Easements
7. Safety



Alternative Alignments

Identify preliminary alignments between the Auburn Trail and the proposed Ontario Pathways extension to Buffalo Street.



20 Main Alignments Plus Alternates

Preferred Alignment



Preferred Alignment



Diagram illustrating the dimensions and components of a 20' - EASEMENT:

- 20' - EASEMENT**: Total width of the easement.
- CLEARING LIMIT**: Indicated by a dashed line.
- 16'**: Dimension from the clearing limit to the centerline.
- 10'**: Dimension from the clearing limit to the edge of the subbase.
- 3'**: Dimension from the clearing limit to the edge of the asphalt.
- 2'**: Dimension from the edge of the asphalt to the centerline.
- 1:6 MAX**: Slope ratio of the subbase.
- 3" ASPHALT OVER 6" OF SUBBASE**: Description of the pavement structure.

Preferred Alignment



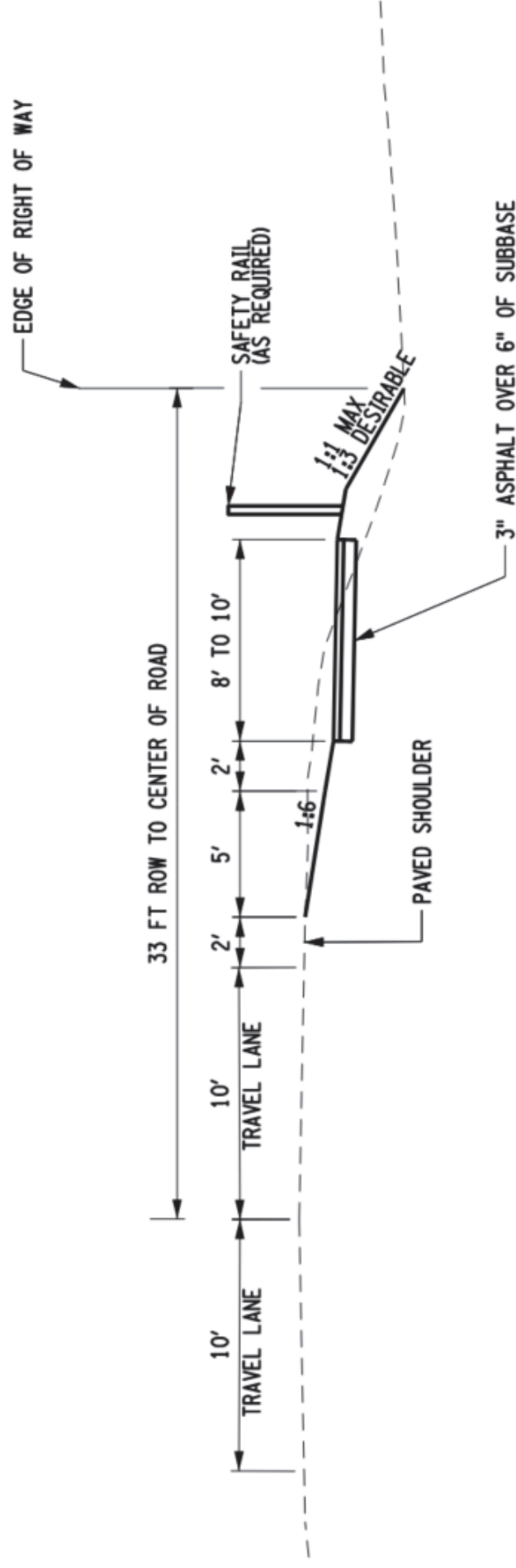
MATCH LINE SHEET 1



Trail Alignments



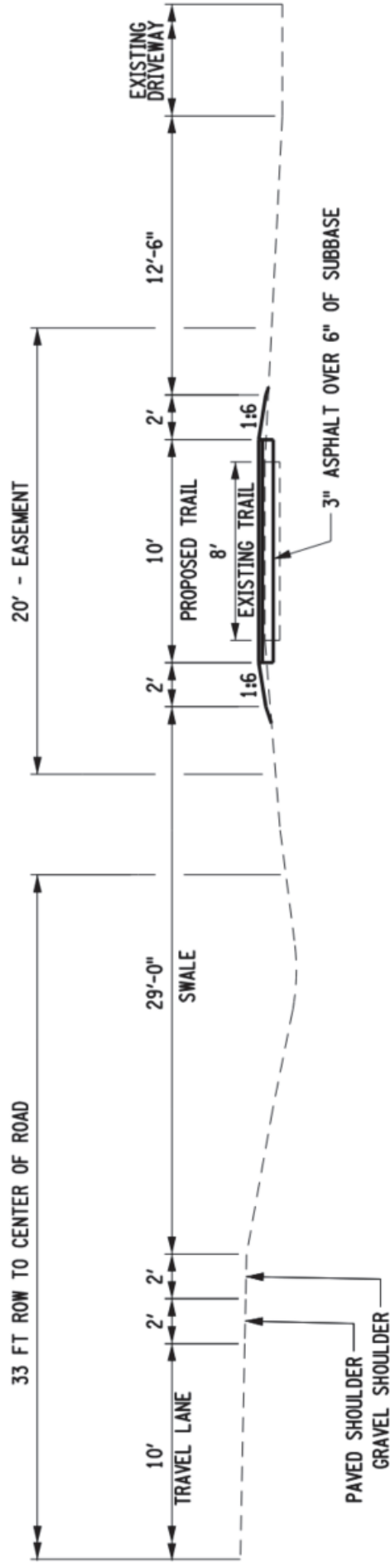
On-road Typical Section Alternatives



Section from Beginning to Yerkes Road – Looking South to North

Trail Alignments

On-road Typical Section Alternatives



Section from Yerkes Road to Thomas Road – Looking South to North

Next Steps

- Finalize Design Concepts Based on Public Input
- Obtain Right of Way Easements
- Prepare Application with Cost Estimate for Project
Federal Funding

Q ± A

Town of Canandaigua
Public Information Meeting
November 3, 2021

AUBURN TRAIL FEASIBILITY STUDY: BRICKYARD ROAD

