

RESOLUTION NO. 2022 – 278A: ACKNOWLEDGEMENT AND REFERRAL OF THE FINAL SITE PLAN ASSOCIATED WITH CPN 22-062; EDGEMERE DEVELOPMENT AT 0000 PARKSIDE DRIVE

WHEREAS, on September 27, 2022, the Town of Canandaigua Planning Board (herein after referred to as “Planning Board”) reviewed the sketch plan associated with CPN 22-062, an application in the newly adopted Uptown Canandaigua Form Based Code Mixed Use Subarea (herein after referred to as “FBC”), presented by 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 FBC); and

WHEREAS, the Planning Board determined the proposal complied with the minimum requirements for the FBC and referred CPN 22-062 to the Town of Canandaigua Town Board (herein after referred to as “Town Board”) for review of general consistency with Chapter §220-32 B. of the FBC; and

WHEREAS, the Town Board reviewed the sketch plan and supporting documentation from the September 27, 2022 Planning Board meeting and per Resolution 2022-254, accepted and supported the sketch plan directing the Planning Board to continue the review process; and

WHEREAS, Staff determined the applicant did not meet Section VI Mixed Use Development Subarea Façade requirements for residential transparency along with required façade within build-to-zone and referred the application to the Town of Canandaigua Zoning Board of Appeals (herein after referred to as “Zoning Board”); and

WHEREAS, the Zoning Board, at their October 18, 2022 meeting granted the applicant a 19% variance for façade within the build-to-zone, a 25% ground floor transparency variance and 15% upper floor transparency variance; and

WHEREAS, the applicant submitted a site plan to the Planning Board where they determined, at their November 9, 2022 meeting that the site plan complied with the minimum requirements for the FBC and referred CPN 22-062 to the Town Board for review of general consistency with the FBC per Chapter §220-32 B.; and

NOW, THEREFORE, BE IT RESOLVED, that the Town Board has determined the site plan associated with CPN 22-062 is in general consistency with the Uptown Canandaigua Form Based Code per Chapter §220-32 B; and

BE IT FINALLY RESOLVED, the Town Board directs the Planning Board to continue their final review of CPN 22-062 to include all SEQR review and approval requirements.